

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Jenn Roldan, as the applicant/representative for the Erie Highlands Filing 17 – Overall Site Plan, hereby attest that on this 11 day of June, 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission scheduled for July 2, 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.


Applicant/Representative's Signature

6/11/25
Date

STATE OF Arizona)
COLORADO) ss.
COUNTY OF Maricopa)

ACKNOWLEDGED BEFORE ME THIS 11 DAY OF June, 2025 BY
Jenn Roldan AS Sr. Development Manager

WITNESS MY HAND AND OFFICIAL SEAL:


NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/28/25





Planning & Development Department

TOWN OF ERIE PUBLIC HEARING NOTICE

June 13, 2025

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

Applicant/Developer: Evergreen Development

Project Description: Site Plan for Erie Highlands Filing 17 Commercial Development

Location: Southwest corner of WCR5 & Erie Pkwy Located in the Northeast Quarter of Section 20, Township 1 North, Range 68 West of the Sixth Principal Meridian, Town of Erie, County of Weld, State of Colorado

Legal Description: Tract H-1, Erie Highlands Filing No. 14, Amendment No. 1 as recorded under reception No. 4720052 on 05/28/2021, of the records of the Weld County Clerk and Recorder's Office.



Planner: Harry Brennan

Board or Commission: Planning Commission

Hearing For: Site Plan – Erie Highlands Filing 17

Date of Hearing: July 2, 2025

Time: 6:30 PM

Place: Planning Commission meetings will be held in person in the Town Hall Board Room, 645 Holbrook Street (lower level, northeast 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 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.

Owner	Mail Address 1	Mail City	State	Mail Zip Code
NORTH WESTERLY OWNER LLC	3990 HILLSBORO PIKE STE 400	NASHVILLE	TN	37215
ST VRAIN VALLEY SCHOOL DISTRICT RE-1J	395 S PRATT PKWY	LONGMONT	CO	80501
GROTSTEIN TODD IRWIN, GROTSTEIN LISA	1120 NOVA PL	ERIE	CO	80516
WILLIAMS CHESTER G, WILLIAMS KAREN	1130 NOVA PL	ERIE	CO	80516
FELTEN PAULA S	1140 NOVA PL	ERIE	CO	80516
KELLER JOHN, KELLER KAREN	1150 NOVA PL	ERIE	CO	80516
CISNEROS EVA, BARON KONRAD	1160 NOVA PL	ERIE	CO	80516
	C/O CHARLES BELLOCK			
COLLIERS HILL MASTER ASSOCIATION INC	2500 ARAPAHOE AVE STE 220	BOULDER	CO	80302
GROSSER ERIC, GROSSER TARA ANDREA	1180 NOVA PL	ERIE	CO	80516
YOUNG COURTNEY, LEYSHON JASON	1190 NOVA PL	ERIE	CO	80516
HANOLD BRANDON J	1200 NOVA PL	ERIE	CO	80516
MCGUIRE ELIZABETH THERESA	1210 NOVA PL	ERIE	CO	80516
GORBSKY MARISA, GORBSKY MATTHEW	1220 NOVA PL	ERIE	CO	80516
SHANATA MOHAMED	1230 NOVA PL	ERIE	CO	80516
NUHANOVIC MIRELA	1230 NOVA PL	ERIE	CO	80516
HAZLETT JOSHUA JOSEPH, HAZLETT	1240 NOVA PL	ERIE	CO	80516
ROA MARIA ALEJANDRA ATENCIO	1250 NOVA PL	ERIE	CO	80516
VIGIL SARA K, VIGIL THOMAS	1260 NOVA PL	ERIE	CO	80516
GRITZ STEPHANIE M	6440 EAGLE SHADOW AVE	BRIGHTON	CO	80602
SMITH STEVE, SMITH JORDAN EMILY	97 NOVA CT	ERIE	CO	80516
MAGNINO SARAH A, MAGNINO CLAY M	1211 NOVA PL	ERIE	CO	80516
HEDDEN ADRIENNE, HEDDEN JARED	1191 NOVA PL	ERIE	CO	80516
KHATRI MANOJ, KHATRI SHARMILA	1181 NOVA PL	ERIE	CO	80516
BROWN MICHAEL, BROWN MARIBETH	1171 NOVA PL	ERIE	CO	80516
MILLER TIMOTHY P, MILLER KATHRYN L	1161 NOVA PL	ERIE	CO	80516
ELSENER KRISTINA MARIE, ELSENER	74 NOVA CT	ERIE	CO	80516
PHAM MAI BACH THI	68 NOVA CT	ERIE	CO	80516
SCHMIDT KARA, SCHMIDT BRIAN	62 NOVA CT	ERIE	CO	80516
GATES KATIE RAE, GATES TREVOR	56 NOVA CT	ERIE	CO	80516
PULIDO DIEGO ALEJANDRO	50 NOVA CT	ERIE	CO	80516
ALEXANDER DANICA ASH	50 NOVA CT	ERIE	CO	80516
COLLIERS HILL METROPOLITAN DISTRICT	2154 E COMMONS AVE STE 2000	CENTENNIAL	CO	80122
HOSSELKUS COLE RYAN	1149 LARKSPUR DR	ERIE	CO	80516
RALEY CYDNEY ELAYNE	1149 LARKSPUR DR	ERIE	CO	80516
RAND TIFFANY SUSANNE	64 MAGNOLIA CT	ERIE	CO	80516
STARE MELISSA MARIE	64 MAGNOLIA CT	ERIE	CO	80516
TAYLOR BRANDON GALE, TAYLOR SHERI	56 MAGNOLIA CT	ERIE	CO	80516
NYIMA PEWAK	48 MAGNOLIA CT	ERIE	CO	80516
LAMA KONCHOK TENZIN	48 MAGNOLIA CT	ERIE	CO	80516
SACK KARISHMA SHRESTHA, SACK JEFFREY	40 MAGNOLIA CT	ERIE	CO	80516
SEBASTIAN SATOMI, SEBASTIAN JOSHUA D	32 MAGNOLIA CT	ERIE	CO	80516
BHATNAGAR MANISH, BHATNAGAR NEHA	30 MAGNOLIA CT	ERIE	CO	80516
MEHARZI NIDAM EDDINE, MEHARZI	47 MAGNOLIA CT	ERIE	CO	80516
SINHA SIMMI	55 MAGNOLIA CT	ERIE	CO	80516
KUMAR PRAVEER	55 MAGNOLIA CT	ERIE	CO	80516
GUNTER BRETT D, GUNTER JODEANE M	63 MAGNOLIA CT	ERIE	CO	80516
HOUGHTON BRIAN, HOUGHTON BRIANA B	71 MAGNOLIA CT	ERIE	CO	80516
CLAUSSEN KAREN, CLAUSSEN TRAVIS D	79 MAGNOLIA CT	ERIE	CO	80516
DRESS BRIAN D	87 MAGNOLIA CT	ERIE	CO	80516
HOOD ZACHARY M	95 MAGNOLIA CT	ERIE	CO	80516
STIERITZ HOLLY A	95 MAGNOLIA CT	ERIE	CO	80516
GUDARU RAJESH KUMAR	103 MAGNOLIA CT	ERIE	CO	80516
BOWMAN BRADLEY S, BOWMAN KAREN E	111 MAGNOLIA CT	ERIE	CO	80516

HOOD JANE, HOOD NICHOLAS C	1137 HIGHLANDS DR	ERIE	CO	80516
LIGON JENNA S, LIGON RYAN P	1147 HIGHLANDS DR	ERIE	CO	80516
WALDEN STEPHEN C JR, WALDEN ANDRA	1157 HIGHLANDS DR	ERIE	CO	80516
GONZALES MICHELE L	1167 HIGHLANDS DR	ERIE	CO	80516
SPANGLER CHRISTOPHER RYAN,	1177 HIGHLANDS DR	ERIE	CO	80516
BENEDUCI KAREN M, BENEDUCI STEVEN	1187 HIGHLANDS DR	ERIE	CO	80516
FERRIN SHANE P	1197 HIGHLANDS DR	ERIE	CO	80516
RODRIGUEZ NATALIE	1197 HIGHLANDS DR	ERIE	CO	80516
PRATHER-MARTINEZ CAROLINE H	1207 HIGHLANDS DR	ERIE	CO	80516
MARTINEZ JASON R	1207 HIGHLANDS DR	ERIE	CO	80516
PAULK SHANNON CHRISTINE	1117 LARKSPUR DR	ERIE	CO	80516
MCALDER RYAN CHARLES	1117 LARKSPUR DR	ERIE	CO	80516
GORE AUSTIN T, GORE CARA A	1125 LARKSPUR DR	ERIE	CO	80516
ORTIZ ROBERT, ORTIZ BETH L	1133 LARKSPUR DR	ERIE	CO	80516
LY MELISSA L	1141 LARKSPUR DR	ERIE	CO	80516
VO RICHMOND T	1141 LARKSPUR DR	ERIE	CO	80516
MALONE WILLIAM	1156 HIGHLANDS DR	ERIE	CO	80516
FANTICH JULIANNE N	1144 HIGHLANDS DR	ERIE	CO	80516
KHOKHANI JOSI	1150 HIGHLANDS DR	ERIE	CO	80516
JOHNSON AUSTIN M, JOHNSON TIANDRA	1162 HIGHLANDS DR	ERIE	CO	80516
SANDVEN CHRISTOPHER HARRY	1180 HIGHLANDS DR	ERIE	CO	80516
CAGLEY CAITLIN ANNA, CAGLEY ZACHARY	1168 HIGHLANDS DR	ERIE	CO	80516
LALONDE KRISTEN, LALONDE ADAM	1174 HIGHLANDS DR	ERIE	CO	80516
RANSON JOSHUA JAMES	1186 HIGHLANDS DR	ERIE	CO	80516
MUNNINGS RYAN J, MUNNINGS MALLORY	1204 HIGHLANDS DR	ERIE	CO	80516
ODLE REBECCA KATHLEEN, ODLE COLTON	1192 HIGHLANDS DR	ERIE	CO	80516
SUTAK NIKKI D, SUTAK THOMAS C	1198 HIGHLANDS DR	ERIE	CO	80516
LEVINE CHRISTOPHER R	1210 HIGHLANDS DR	ERIE	CO	80516
1228 HIGHLAND DRIVE LLC	566 S MCCASLIN BLVD UNIT 270688	LOUISVILLE	CO	80027
MOSER ELIZABETH ANN LIVING TRUST	2187 CHESTNUT CIR	ERIE	CO	80516
YOUNGERS AMBER	1222 HIGHLANDS DR	ERIE	CO	80516
FOLGMANN CODY	1153 SUGARLOAF LN	ERIE	CO	80516
FABER DEBORAH	1159 SUGARLOAF LN	ERIE	CO	80516
MENNETTI BAILEY	1171 SUGARLOAF LN	ERIE	CO	80516
BRANHAM AUSTIN	1171 SUGARLOAF LN	ERIE	CO	80516
KROGE SANDRA L	1177 SUGARLOAF LN	ERIE	CO	80516
ARRIGO-CUTRIGHT ANTHONY	1177 SUGARLOAF LN	ERIE	CO	80516
CUTRIGHT REBECCA	1177 SUGARLOAF LN	ERIE	CO	80516
RIFE JOSEPH	1165 SUGARLOAF LN	ERIE	CO	80516
CLAYTON PROPERTIES GROUP INC	4908 TOWER RD	DENVER	CO	80249
EVERGREEN-CR 5 & ERIE PARKWAY LLC	2390 E CAMELBACK RD STE 410	PHOENIX	AZ	85016
MCCARTHY BEVERLY	1508 PEACH AVE	ERIE	CO	80516
COPPA MICHAEL	1508 PEACH AVE	ERIE	CO	80516
ECKMAN WILLIAM	1502 PEACH AVE	ERIE	CO	80516
BYRNE-LAWLESS KIMBERLY	1502 PEACH AVE	ERIE	CO	80516
SALAZAR LINDA L, SALAZAR DESIDERIO	1496 PEACH AVE	ERIE	CO	80516
ROSS LUKE, ROSS AUDREY KEARSE	1490 PEACH AVE	ERIE	CO	80516
PEREZ NATHAN JOSEPH	1484 PEACH AVE	ERIE	CO	80516
CROWDER ROBERT L, CROWDER	1478 PEACH AVE	ERIE	CO	80516
SHOCKLEY MICHELLE	196 COMMANDER CIR	ERIE	CO	80516
SANDOVAL TAMMY L	1468 PEACH AVE	ERIE	CO	80516
FREDERICK EDWARD JOSEPH III,	192 ASH CIR	ERIE	CO	80516
JONES DEBORAH A, JONES KEVIN M	184 ASH CIR	ERIE	CO	80516
TOBEY MARY ALLISON LEMONS	176 ASH CIR	ERIE	CO	80516
HECKLER MATTHEW, TSAGRONIS	168 ASH CIR	ERIE	CO	80516

WESTERLY METROPOLITAN DISTRICT NO 1 2154 E COMMONS AVE STE 2000
ERIE LAND COMPANY LLC 3990 HILLSBORO PIKE STE 400

CENTENNIAL CO
NASHVILLE TN

80122
37215





Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday July 2, 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 Evergreen Development for the purpose of considering a Site Plan Land Use Application for new **Erie Highlands** Filing 17 commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: Southwest corner of WCR5 & Erie Parkway The legal description of the property is: TRACT H-1 **ERIE HIGHLANDS** FG NO 14 AMD NO 1 Located in the Northeast Quarter of Section 20, Township 1 North, Range 68 West of the Sixth Principal Meridian, 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 Published: Longmont Times Call June 13, 2025-2119139