

NEIGHBORHOOD MEETING NOTICE

PURPOSE: A neighborhood meeting to update the community on the Erie Junction project status and the expected start date of construction in Summer 2026.

DATE: Thursday, April 16th, 2026

TIME: 6:30 p.m. to 7:30 p.m.

PLACE: VIRTUAL MEETING

GO TO: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 258 013 681 622 74
Passcode: iv2eL3Nx

APPLICATION TYPE: Special Review Use

PROJECT LOCATION: Northeast corner of County Line Rd (WCR1) and Balcolm St.

PROJECT DESCRIPTION:

Hello Everyone, I am excited to let you know that we are finally going to begin construction on the Erie Junction project! The Final Plat approved in 2023 allows for one triplex and ten duplex lots, which is a total of 23 homes. The roads and infrastructure are complete and were accepted by the Town in Fall 2025. Construction of homes is set to begin in June 2026. Building style is proposed as transitional modern, created in-line with the character and design of the surrounding neighborhood. We will have the building plans available on screen during the call. It has been quite the journey working with the Town administration and we are eager to get started.

CONTACT INFORMATION:

For additional information or to comment prior to the meeting, please contact me at:

Nick Jacobs
Diverge Homes
603 S. Public Rd., Unit 765 Lafayette, CO 80026
Nick.jacobs@divergehomes.com

Sincerely,

Nick Jacobs

A public copy of the application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

ERIE JUNCTION - SRJ 2025 00005

(PROJECT NAME & APPLICATION TYPE)



BALCOLM ST



COUNTY LINE RD

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

I, (INSERT NAME OF PERSON THAT POSTED NOTICE), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON FOR **MARCH 17TH, 2026** THE NEIGHBORHOOD MEETING ON **APRIL 16TH, 2026** 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.


(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Boulder) ss.

ACKNOWLEDGED BEFORE ME THIS 20th DAY OF April, 2026
BY Catherine Colbeck AS Notary Public.

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

WITNESS MY HAND AND OFFICIAL SEAL


NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-26-2027



Erie Junction Neighborhood Meeting

Held on: April 16, 2025
Time: 6:30PM to 7:30PM

Attendees:

- 1) Nick Jacobs – President, Diverge Homes
- 2) Mark Merline – Director of Operations, Diverge Homes
- 3) Ruth Seloover – Neighbor, 684 Moffat
- 4) Mardell Chelon – Neighbor, 454 High St.
- 5) Paul C. & Christalynn – Neighbor, 415 Main St.
- 6) Teresa & Mark Buttler – Neighbor, 424 Main St.

Summary of Discussion Topics

Nick Jacobs described purpose of the meeting, which is allow for the construction of an attached garage in addition to detached garage. The point in doing so is to have the flexibility to let the market decide and to offer the most flexible options for us given the extremely difficult housing market in the Town.

Nick Jacobs described frustration with Town of Erie and why this meeting and subsequent hearing was required. He said that the Plat of the development is not changing. The roads and infrastructure originally designed for the property is installed with no intent of changing. We aren't asking to change anything from our approved Plat. No changes to the number of units. No changes to the type of units.

Nick Jacobs said that they are going to build duplexes that match the Code for the Town with no intent of seeking changes on architecture requirements. They simply want the ability to build different types of garages – attached and detached – to offer the most flexibility of cost in the market.

Nick Jacobs shared on screen samples of the site plan and elevations for the two different types of duplexes.

Nick Jacobs asked the attendees if they had any questions for him.

Ruth Seloover asked about the existing fence along the north boundary line of the Erie Junction Plat which currently is owned and maintained by each of the homeowners on their respective property. She asked if Diverge Homes would replace all the fencing with new.





Nick Jacobs said that there was no intention of replacing the fence except as needed for the two duplexes which will share the north boundary line.

Ruth Selover asked about the 2 ft border between the backyard fence of her home on Main St. and the newly constructed concrete alley that Diverge installed as part of the Development Agreement for the Plat. Mark Butler also commented on the same issue.

Nick Jacobs said that the Town construction guideline did not allow concrete to extend beyond the ROW up to their fences. Nick Jacobs said that each homeowner will need to maintain that area.

Mark Butler asked about sequencing of the build plan, in what order did we plan to build the units.

Nick Jacobs said that they are going to build from east to west. The first two buildings will be the northeast corner duplex and the duplex directly across the street from it. Nick Jacobs showed on screen the Plat and overall site plan of the development and then showed on screen which two buildings he was referring to. Nick Jacobs said that the Triplex would likely be built last, after the units facing County Line road.

Nick Jacobs said that the homes on County Line road were originally proposed with one-car garages but need the ability to design them with two-car garages or no garage at all.

Nick Jacobs commented that the Town's approval of the affordable housing project just north of Erie Junction has had a tremendously negative impact on the value and perception of Erie Junction. Potential buyers Mr. Jacobs has spoken to no longer view Erie Junction as a higher-end development, they view it as a low-cost project similar to the affordable housing project which is in the same proximity to Old Town. Combining the affordable housing project with the massive development of homes from publicly-traded production builders, Toll Brothers and KB Homes, has had a tremendous impact to depress the value of houses in and around Erie. Mr. Jacobs commented that this effect could cause the Erie Junction project to go bankrupt and never get done because the Town will not afford us the same the density, construction methods, water rights, or other factors that they give to the affordable housing and large-scale production builders.

Mr. Jacobs then explained the other cost increases imposed by the Town for sprinklers. Mr. Jacobs then shared on screen the quoted cost from sprinkler suppliers. Nick Jacobs and Mark Merline then described the fact that the permit to start construction will cost \$178,000 per building due to the Town's inability to support water services for the new homeowners.

Mark Butler asked about the construction timeline for a building.

Nick Jacobs said it would take approximately 11 months per building with the dustiest portion happening in the first month of each building due to the excavation and foundation work.





Ruth Selover asked when we expected to break ground on the first building. Mardell Chelon seconded the request.

Nick Jacobs said that they expected to start construction in late Summer.

Mardell Chelon commented that this development, no matter what gets built, will be much better than the eyesore of a concrete plant that was there. She stated that the dust from that plant was a terrible nuisance, killed trees, and that it was horrible.

Nick Jacobs asked if there were any more questions. None were asked.

Nick Jacobs then stated that he and Mark Merline would be their points of contact throughout the entire construction process. He asked them to reach out to either of us at any time. He said that construction can be a nuisance for parking, noise, and dust and that sometimes the workers make mistakes. He asked them to contact them with any concerns.

The meeting ended approximately 40 minutes after it began.



accountno	Accttype	SITUS
R5784986	Residential	165 LAWLEY DR ERIE
R5784886	Residential	175 LAWLEY DR ERIE
R5783886	Residential	140 LAWLEY DR ERIE
R5765886	Residential	634 MOFFAT ST ERIE
R5783586	Residential	170 LAWLEY DR ERIE
R5766886	Residential	364 MAIN ST ERIE
R5752786	Residential	515 MAIN ST ERIE
R5783186	Residential	110 LAWLEY DR ERIE
R8946801	Residential	665 MOFFAT ST ERIE
R5751886	Residential	504 MAIN ST ERIE
R5751686	Residential	635 MOFFAT ST ERIE
R5766386	Residential	424 MAIN ST ERIE
R5765486	Residential	694 MOFFAT ST ERIE
R5765386	Residential	475 MAIN ST ERIE
R5767986	Residential	300 HIGH ST ERIE
R5766086	Residential	484 MAIN ST ERIE
R5753986	Residential	575 MOFFAT ST ERIE
R5764586	Residential	415 MAIN ST ERIE
R5785186	Residential	380 LAWLEY DR ERIE
R5783486	Residential	160 LAWLEY DR ERIE
R5784286	Residential	135 LAWLEY DR ERIE
R8946802	Residential	655 MOFFAT ST ERIE
R0184488	Residential	454 HIGH ST ERIE
R5753086	Residential	515 MOFFAT ST ERIE
R5747186	Vacant Land	
R5747486	Exempt	
R0180590	Exempt	
R0184588	Residential	514 MOFFAT ST ERIE
R5785386	Residential	360 LAWLEY DR ERIE
R5767686	Residential	330 HIGH ST ERIE
R5767786	Residential	320 HIGH ST ERIE
R5783086	Residential	100 LAWLEY DR ERIE
R5767386	Residential	355 MAIN ST ERIE
R8965174	Residential	524 HIGH ST ERIE
R5765786	Residential	654 MOFFAT ST ERIE
R5784386	Residential	155 LAWLEY DR ERIE
R5765286	Residential	455 MAIN ST ERIE
R5766986	Residential	348 MAIN ST ERIE
R5751386	Residential	685 MOFFAT ST ERIE
R8946800	Residential	?
R5752986	Residential	535 MOFFAT ST ERIE
R5784586	Residential	205 LAWLEY DR ERIE
R8960731	Residential	514 BALCOLM ST ERIE

R5784086	Residential	115 LAWLEY DR ERIE
R5783986	Residential	105 LAWLEY DR ERIE
R5767186	Residential	375 MAIN ST ERIE
R5765586	Residential	674 MOFFAT ST ERIE
R5765686	Residential	664 MOFFAT ST ERIE
R5785286	Residential	370 LAWLEY DR ERIE
R5764686	Residential	405 MAIN ST ERIE
R5753886	Residential	585 MOFFAT ST ERIE
R5766186	Residential	464 MAIN ST ERIE
R5752386	Residential	695 MOFFAT ST ERIE
R5767886	Residential	310 HIGH ST ERIE
R5764986	Residential	444 HIGH ST ERIE
R5785086	Residential	390 LAWLEY DR ERIE
R5751986	Residential	514 MAIN ST ERIE
R4192906	Residential	545 MAIN ST ERIE
R5784186	Residential	125 LAWLEY DR ERIE
R5766686	Residential	404 MAIN ST ERIE
R8960730	Residential	340 HIGH ST ERIE
R8960730	Residential	340 HIGH ST ERIE
R5767286	Residential	365 MAIN ST ERIE
R5766786	Residential	374 MAIN ST ERIE
R5751786	Residential	625 MOFFAT ST ERIE
R5747286	Vacant Land	
R0089888	Residential	485 MAIN ST ERIE
R5764886	Residential	424 HIGH ST ERIE
R5784486	Residential	145 LAWLEY DR ERIE
R5784686	Residential	195 LAWLEY DR ERIE
R5783386	Residential	150 LAWLEY DR ERIE
R8975335	Residential	342 MAIN ST ERIE
R5746586	Residential	345 MAIN ST ERIE
R0089988	Residential	544 MOFFAT ST ERIE
R5766586	Residential	688 MOFFAT ST ERIE
R5751186	Exempt	635 WELLS ST ERIE
R5766486	Residential	684 MOFFAT ST ERIE
R5752286	Residential	544 MAIN ST ERIE
R5765986	Residential	624 MOFFAT ST ERIE
R5785486	Residential	350 LAWLEY DR ERIE
R5764486	Residential	435 MAIN ST ERIE
R5783286	Residential	120 LAWLEY DR ERIE
R5783786	Residential	130 LAWLEY DR ERIE
R5764786	Residential	404 HIGH ST ERIE
R5784786	Residential	185 LAWLEY DR ERIE

ownername1	mailaddress1	mailaddress2
165 LAWLEY DRIVE LLC	165 LAWLEY DR	
455 S 43RD STREET LLC	C/O SHARON SANTA	8969 LITTLE RAVEN T
ABEYTA CARMEN	PO BOX 225	
ACEVEDO ARMANDO	2995 S BRYANT ST	
ANDREWS ALEX & ANDREWS DIANA	PO BOX 92	
ARNESON FAMILY TRUST	PO BOX 287	
BAACK REBECCA A & EWING CORI BAACK & FREESTONE HEIDI	PO BOX 1331	
BERGER ATHENA & CLIFTON ALEC	110 LAWLEY DR	
BERMAN RICHARD A	7342 WINDSOR DR	
BLANCH DOMINIC J	PO BOX 1154	
BRIARS JAMES D	PO BOX 411	
BUTLER MARC A & BUTLER TERESA M	PO BOX 784	
BUTTS KENNETH F & BUTTS NANCY J	694 MOFFAT ST	
CARTER HARLEY D	PO BOX 1325	
CASTRO JESS & CASTRO TERESA E	PO BOX 12	
CHAMPION DARREN	484 MAIN ST	
CONE TARA & MOHORNE ERIK E	PO BOX 882	
CROSSON PAUL R & CHRYSTALYNN	PO BOX 248	
CULLISON JOSH	PO BOX 895	
DICKINSON GREGORY A & DICKINSON GWENDOLYN B	160 LAWLEY DR	PO BOX 1134
DITLOW ROBERT L & DITLOW MARY F	PO BOX 1235	
DOW GERI-ELLEN & DOW STEPHEN	PO BOX 351	
DURAN FAMILY TRUST	PO BOX 892	
EARL BARBARA A	PO BOX 1002	
ERIE TOWN OF	PO BOX 750	
ERIE TOWN OF	PO BOX 9	
ERIE TOWN OF	PO BOX 9	
FARINEAU RAMONA THERESE	PO BOX 766	
FERGUSON ANDREA J	PO BOX 854	
FOBARE CHARLES F & FOBARE SANDRA J	PO BOX 654	
FULTON STEVEN M & FULTON ROBYN L	PO BOX 288	
GEILING LINDA KAY	PO BOX 1411	
GEITHMAN WILLIAM A & GEITHMAN DONNA K	PO BOX 191	
GHUMM JOHN W JR	PO BOX 423	
GILL CHRISTINE & COLON JASON	654 MOFFAT ST	
HARRIS EDDIE LEE & HARRIS HANNELORE	PO BOX 588	
HART BRYANT E	PO BOX 1214	
HERNANDEZ MARIA GUADALUPE	PO BOX 701	
HERREL PAMELA HELTON	49 E TILDEN DR	
HULL NATHAN	386 PAINTED HORSE WAY	
IHLE MEGAN E	535 MOFFAT ST	
JOHNSTON LAKRISHA E & JOHNSTON DANIEL W	245 ASPEN MEADOWS RD	
JOYCE LOIS A	PO BOX 585	

KIPPLE JOSHUA & KIPPLE CASEY	115 LAWLEY DR
KORBE RICHARD ALLEN	PO BOX 923
KRIDEL KATHY	630 CORONADO PL
LANGERAK DEBRA & LANGERAK STEPHEN	PO BOX 87
LANGERAK STEPHEN R & LANGERAK DEBRA JO	PO BOX 87
LARINGTON ANGELA & LARINGTON MICHAEL	PO BOX 130
LEWIS JEAN A & POYEZDALA TODD	PO BOX 1221
LOUIS KATHERINE O	PO BOX 363
LOUIS KATHERINE O	PO BOX 363
LOUIS KATHERINE O'DONNELL	PO BOX 363
MACKENZIE MALCOLM & MACKENZIE JULI BETH	PO BOX 4
MADISON BRUCE	PO BOX 1251
MATTERN JOHN WILLIAM & MATTERN DEBRA MARIE	PO BOX 446
MILLER THOMAS DALE & MILLER KELLY ANN	PO BOX 342
MILLICENT E HAMPTON REVOCABLE LIVING TRUST	545 MAIN ST
MONTANO RAY	125 LAWLEY DR
MURPHY JOHN R & MURPHY ROSE P	1381 WASHBURN ST
NAVE GREGORY A	PO BOX 835
NAVE KYLIE J	
NAVE KYLIE JANE & STORK CATHERINE JANE & GOULANDRIS KATHIE	PO BOX 835
NEAVE NADIA	833 DAWN AVE
ODOM JARED KARSTEN & DANYA SUE	PO BOX 451
OLD TOWN LIVING LLC	458 DISTEL DR
ORMSBEE MYA ROSE & ORMSBEE KRISTIN J	485 MAIN ST
PETTRONE CHAD A & PETTRONE BRITTANY E	PO BOX 1361
QUESADA HENRY P & QUESADA ELAINE J	PO BOX 251
QUICK KIMBERLY	195 LAWLEY DR
ROCKTON 150 LAWLEY LLC	PO BOX 1111
ROCKTON 342 MAIN LLC	2801 N 111TH ST
ROSARIO DOMINIQUE A & ROSARIO THURLOW CAREY S	345 MAIN ST
ROSENBERG DAVID	109 W CLEVELAND ST
SANTI MANUEL A & SANTI DEBRA J	688 MOFFAT ST
SCHOOL DIST No. RE1-J	395 S PRATT PKWY
SELOOVER JACK LEE & SELOOVER RUTH E	684 MOFFAT
SINKULE BRICE & SINKULE JANESSA	544 MAIN ST
SOMSKY TONI & NEIBERGER ANGELA S	PO BOX 104
TATRO JENNIFER	350 LAWLEY DR
THEISEN DAVID K & THEISEN TRINA L	435 MAIN ST
WAGENER DAVE V & WAGENER MONICA C	PO BOX 1452
WAGENER ROBERT A & RAUDABAUGH KENDRA S	PO BOX 1211
WENDZEL DAN J & WENDZEL JIMA S	PO BOX 253
WETZBARGER ANDREW	185 LAWLEY DR

mailcity	mailstate	New Zip3	Comments
ERIE	CO	80516-5004	Return to Sender Not Deliverable
NIWOT	CO	80503-7185	
ERIE	CO	80516-0225	
DENVER	CO	80236-2820	
ERIE	CO	80516-0092	
ERIE	CO	80516-0287	
ERIE	CO	80516-1331	
ERIE	CO	80516-5007	
BOULDER	CO	80301-3718	Return to Sender Not Deliverable
ERIE	CO	80516-1154	
ERIE	CO	80516-0411	
ERIE	CO	80516-0784	
ERIE	CO	80516-8402	
ERIE	CO	80516-1325	
ERIE	CO	80516-0012	
ERIE	CO	80516-8700	
ERIE	CO	80516-0882	
ERIE	CO	80516-0248	
ERIE	CO	80516-0895	
ERIE	CO	80516-1134	
ERIE	CO	80516-1235	
ERIE	CO	80516-0351	
ERIE	CO	80516-0892	
ERIE	CO	80516-1002	
ERIE	CO	80516-0750	
ERIE	CO	80516-0098	
ERIE	CO	80516-0098	
ERIE	CO	80516-0766	
ERIE	CO	80516-0854	
ERIE	CO	80516-0654	
ERIE	CO	80516-0288	
ERIE	CO	80516-1411	
ERIE	CO	80516-0191	
ERIE	CO	80516-0423	
ERIE	CO	80516-8402	
ERIE	CO	80516-0588	
ERIE	CO	80516-1214	
ERIE	CO	80516-0701	
BROWNSBURG	IN	46112-1660	
ERIE	CO	80516-2663	
ERIE	CO	80516-5003	
NEDERLAND	CO	80466-9634	
ERIE	CO	80516-0585	

ERIE	CO	80516-7043	
ERIE	CO	80516-0923	
LONGMONT	CO	80504-2319	
ERIE	CO	80516-0087	
ERIE	CO	80516-0087	
ERIE	CO	80516-0130	
ERIE	CO	80516-1221	
ERIE	CO	80516-0363	
ERIE	CO	80516-0363	
ERIE	CO	80516-0363	
ERIE	CO	80516-0004	
ERIE	CO	80516-1251	
ERIE	CO	80516-0446	
ERIE	CO	80516-0342	
ERIE	CO	80516-5001	Return to Sender Not Deliverable
ERIE	CO	80516-7043	
ERIE	CO	80516-6985	
ERIE	CO	80516-0835	
		-	
ERIE	CO	80516-0835	
ERIE	CO	80516-2549	
ERIE	CO	80516-0451	
LOS ALTOS	CA	94022-1715	
ERIE	CO	80516-5000	
ERIE	CO	80516-1361	
ERIE	CO	80516-0251	
ERIE	CO	80516-5004	
ERIE	CO	80516-1111	
ERIE	CO	80516-3003	
ERIE	CO	80516-5005	
LAFAYETTE	CO	80026-1621	
ERIE	CO	80516-8402	
LONGMONT	CO	80501-6436	
ERIE	CO	80516-8402	
ERIE	CO	80516-5055	
ERIE	CO	80516-0104	
ERIE	CO	80516-5051	
ERIE	CO	80516-5000	
ERIE	CO	80516-1452	
ERIE	CO	80516-1211	
ERIE	CO	80516-0253	
ERIE	CO	80516-5004	