

TOWN OF ERIE PUBLIC HEARING NOTICE

February 21, 2025

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Toll Southwest, LLC

Project Description: Preliminary Plat for 1,301 Single Family Lots and 52 Tracts

Legal Description: Located in Section 4, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Location: North of County Road 12, South of Highway 52 between County Road 5 and County Road 7



Planner: Chris LaRue

Board or Commission: Town Council

Hearing For: Preliminary Plat No. 2 – 1,301 Residential Lots and 52 Tracts for the Summerfield Subdivision

Date of Hearing: March 11, 2025

Time: 6:30 PM

Place: This Town Council meeting will be held in person at Erie Town Hall located at 645 Holbrook Street, Erie, CO 80516 or as noted in the **Town Calendar on the Town's website**. You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Town Council Meeting" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments planningapplication@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. If you have any questions, please call Planning at 303-926-2770.

Exhibit B

KULL FAMILY TRUST
5627 HIGHVIEW DR
ERIE, CO 80516-9746

LISA M and DENNIS W SIMPLOT
5454 COUNTY ROAD 7
ERIE, CO 80516-9213

MICHAEL J and DAVID F NAAB
5616 COUNTY ROAD 7
ERIE, CO 80516-9205

CHARLES DEAN FARNSWORTH
5528 COUNTY ROAD 7
ERIE, CO 80516-9205

CHARLES S and SHIRLEY L
FARNSWORTH
5474 COUNTY ROAD 7
ERIE, CO 80516-9213

LISA SIMPLOT
5454 COUNTY ROAD 7
ERIE, CO 80516-9213

LEFT HAND WATER DISTRICT
PO BOX 210
NIWOT, CO 80544-0210

MOUNTAIN VIEW FIRE PROTECTION
DISTRICT
3561 N STAGECOACH RD UNIT 200
LONGMONT, CO 80504-6300

ANADARKO E&P COMPANY LP
ATTN: TRAVIS HOLLAND-APC PROPERTY
TAX
PO BOX 173779
DENVER, CO 80217-3779
SHARON R HARMON
5719 COUNTY ROAD 5
ERIE, CO 80516-9201

TL SUMMERFIELD LLC
10 INVERNESS DR E STE 125
ENGLEWOOD, CO 80112-5668

CDG SUMMERFIELD INC
2500 ARAPAHOE AVE STE 220
BOULDER, CO 80302-6752

KERRY LUE and SHERRY SUE BEARLY
5747 COUNTY ROAD 5
ERIE, CO 80516-9201

GLENDA SUE and LARRY A BEARLY
5749 COUNTY ROAD 5
ERIE, CO 80516-9201

MICHAEL T and JONATHAN O and
ROXANN L WETZEL
1947 LONGS PEAK ST
ERIE, CO 80516-9712

ADELAIDE JANICE HAINES
5679 COUNTY ROAD 5
ERIE, CO 80516-9201

NICHELE and ANTHONY GURULE
5639 COUNTY ROAD 5
ERIE, CO 80516-9201

JOANNA LEE SHUBERT
5599 COUNTY ROAD 5
ERIE, CO 80516-9214

MARGARITO H GOMEZ and INGRID X R
DEARTIGA
1965 MOUNTAIN VIEW ST
ERIE, CO 80516-9701

SCRUGGS FAMILY TRUST
1945 MOUNTAIN VIEW ST
ERIE, CO 80516-9701

SHANNON H and RYAN C LENT
1948 LONGS PEAK ST
ERIE, CO 80516-9712

GEORGE NICHOLAS and NICOLE
MARCHAND TSIUVARAS
14335 SANTA FE ST
WESTMINSTER, CO 80023-8431

MICHAEL and VALERIE JOHNSON
1951 ASPEN CT
ERIE, CO 80516-9705

MARY and LARRY GILES
1952 ASPEN CT
ERIE, CO 80516-9705

ELKINS REVOCABLE TRUST
5398 ASPEN AVE
ERIE, CO 80516-9709

JEFFREY L FUTTER
5367 ASPEN AVE
ERIE, CO 80516-9711

REWERTS DAVID L REVOCABLE TRUST
1903 PIKES PEAK ST
ERIE, CO 80516-9717

DAWN and DANIEL WHALEN
1883 PIKES PEAK ST
ERIE, CO 80516-9720

REBECCA and ZACHARIAH WHITCOMB
5359 COUNTY ROAD 5
ERIE, CO 80516-9200

NANCY VALENTINE
5389 COUNTY ROAD 5
ERIE, CO 80516-9200

Exhibit B

TIMOTHY B and ISABELL R HUNTON
5439 COUNTY ROAD 5
ERIE, CO 80516-9202

DALE AND JULIET RIGTRUP FAMILY
TRUST
5469 COUNTY ROAD 5
ERIE, CO 80516-9202

BENJAMIN D and JESSICA M FRANZ
5489 COUNTY ROAD 5
ERIE, CO 80516-9202

CHARLES ALEX BROWN
1966 MOUNTAIN VIEW ST
ERIE, CO 80516-9702

STEPHANIE L and DAVID D RUSSELL
1946 MOUNTAIN VIEW ST
ERIE, CO 80516-9702

TERRY L and EDWARD D LEWIS
1941 SPRUCE DR
ERIE, CO 80516-9735

RAYMOND G and MARYLANE LARUE
5199 COUNTY ROAD 5
ERIE, CO 80516-9203

KIMBERLY BLASDELL and BRYAN
KANADAY
5229 COUNTY ROAD 5
ERIE, CO 80516-9203

JASON E and CHRISTINE THOMAS
1984 PIKES PEAK ST
ERIE, CO 80516-9718

CYNTHIA A and MARC C SAGRILLO
1904 PIKES PEAK ST
ERIE, CO 80516-9718

ROBERT E and BARBARA L MCDANIEL
1920 SPRUCE DR
ERIE, CO 80516-9734

BENSON RACHEL A REVOCABLE TRUST
1940 SPRUCE DR
ERIE, CO 80516-9734

GARY A WILLIS
1960 SPRUCE DR
ERIE, CO 80516-9734

BONNY WOHLKE and ROBERT L
GRAHAM JR
PO BOX 1166
WESTMINSTER, CO 80036-1166

SAVINSKY MARY ANN LIVING TRUST
4949 COUNTY ROAD 5
ERIE, CO 80516-8900

SAVINSKY MARTIN LIVING TRUST
4949 COUNTY ROAD 5
ERIE, CO 80516-8900

SUSAN M and JOHN T DAVID
2156 COUNTY ROAD 12
ERIE, CO 80516-8919

HUBERT G SMITS
2244 COUNTY ROAD 12
ERIE, CO 80516-8919

ARNOLD INDUSTRIES LLC
3220 EAGLE BUTTE AVE
FREDERICK, CO 80516-2612

CATHERINE MARIE and DOUGLAS C
LOVIK
2344 COUNTY ROAD 12
ERIE, CO 80516-8920

PAMELA A and PAUL D BARTHOLF
2434 COUNTY ROAD 12
ERIE, CO 80516-8920

VIRGIL and CONCHITA HARMON
2096 COUNTY ROAD 12
ERIE, CO 80516-8919

EDIN ROLANDO MORALES
2544 COUNTY ROAD 12
ERIE, CO 80516-8910

SHELLY K and KEVIN L FLING
2574 COUNTY ROAD 12
ERIE, CO 80516-8910

SONIA SHJEGSTAD
2604 COUNTY ROAD 12
ERIE, CO 80516-8910

HOCTAVIO MACIAS
2606 COUNTY ROAD 12
ERIE, CO 80516-8910

LUCILLE and WILLIAM MULLEN
2734 COUNTY ROAD 12
ERIE, CO 80516-8910

RICHARD L HEIN
5290 E YALE CIR STE 103
DENVER, CO 80222-6927

DALTON C SMITH
4951 COUNTY ROAD 7
ERIE, CO 80516-8918

WARREN DEAN and DEBORAH ANN
SMITH
4871 COUNTY ROAD 7
ERIE, CO 80516-8918

Exhibit B

SUSAN BATMANGLIDJ and DIRK C
TERRELL
4932 PEAKVIEW ST
ERIE, CO 80516-8902

PATRICIA A and JERALD A HAARHUES
2854 COUNTY ROAD 12
ERIE, CO 80516-8909

ANTONIO DONOTO and EVE M RIOS
2904 COUNTY ROAD 12
ERIE, CO 80516-8909

LONGS PEAK ESTATES HOMEOWNERS
ASSOCIATIONS INC
12600 W COLFAX AVE STE B-130
LAKEWOOD, CO 80215-3752

MISTY K WHITE and JACOB J
HIGHTOWER
2384 COUNTY ROAD 12
ERIE, CO 80516-8920

ROSAURA RINGUELET and JOSE LUIS
ARZAMENA
63 PIPIT LAKE CT
ERIE, CO 80516-2635

ROBERT G and MELANIE K MCKENNEY
4885 AVERY CT
ERIE, CO 80516-8925

ERIE CORPORATE INVESTORS LLC
2500 ARAPAHOE AVE STE 220
BOULDER, CO 80302-6752

JANET JONES
5969 COUNTY ROAD 5
ERIE, CO 80516-9212

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

Summerfield Preliminary Plat No. 2 Town Council

(PROJECT NAME & APPLICATION TYPE)



WCR 5 AND WCR 12

photo of each posting



WCR 7 AND WCR 12

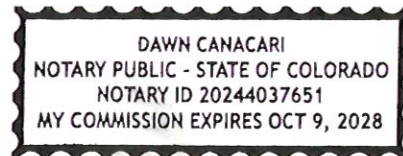
(Under each photo identify where the posting location is: example –Erie Parkway/County Line Road)

I, ANDREW HAYS, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, - "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES." AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 11TH DAYS OF MARCH 2025 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

Andrew Hays

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Boulder) ss.



ACKNOWLEDGED BEFORE ME THIS 20 DAY OF February 2025
BY Andrew Hays AS Director of Land Development

WITNESS MY HAND AND OFFICIAL SEAL

Dawn Canacari

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2028

NOTICE OF PUBLIC HEARING
TOWN COUNCIL
TOWN OF ERIE

Notice is hereby given that on Tuesday, March 11, 2025 at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Toll Southwest, LLC, 10 Inverness Drive East, Suite 125, Englewood, CO 80112 for the purpose of considering a Preliminary Plat Land Use Application for residential single family units pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: South of Highway 52 between County Road 5 and County Road 7

The legal description of the property is: Located in Section 4, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Town Council will be taking comments prior to making a determination or taking any action on this matter.

Debbie Stamp
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Colorado Hometown Weekly on Wednesday, February 19, 2025.
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516