

**TOWN OF ERIE  
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**

Summerfield Preliminary Plat No. 2



WCR 7 & WCR 12



WCR 5 & WCR 12

I, ANDREW HAYS, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON 10/25/2024, FOR THE NEIGHBORHOOD MEETING ON 11/11/2024, WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

*Andrew Hays*

(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO            )  
  ) ss.  
COUNTY OF Boulder        )

ACKNOWLEDGED BEFORE ME THIS 25 DAY OF October, 2024  
BY Andrew Hays AS director of land development.

WITNESS MY HAND AND OFFICIAL SEAL

*TINGTING JIA*

NOTARY PUBLIC

MY COMMISSION EXPIRES: Feb 25, 2027

TINGTING JIA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20194007726 MY COMMISSION EXPIRES FEB 25, 2027
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Summerfield Preliminary Plat 2 Neighborhood Meeting Notes  
November 11, 2024

Resident Topics Discussed

Residents have many comments regarding existing traffic on Weld County Road 5.

- Roundabout asked for on WCR-5 at intersection at Pikes Peak
- Show detail of WCR-5 intersections for access from neighborhood
- Where does the frontage road start and end in relation to Carmacar.
- Can construction be phased quick enough to not divert more people to WCR-5? Erie waterline improvement from 12 to Erie Parkway.
- Several trash cans and mailboxes knocked over every year. Trash trucks speed to get to landfill.
- Construction vehicles can't fit on road.
- Construction vehicles do not get tickets.
- Not enough law enforcement on WCR-5. Police should attend neighborhood meetings.
- Too much traffic and speeding vehicles on WCR-5

Drainage on site being controlled and no additional run-off to fix existing WCR-5 flooding.

What are the ultimate plans for WCR-7?

WCR-12 does not want traffic. Purchased home due to not having intersections from Summerfield.

"BRING LASER POINTER NEXT TIME" – lady up front

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

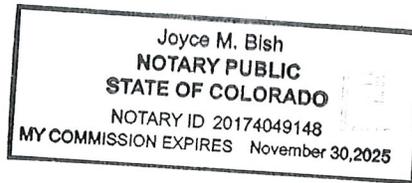
I, Bradley Dixon, as the applicant/representative for the Summerfield Preliminary Plat No. 2 (project name & application type), hereby attest that on this 12 day of November, 20 24, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Neighborhood Meeting (Planning Commission or Board of Trustees) scheduled for November 11, 2024 (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

11/12/24  
Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Adair )



ACKNOWLEDGED BEFORE ME THIS 12 DAY OF November, 20 24 BY Bradley Dixon AS representative.

WITNESS MY HAND AND OFFICIAL SEAL:

Joyce M Bish  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 30, 2025

## NEIGHBORHOOD MEETING NOTICE

**DATE:** November 11, 2024  
**TIME:** 6:00 p.m. to 7:00 p.m.  
**PLACE:** Erie Community Center  
Mitchell Meeting Room  
450 Powers Street  
Erie, CO 80516

TL Summerfield, LLC will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to TL Summerfield, LLC.

**APPLICATION TYPE:** Preliminary Plat  
**PROJECT NAME:** Summerfield Preliminary Plat No. 2  
**PROJECT LOCATION:** Land Contained between State Highway 52, and Weld County Roads 5,7,12



### PROJECT DESCRIPTION:

Summerfield Preliminary Plat No. 2 encompasses approximately 334 acres of proposed development for TL Summerfield, LLC. The Preliminary Plat includes 1,300 dwelling units, a neighborhood park dedication; 75 acres of public open space dedication; and five pocket parks. The proposed homes consist of predominately single family detached homes, with a mix of paired homes, and townhomes. Approximately, half of the proposed units will be age-restricted for residents over 55 years of age.

### ADDITIONAL INFORMATION:

For additional information or to comment on the land use application, please contact:

Brad Dixon  
Toll Brothers  
7100 E. Belleview Ave. Suite 200  
Greenwood Village, CO 80111  
303-708-0730  
bdixon@tollbrothers.com

A public copy of the land use application materials is available for viewing on the Town's website by accessing the Development Activity Map at <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/apps/2f2f822f322b48eca7ea9c778d300a03/explore> .

A public copy of the land use application materials is also available for viewing in the Planning & Development office of Town Hall at 645 Holbrook Street, Erie, CO by appointment. Please call 303-926-2770 for inquiries or to schedule an appointment.

Exhibit B

Owner	Property Address
KULL FAMILY TRUST	5554 COUNTY ROAD 7 WELD
SIMPLOT LISA M	5674 COUNTY ROAD 7 WELD
SIMPLOT DENNIS W	5674 COUNTY ROAD 7 WELD
NAAB MICHAEL J	5616 COUNTY ROAD 7 WELD
NAAB DAVID F	5616 COUNTY ROAD 7 WELD
FARNSWORTH CHARLES DEAN	5528 COUNTY ROAD 7 WELD
FARNSWORTH CHARLES S	5474 COUNTY ROAD 7 WELD
FARNSWORTH SHIRLEY L	5474 COUNTY ROAD 7 WELD
SIMPLOT DENNIS W	5454 COUNTY ROAD 7 WELD
SIMPLOT LISA	5454 COUNTY ROAD 7 WELD
LEFT HAND WATER DISTRICT	5068 COUNTY ROAD 7 WELD
MOUNTAIN VIEW FIRE PROTECTION DISTRICT	5322 COUNTY ROAD 7 WELD
ANADARKO E&P COMPANY LP	
TL SUMMERFIELD LLC	1990 ORCHARD CIR S ERIE
CDG SUMMERFIELD INC	
BRAVO DOMINIC	1878 OLD HWY 52 WELD
BRAVO SARAH	1878 OLD HWY 52 WELD
HARMON SHARON R	5719 COUNTY ROAD 5 WELD
BEARLY KERRY LUE	5747 COUNTY ROAD 5 WELD
BEARLY SHERRY SUE	5747 COUNTY ROAD 5 WELD
BEARLY GLENDA SUE	5749 COUNTY ROAD 5 WELD
BEARLY LARRY A	5749 COUNTY ROAD 5 WELD
WETZEL MICHAEL T	1947 LONGS PEAK ST WELD
WETZEL JONATHAN O	1947 LONGS PEAK ST WELD
WETZEL ROXANN L	1947 LONGS PEAK ST WELD
HAINES ADELAIDE JANICE	5679 COUNTY ROAD 5 WELD
GURULE NICHELLE	5639 COUNTY ROAD 5 WELD
GURULE ANTHONY	5639 COUNTY ROAD 5 WELD
SHUBERT JOANNA LEE	5599 COUNTY ROAD 5 WELD
DEARTIGA INGRID XIOMARA ROMERO	1965 MOUNTAIN VIEW ST WELD
GOMEZ MARGARITO HERNANDEZ	1965 MOUNTAIN VIEW ST WELD
SCRUGGS FAMILY TRUST	1945 MOUNTAIN VIEW ST WELD
LENT SHANNON H	1948 LONGS PEAK ST WELD
LENT RYAN C	1948 LONGS PEAK ST WELD
TSIOUVARAS GEORGE NICHOLAS	1759 COUNTY ROAD 12
TSIOUVARAS NICOLE MARCHAND	1759 COUNTY ROAD 12
JOHNSON MICHAEL	1951 ASPEN CT WELD
JOHNSON VALERIE	1951 ASPEN CT WELD
GILES MARY	1952 ASPEN CT WELD
GILES LARRY	1952 ASPEN CT WELD
ELKINS REVOCABLE TRUST	5398 ASPEN AVE WELD
FUTTER JEFFREY L	5510 ASPEN AVE WELD
REWERTS DAVID L REVOCABLE TRUST	1903 PIKES PEAK ST WELD
WHALEN DAWN	1883 PIKES PEAK ST WELD
WHALEN DANIEL	1883 PIKES PEAK ST WELD
WHITCOMB REBECCA	5359 COUNTY ROAD 5 WELD

WHITCOMB ZACHARIAH	5359 COUNTY ROAD 5 WELD
VALENTINE NANCY	5389 COUNTY ROAD 5 WELD
HUNTON TIMOTHY B	5439 COUNTY ROAD 5 WELD
HUNTON ISABELL R	5439 COUNTY ROAD 5 WELD
DALE AND JULIET RIGTRUP FAMILY TRUST	5469 COUNTY ROAD 5 WELD
FRANZ BENJAMIN D	5489 COUNTY ROAD 5 WELD
FRANZ JESSICA M	5489 COUNTY ROAD 5 WELD
BROWN CHARLES ALEX	1966 MOUNTAIN VIEW ST WELD
RUSSELL STEPHANIE L	1946 MOUNTAIN VIEW ST WELD
RUSSELL DAVID D	1946 MOUNTAIN VIEW ST WELD
LEWIS TERRY L	1941 SPRUCE DR WELD
LEWIS EDWARD D	1941 SPRUCE DR WELD
LARUE RAYMOND G	5199 COUNTY ROAD 5 WELD
LARUE MARYLANE	5199 COUNTY ROAD 5 WELD
KANADAY KIMBERLY BLASDELL	5229 COUNTY ROAD 5 WELD
KANADAY BRYAN	5229 COUNTY ROAD 5 WELD
THOMAS JASON E	1984 PIKES PEAK ST WELD
THOMAS CHRISTINE	1984 PIKES PEAK ST WELD
SAGRILLO CYNTHIA A	1904 PIKES PEAK ST WELD
SAGRILLO MARC C	1904 PIKES PEAK ST WELD
MCDANIEL ROBERT E	1920 SPRUCE DR WELD
MCDANIEL BARBARA L	1920 SPRUCE DR WELD
BENSON RACHEL A REVOCABLE TRUST	1940 SPRUCE DR WELD
WILLIS GARY A	1960 SPRUCE DR WELD
WOHLCKE BONNY	1908 CLEMMMA CT WELD
GRAHAM ROBERT L JR	1908 CLEMMMA CT WELD
SAVINSKY MARY ANN LIVING TRUST	4949 COUNTY ROAD 5 WELD
SAVINSKY MARTIN LIVING TRUST	4949 COUNTY ROAD 5 WELD
DAVID SUSAN M	2156 COUNTY ROAD 12 WELD
DAVID JOHN T	2156 COUNTY ROAD 12 WELD
SMITS HUBERT G	2244 COUNTY ROAD 12 WELD
ARNOLD INDUSTRIES LLC	2304 COUNTY ROAD 12 WELD
LOVIK CATHERINE MARIE	2344 COUNTY ROAD 12 WELD
LOVIK DOUGLAS C	2344 COUNTY ROAD 12 WELD
BARTHOLF PAMELA A	2434 COUNTY ROAD 12 WELD
BARTHOLF PAUL D	2434 COUNTY ROAD 12 WELD
HARMON VIRGIL	2096 COUNTY ROAD 12 WELD
HARMON CONCHITA	2096 COUNTY ROAD 12 WELD
MORALES EDIN ROLANDO CORDON	2544 COUNTY ROAD 12 WELD
FLING SHELLY K	2574 COUNTY ROAD 12 WELD
FLING KEVIN L	2574 COUNTY ROAD 12 WELD
SHJEGSTAD SONIA	2604 COUNTY ROAD 12 WELD
MACIAS HOCTAVIO	2606 COUNTY ROAD 12 WELD
MULLEN LUCILLE	2734 COUNTY ROAD 12 WELD
MULLEN WILLIAM	2734 COUNTY ROAD 12 WELD
HEIN RICHARD L	
SMITH DALTON C	4951 COUNTY ROAD 7 WELD

SMITH WARREN DEAN	4871 COUNTY ROAD 7 WELD
SMITH DEBORAH ANN	4871 COUNTY ROAD 7 WELD
BATMANGLIDJ SUSAN	4932 PEAK VIEW ST WELD
TERRELL DIRK C	4932 PEAK VIEW ST WELD
HAARHUES PATRICIA A	2854 COUNTY ROAD 12 WELD
HAARHUES JERALD A	2854 COUNTY ROAD 12 WELD
RIOS ANTONIO DONOTO	2904 COUNTY ROAD 12 WELD
RIOS EVE M	2904 COUNTY ROAD 12 WELD
LONGS PEAK ESTATES HOMEOWNERS ASSOCIATIONS INC	
WHITE MISTY KAY	2384 COUNTY ROAD 12 WELD
HIGHTOWER JACOB JOSEPH	2384 COUNTY ROAD 12 WELD
AROZAMENA JOSE LUIS	2396 COUNTY ROAD 12 WELD
RINGUELET ROSAURA	2396 COUNTY ROAD 12 WELD
MCKENNEY MELANIE K	4885 AVERY CT
MCKENNEY ROBERT G	4885 AVERY CT
ERIE CORPORATE INVESTORS LLC	

	Mail Address 2	Mail City	State
5627 HIGHVIEW DR		ERIE	CO
		ERIE	CO
5454 COUNTY ROAD 7		ERIE	CO
5616 COUNTY ROAD 7		ERIE	CO
5528 COUNTY ROAD 7		ERIE	CO
5474 COUNTY ROAD 7		ERIE	CO
5454 COUNTY ROAD 7		ERIE	CO
PO BOX 210		NIWOT	CO
3561 N STAGECOACH RD UNIT 200		LONGMONT	CO
ATTN: TRAVIS HOLLAND-APC PROPERTY TAX	PO BOX 173779	DENVER	CO
7100 E Belleview Ave. Suite 200		Greenwood Village	CO
2500 ARAPAHOE AVE STE 220		BOULDER	CO
1878 STATE HIGHWAY 52		ERIE	CO
5719 COUNTY ROAD 5		ERIE	CO
5747 COUNTY ROAD 5		ERIE	CO
5749 COUNTY ROAD 5		ERIE	CO
1947 LONGS PEAK ST		ERIE	CO
5679 COUNTY ROAD 5		ERIE	CO
5639 COUNTY ROAD 5		ERIE	CO
5599 COUNTY ROAD 5		ERIE	CO
1965 MOUNTAIN VIEW ST		ERIE	CO
1945 MOUNTAIN VIEW ST		ERIE	CO
1948 LONGS PEAK ST		ERIE	CO
14335 SANTA FE ST		WESTMINSTER	CO
1951 ASPEN CT		ERIE	CO
1952 ASPEN CT		ERIE	CO
5398 ASPEN AVE		ERIE	CO
5367 ASPEN AVE		ERIE	CO
1903 PIKES PEAK ST		ERIE	CO
1883 PIKES PEAK ST		ERIE	CO

5359 COUNTY ROAD 5	ERIE	CO
5389 COUNTY ROAD 5	ERIE	CO
5439 COUNTY ROAD 5	ERIE	CO
5469 COUNTY ROAD 5	ERIE	CO
5489 COUNTY ROAD 5	ERIE	CO
1966 MOUNTAIN VIEW ST	ERIE	CO
1946 MOUNTAIN VIEW ST	ERIE	CO
1941 SPRUCE DR	ERIE	CO
5199 COUNTY ROAD 5	ERIE	CO
5229 COUNTY ROAD 5	ERIE	CO
1984 PIKES PEAK ST	ERIE	CO
1904 PIKES PEAK ST	ERIE	CO
1920 SPRUCE DR	ERIE	CO
1940 SPRUCE DR	ERIE	CO
1960 SPRUCE DR	ERIE	CO
PO BOX 1166	WESTMINSTER	CO
4949 COUNTY ROAD 5	ERIE	CO
2156 COUNTY ROAD 12	ERIE	CO
2244 COUNTY ROAD 12	ERIE	CO
3220 EAGLE BUTTE AVE	FREDERICK	CO
2344 COUNTY ROAD 12	ERIE	CO
2434 COUNTY ROAD 12	ERIE	CO
2096 COUNTY ROAD 12	ERIE	CO
2544 COUNTY ROAD 12	ERIE	CO
2574 COUNTY ROAD 12	ERIE	CO
2604 COUNTY ROAD 12	ERIE	CO
2606 COUNTY ROAD 12	ERIE	CO
2734 COUNTY ROAD 12	ERIE	CO
5290 E YALE CIR STE 103	DENVER	CO
4951 COUNTY ROAD 7	ERIE	CO

4871 COUNTY ROAD 7	ERIE	CO
4932 PEAKVIEW ST	ERIE	CO
2854 COUNTY ROAD 12	ERIE	CO
2904 COUNTY ROAD 12	ERIE	CO
12600 W COLFAX AVE STE B-130	LAKESWOOD	CO
2384 COUNTY ROAD 12	ERIE	CO
63 PIPIT LAKE CT	ERIE	CO
4885 AVERY CT	ERIE	CO
2500 ARAPAHOE AVE STE 220	BOULDER	CO

Mail Zip Code

805169746

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805046300

802173779

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# SUMMERFIELD

## PRELIMINARY PLAT NO. 2 NEIGHBORHOOD MEETING

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TL SUMMERFIELD, LLC  
NOVEMBER 11, 2024

*Toll Brothers*<sup>®</sup>

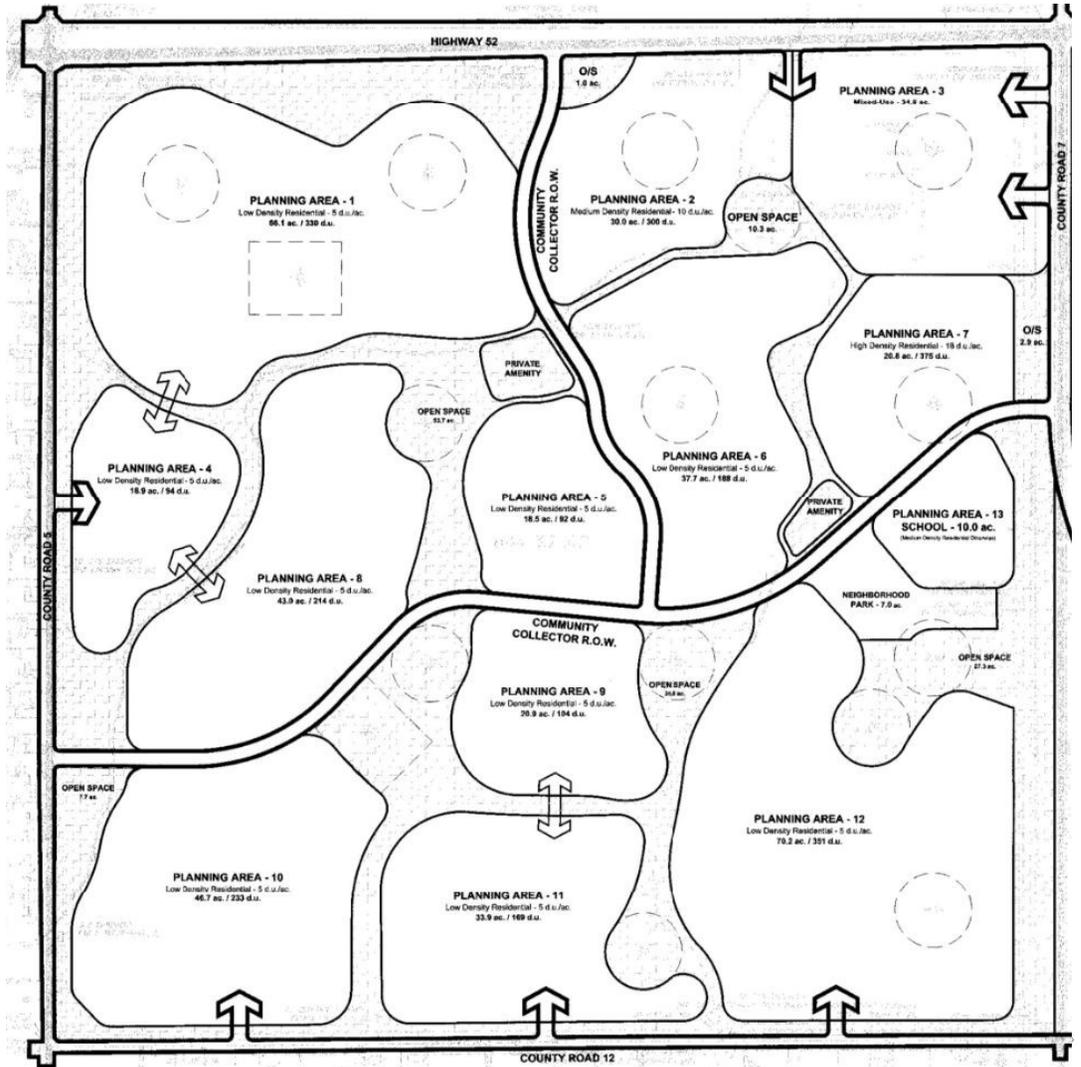
# TOLL & LENNAR



*Conceptual  
Renderings*

# ANNEXATION AND PD

- 2,200 Dwelling Units
- 12 Planning Areas
- Product Diversity
  - Lot Standards/Setbacks
  - Low Density/Medium Density/High Density
  - Age targeted
- Mixed-use commercial area
- 2 Neighborhood Parks
- 8 Pocket Parks
- Open Space/Trails
- Street Standards



## WHAT HAS BEEN APPROVED TO DATE

March 2013: Annexation and PD

September 2020 - May 2022: Preliminary Plat 1

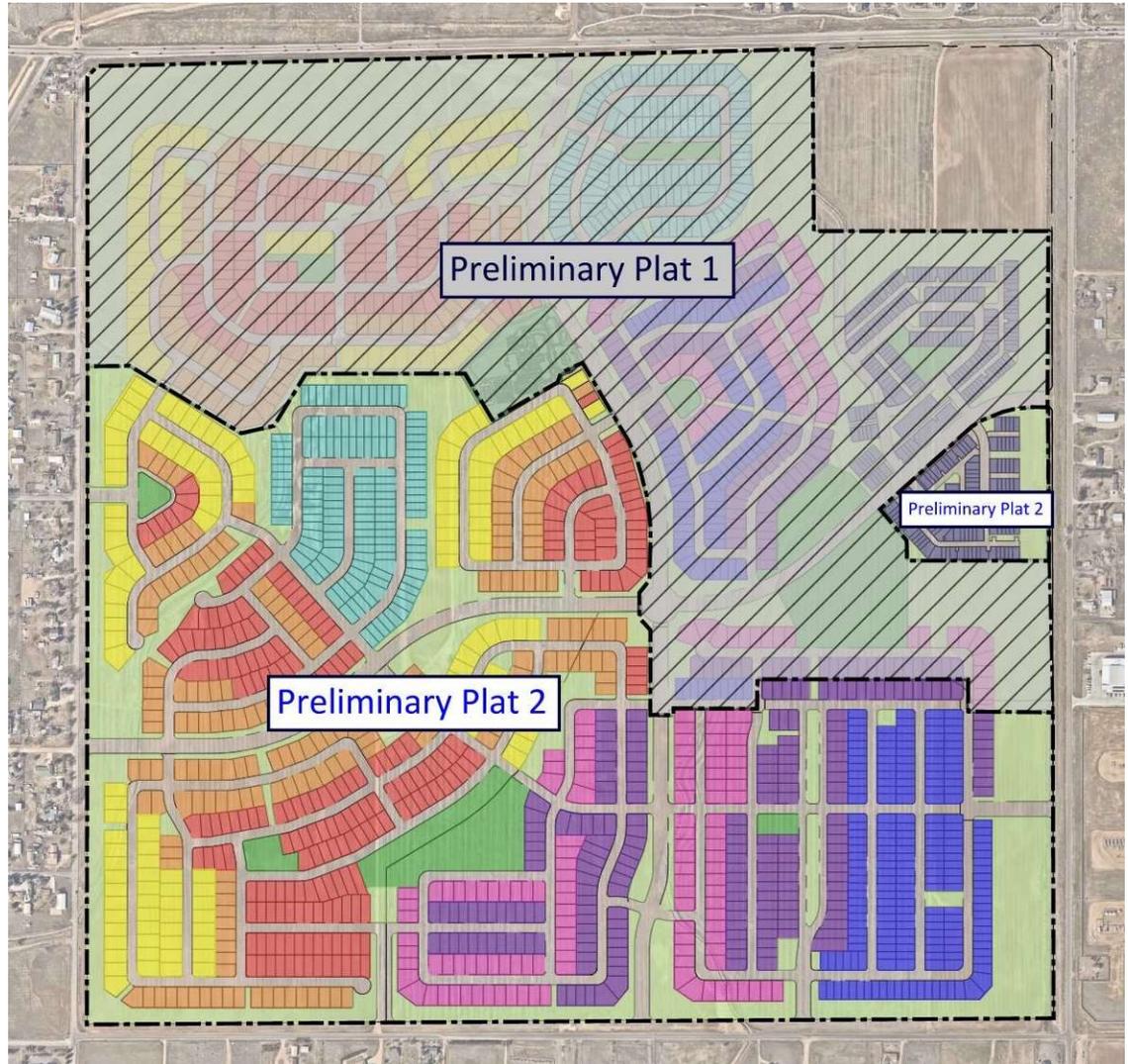
May 2022 – July 2023: Final Plat 1, Construction Documents, DA  
- Start of Construction

January 2024 – Present: Final Plat 2, Construction Documents, DA

December 2022 – Present: Preliminary Plat 2

# PRELIMINARY PLAT 2

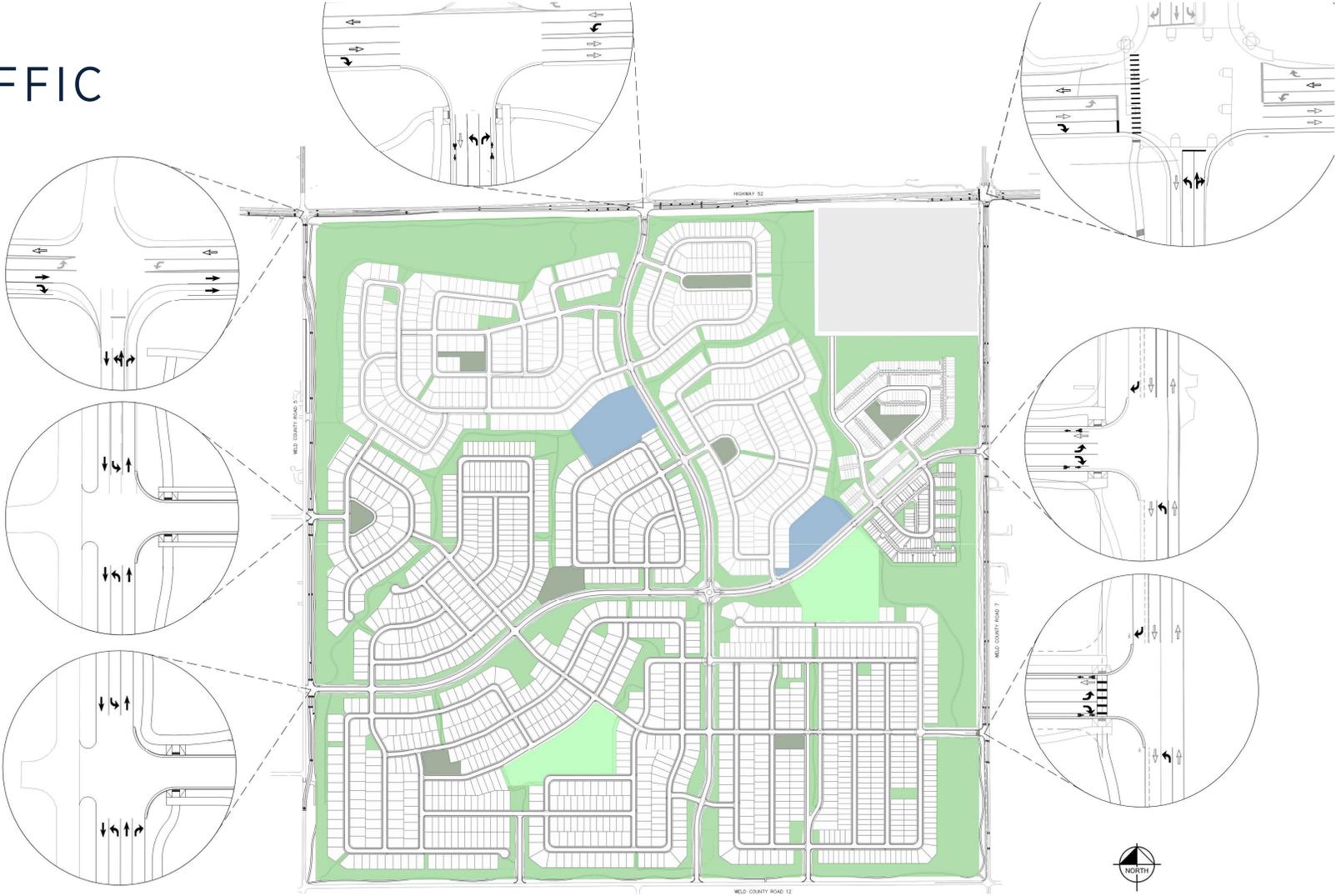
PD	Proposed
2,200 Lots	2,141 Lots
8 Pocket Parks 2 Neighborhood Parks	8 Pocket Parks 2 Neighborhood Parks
27 % Open Space	27% Open Space
Low, Medium, and High Density	Eight Home Series
County Roads/ Highway Improvements	5,7,+52 Improved 12 Limited



# OPEN SPACE AND RECREATION



# TRAFFIC



# PLUGGED AND ABANDONED WELLS



# SCENES FROM THE PROJECT



# SCENES FROM THE PROJECT



Pocket Park Conceptual Rendering

Toll Brothers®

# SCENES FROM THE PROJECT





THANK YOU

Any questions?

You can contact me @

[bdixon@tollbrothers.com](mailto:bdixon@tollbrothers.com)