

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, May 20, 2026, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Council Chambers, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Erie Junction LLC, 603 S. Public Road, Unit 765, Lafayette, CO 80026 for the purpose of considering a Special Review Use Land Use Application pursuant to the Codes of the Town of Erie and applicable State Statutes. The intent of the Special Review Use is to propose 23 residential lots that could allow ten duplex units.

The affected property is located: Northeast corner of County Line Road and Balcolm Street

The legal description of the property is: Southwest Quarter of Section 18, 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 Planning Commission 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, April 29, 2026.
Please send the affidavit of publication and billing to:

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

Public Notice**Public Notice****Public Notice****NOTICE OF PUBLIC HEARING
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The affected property is located: Northeast corner of County Line Road and Balcolm Street

The legal description of the property is: Southwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

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PHONE: (303) 926-2770
FAX: (303) 926-2706



TOWN OF ERIE PUBLIC HEARING NOTICE

4/29/2026

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

Applicant/Developer: Diverge Homes LLC

Project Description: Erie Junction Special Review Use 2025-00005

Legal Description: Erie Junction Final Plat – A parcel of land, located in the southwest quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie County of Weld, State of Colorado

Location: The intersection of County Line Road & Balcolm Street heading east toward Main Street.



(Public Hearing information on back of page)



Planning & Development Department

Planner: Chris LaRue, Senior Planner (clarue@erie.gov)

Board or Commission: Planning Commission

Hearing For: Erie Junction Special Review Use 2025-00005

Date of Hearing: Wednesday, May 20, 2026

Time: 6:30 PM

Place: Planning Commission meetings will be held in person in the Town Hall Council Chambers, 645 Holbrook Street (first floor, northwest entrance) **UNLESS** otherwise 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 "Planning Commission 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 both in person and 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 to Planner Chris Larue at clarue@erie.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.**

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Nicholas Jacobs, as the applicant/representative for the Erie Junction SRU 2025-00005 (project name & application type), hereby attest that on this 29th day of April, 2026, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission (Planning Commission or Board of Trustees) scheduled for 5/20/26 (public hearing date), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.

[Signature]
Applicant/Representative's Signature

4/29/2026
Date

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2026 BY Catherine Jean Colbeck AS Notary public.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]
NOTARY PUBLIC

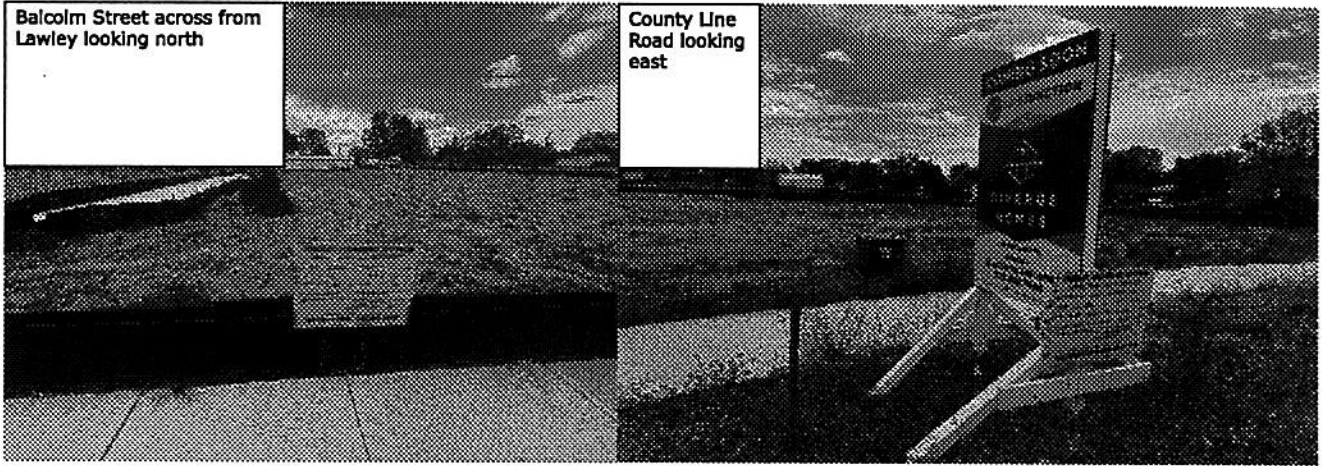
MY COMMISSION EXPIRES: 07-26-2027

CATHERINE JEAN COLBECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234028224
MY COMMISSION EXPIRES 07/26/2027

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

ERIE JUNCTION PC COMM SRU 2025-00005

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



I, NICHOLAS JACOBS, 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 20TH DAY OF MAY, 2026 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED ON APRIL 29, 2026.

(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2026 BY Catherine Jean Colbeck
AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-26-2027

CATHERINE JEAN COLBECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234028224
MY COMMISSION EXPIRES 07/26/2027

#	accountno	SITUS	ownername1	mailaddress1	mailaddress2	mailcity	mailstate	New Zip3	Comments
1	R5784986	165 LAWLEY DR ERIE	165 LAWLEY DRIVE LLC	165 LAWLEY DR		ERIE	CO	80516-5004	Return to Sender Not Deliverable
2	R5784886	175 LAWLEY DR ERIE	455 S 43RD STREET LLC	C/O SHARON SANTA	8969 LITTLE RAVEN T	NIWOT	CO	80503-7185	
3	R5783886	140 LAWLEY DR ERIE	ABEYTA CARMEN	PO BOX 225		ERIE	CO	80516-0225	
4	R5765886	634 MOFFAT ST ERIE	ACEVEDO ARMANDO	2995 S BRYANT ST		DENVER	CO	80236-2820	
5	R5783586	170 LAWLEY DR ERIE	ANDREWS ALEX & ANDREWS DIANA	PO BOX 92		ERIE	CO	80516-0092	
6	R5766886	364 MAIN ST ERIE	ARNESON FAMILY TRUST	PO BOX 287		ERIE	CO	80516-0287	
7	R5752786	515 MAIN ST ERIE	BAACK REBECCA A & EWING CORI BAACK & FREESTONE HEIDI	PO BOX 1331		ERIE	CO	80516-1331	
8	R5783186	110 LAWLEY DR ERIE	BERGER ATHENA & CLIFTON ALEC	110 LAWLEY DR		ERIE	CO	80516-5007	
9	R8946801	665 MOFFAT ST ERIE	BERMAN RICHARD A	7342 WINDSOR DR		BOULDER	CO	80301-3718	Return to Sender Not Deliverable
10	R5751886	504 MAIN ST ERIE	BLANCH DOMINIC J	PO BOX 1154		ERIE	CO	80516-1154	
11	R5751686	635 MOFFAT ST ERIE	BRIARS JAMES D	PO BOX 411		ERIE	CO	80516-0411	
12	R5766386	424 MAIN ST ERIE	BUTLER MARC A & BUTLER TERESA M	PO BOX 784		ERIE	CO	80516-0784	
13	R5765486	694 MOFFAT ST ERIE	BUTTS KENNETH F & BUTTS NANCY J	694 MOFFAT ST		ERIE	CO	80516-8402	
14	R5765386	475 MAIN ST ERIE	CARTER HARLEY D	PO BOX 1325		ERIE	CO	80516-1325	
15	R5767986	300 HIGH ST ERIE	CASTRO JESS & CASTRO TERESA E	PO BOX 12		ERIE	CO	80516-0012	
16	R5766086	484 MAIN ST ERIE	CHAMPION DARREN	484 MAIN ST		ERIE	CO	80516-8700	
17	R5753986	575 MOFFAT ST ERIE	CONE TARA & MOHORNE ERIK E	PO BOX 882		ERIE	CO	80516-0882	
18	R5764586	415 MAIN ST ERIE	CROSSON PAUL R & CHRYSALYNN	PO BOX 248		ERIE	CO	80516-0248	
19	R5785186	380 LAWLEY DR ERIE	CULLISON JOSH	PO BOX 895		ERIE	CO	80516-0895	
20	R5783486	160 LAWLEY DR ERIE	DICKINSON GREGORY A & DICKINSON GWENDOLYN B	160 LAWLEY DR	PO BOX 1134	ERIE	CO	80516-1134	
21	R5784286	135 LAWLEY DR ERIE	DITLOW ROBERT L & DITLOW MARY F	PO BOX 1235		ERIE	CO	80516-1235	
22	R8946802	655 MOFFAT ST ERIE	DOW GERI-ELLEN & DOW STEPHEN	PO BOX 351		ERIE	CO	80516-0351	
23	R0184488	454 HIGH ST ERIE	DURAN FAMILY TRUST	PO BOX 892		ERIE	CO	80516-0892	
24	R5753086	515 MOFFAT ST ERIE	EARL BARBARA A	PO BOX 1002		ERIE	CO	80516-1002	
25	R5747186		ERIE TOWN OF	PO BOX 750		ERIE	CO	80516-0750	
26	R5747486		ERIE TOWN OF	PO BOX 9		ERIE	CO	80516-0098	
27	R0180590		ERIE TOWN OF	PO BOX 9		ERIE	CO	80516-0098	
28	R0184588	514 MOFFAT ST ERIE	FARINEAU RAMONA THERESE	PO BOX 766		ERIE	CO	80516-0766	
29	R5785386	360 LAWLEY DR ERIE	FERGUSON ANDREA J	PO BOX 854		ERIE	CO	80516-0854	
30	R5767686	330 HIGH ST ERIE	FOBARE CHARLES F & FOBARE SANDRA J	PO BOX 654		ERIE	CO	80516-0654	
31	R5767786	320 HIGH ST ERIE	FULTON STEVEN M & FULTON ROBYN L	PO BOX 288		ERIE	CO	80516-0288	
32	R5783086	100 LAWLEY DR ERIE	GEILING LINDA KAY	PO BOX 1411		ERIE	CO	80516-1411	
33	R5767386	355 MAIN ST ERIE	GEITHMAN WILLIAM A & GEITHMAN DONNA K	PO BOX 191		ERIE	CO	80516-0191	
34	R8965174	524 HIGH ST ERIE	GHUMM JOHN W JR	PO BOX 423		ERIE	CO	80516-0423	
35	R5765786	654 MOFFAT ST ERIE	GILL CHRISTINE & COLON JASON	654 MOFFAT ST		ERIE	CO	80516-8402	
36	R5784386	155 LAWLEY DR ERIE	HARRIS EDDIE LEE & HARRIS HANNELORE	PO BOX 588		ERIE	CO	80516-0588	
37	R5765286	455 MAIN ST ERIE	HART BRYANT E	PO BOX 1214		ERIE	CO	80516-1214	
38	R5766986	348 MAIN ST ERIE	HERNANDEZ MARIA GUADALUPE	PO BOX 701		ERIE	CO	80516-0701	
39	R5751386	685 MOFFAT ST ERIE	HERREL PAMELA HELTON	49 E TILDEN DR		BROWNSBURG	IN	46112-1660	
40	R8946800	?	HULL NATHAN	386 PAINTED HORSE WAY		ERIE	CO	80516-2663	
41	R5752986	535 MOFFAT ST ERIE	IHLE MEGAN E	535 MOFFAT ST		ERIE	CO	80516-5003	
42	R5784586	205 LAWLEY DR ERIE	JOHNSTON LAKRISHA E & JOHNSTON DANIEL W	245 ASPEN MEADOWS RD		NEDERLAND	CO	80466-9634	
43	R8960731	514 BALCOLM ST ERIE	JOYCE LOIS A	PO BOX 585		ERIE	CO	80516-0585	
44	R5784086	115 LAWLEY DR ERIE	KIPPLE JOSHUA & KIPPLE CASEY	115 LAWLEY DR		ERIE	CO	80516-7043	
45	R5783986	105 LAWLEY DR ERIE	KORBE RICHARD ALLEN	PO BOX 923		ERIE	CO	80516-0923	
46	R5767186	375 MAIN ST ERIE	KRIDEL KATHY	630 CORONADO PL		LONGMONT	CO	80504-2319	
47	R5765586	674 MOFFAT ST ERIE	LANGERAK DEBRA & LANGERAK STEPHEN	PO BOX 87		ERIE	CO	80516-0087	
48	R5765686	664 MOFFAT ST ERIE	LANGERAK STEPHEN R & LANGERAK DEBRA JO	PO BOX 87		ERIE	CO	80516-0087	
49	R5785286	370 LAWLEY DR ERIE	LARINGTON ANGELA & LARINGTON MICHAEL	PO BOX 130		ERIE	CO	80516-0130	
50	R5764686	405 MAIN ST ERIE	LEWIS JEAN A & POYEZDALA TODD	PO BOX 1221		ERIE	CO	80516-1221	

51	R5753886	585 MOFFAT ST ERIE	LOUIS KATHERINE O	PO BOX 363	ERIE	CO	80516-0363	
52	R5766186	464 MAIN ST ERIE	LOUIS KATHERINE O	PO BOX 363	ERIE	CO	80516-0363	
53	R5752386	695 MOFFAT ST ERIE	LOUIS KATHERINE O'DONNELL	PO BOX 363	ERIE	CO	80516-0363	
54	R5767886	310 HIGH ST ERIE	MACKENZIE MALCOLM & MACKENZIE JULI BETH	PO BOX 4	ERIE	CO	80516-0004	
55	R5764986	444 HIGH ST ERIE	MADISON BRUCE	PO BOX 1251	ERIE	CO	80516-1251	
56	R5785086	390 LAWLEY DR ERIE	MATTERN JOHN WILLIAM & MATTERN DEBRA MARIE	PO BOX 446	ERIE	CO	80516-0446	
57	R5751986	514 MAIN ST ERIE	MILLER THOMAS DALE & MILLER KELLY ANN	PO BOX 342	ERIE	CO	80516-0342	
58	R4192906	545 MAIN ST ERIE	MILLICENT E HAMPTON REVOCABLE LIVING TRUST	545 MAIN ST	ERIE	CO	80516-5001	Return to Sender Not Deliverable
59	R5784186	125 LAWLEY DR ERIE	MONTANO RAY	125 LAWLEY DR	ERIE	CO	80516-7043	
60	R5766686	404 MAIN ST ERIE	MURPHY JOHN R & MURPHY ROSE P	1381 WASHBURN ST	ERIE	CO	80516-6985	
61	R8960730	340 HIGH ST ERIE	NAVE GREGORY A	PO BOX 835	ERIE	CO	80516-0835	
62	R8960730	340 HIGH ST ERIE	NAVE KYLIE J				-	
63	R5767286	365 MAIN ST ERIE	NAVE KYLIE JANE & STORK CATHERINE JANE & GOULANDRIS KATH	PO BOX 835	ERIE	CO	80516-0835	
64	R5766786	374 MAIN ST ERIE	NEAVE NADIA	833 DAWN AVE	ERIE	CO	80516-2549	
65	R5751786	625 MOFFAT ST ERIE	ODOM JARED KARSTEN & DANYA SUE	PO BOX 451	ERIE	CO	80516-0451	
66	R5747286		OLD TOWN LIVING LLC	458 DISTEL DR	LOS ALTOS	CA	94022-1715	
67	R0089888	485 MAIN ST ERIE	ORMSBEE MYA ROSE & ORMSBEE KRISTIN J	485 MAIN ST	ERIE	CO	80516-5000	
68	R5764886	424 HIGH ST ERIE	PETTRONE CHAD A & PETTRONE BRITTANY E	PO BOX 1361	ERIE	CO	80516-1361	
69	R5784486	145 LAWLEY DR ERIE	QUESADA HENRY P & QUESADA ELAINE J	PO BOX 251	ERIE	CO	80516-0251	
70	R5784686	195 LAWLEY DR ERIE	QUICK KIMBERLY	195 LAWLEY DR	ERIE	CO	80516-5004	
71	R5783386	150 LAWLEY DR ERIE	ROCKTON 150 LAWLEY LLC	PO BOX 1111	ERIE	CO	80516-1111	
72	R8975335	342 MAIN ST ERIE	ROCKTON 342 MAIN LLC	2801 N 111TH ST	ERIE	CO	80516-3003	
73	R5746586	345 MAIN ST ERIE	ROSARIO DOMINIQUE A & ROSARIO THURLOW CAREY S	345 MAIN ST	ERIE	CO	80516-5005	
74	R0089988	544 MOFFAT ST ERIE	ROSENBERG DAVID	109 W CLEVELAND ST	LAFAYETTE	CO	80026-1621	
75	R5766586	688 MOFFAT ST ERIE	SANTI MANUEL A & SANTI DEBRA J	688 MOFFAT ST	ERIE	CO	80516-8402	
76	R5751186	635 WELLS ST ERIE	SCHOOL DIST No. RE1-J	395 S PRATT PKWY	LONGMONT	CO	80501-6436	
77	R5766486	684 MOFFAT ST ERIE	SELOOVER JACK LEE & SELOOVER RUTH E	684 MOFFAT	ERIE	CO	80516-8402	
78	R5752286	544 MAIN ST ERIE	SINKULE BRICE & SINKULE JANESSA	544 MAIN ST	ERIE	CO	80516-5055	
79	R5765986	624 MOFFAT ST ERIE	SOMSKY TONI & NEIBERGER ANGELA S	PO BOX 104	ERIE	CO	80516-0104	
80	R5785486	350 LAWLEY DR ERIE	TATRO JENNIFER	350 LAWLEY DR	ERIE	CO	80516-5051	
81	R5764486	435 MAIN ST ERIE	THEISEN DAVID K & THEISEN TRINA L	435 MAIN ST	ERIE	CO	80516-5000	
82	R5783286	120 LAWLEY DR ERIE	WAGENER DAVE V & WAGENER MONICA C	PO BOX 1452	ERIE	CO	80516-1452	
83	R5783786	130 LAWLEY DR ERIE	WAGENER ROBERT A & RAUDABAUGH KENDRA S	PO BOX 1211	ERIE	CO	80516-1211	
84	R5764786	404 HIGH ST ERIE	WENDZEL DAN J & WENDZEL JIMA S	PO BOX 253	ERIE	CO	80516-0253	
85	R5784786	185 LAWLEY DR ERIE	WETZBARGER ANDREW	185 LAWLEY DR	ERIE	CO	80516-5004	