

NEIGHBORHOOD MEETING NOTICE

DATE: December 19, 2025

TIME: 1PM-2:30PM

PLACE: Digital Meeting via Google Meet

Erie Community Engagement (Canyon Creek PD Amendment#11)

Tuesday, December 19, 1:00 – 2:30pm MT

Video call link: <https://meet.google.com/fjc-ijtk-cpk>

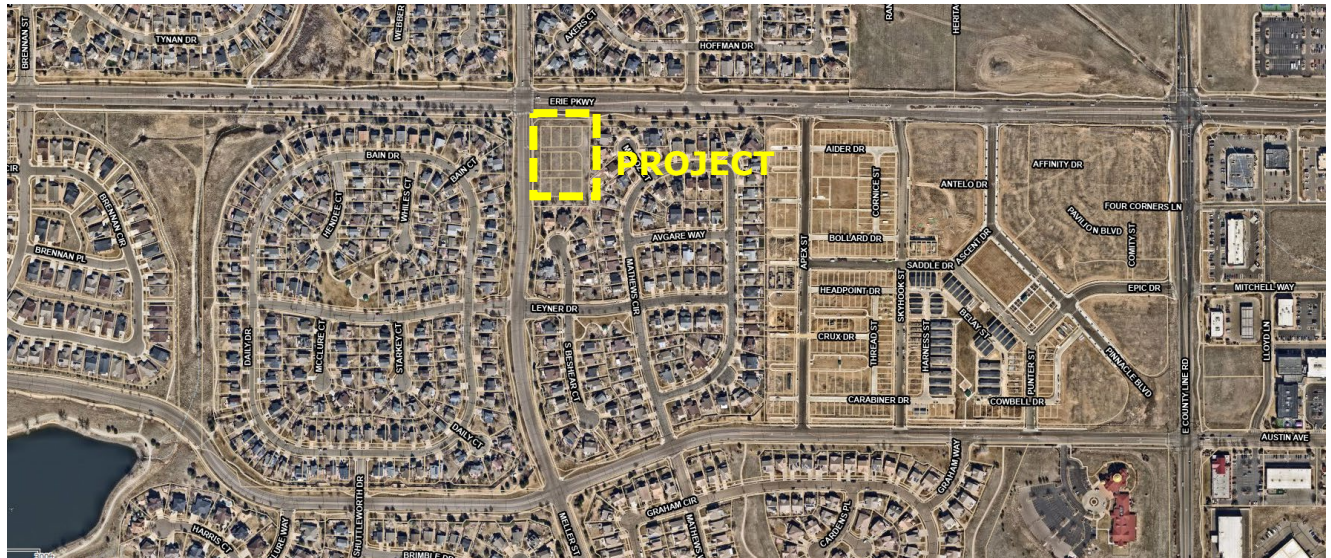
Or dial: (US) +1 636-725-2123 PIN: 371 933 179#

Emerald Development and Independent Architecture 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 the applicant.

APPLICATION TYPE: Planned Development (PD) Amendment

PROJECT NAME: Canyon Creek PD Amendment No. 11

PROJECT LOCATION: Southeast corner of Erie Parkway and Meller Street



PROJECT DESCRIPTION: This PD Amendment proposes to modify the allowed land uses and development standards in the Canyon Creek PD to allow neighborhood commercial development instead of medium-density residential development. Future required applications would include Site Plan(s) and Plat(s).

ADDITIONAL INFORMATION:

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

Dominic Schwartz

Emerald Development
4949 N. Broadway #105
Boulder, CO 80304
303.444.4552
dominic@emeraldconnects.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.

WEAKLAND MICHAEL JOHN &
NANCY GAYLE WEAKLAND
ERIE, CO
80516

WAGNER MARK G & JANELLE J...
1450 AKERS CT
ERIE, CO
80516

SUNWEST OWNERS ASSOCIATI...
7490 CLUBHOUSE RD
BOULDER, CO
80301

GRIESSER WALTER
1560 NELSON AVE
MANHATTAN BEACH, CA
90266-7117

WOLLENBERG BLAKE E
1364 HOFFMAN DR
ERIE, CO
80516

LOVATO ADAM R
451 WEBBER CT
ERIE, CO
80516

SCHROEDER JOSHUA & KELLY ...
1356 HOFFMAN DR
ERIE, CO
80516-6869

MALONE JUSTIN M & REBECCA...
461 WEBBER CT
ERIE, CO
80516-6894

WIITANEN STEPHEN MARK
440 SIMMONS CT
ERIE, CO
80516-6895

SUNWEST OWNERS ASSOCIATI...
7490 CLUBHOUSE RD
BOULDER, CO
80301

KESTER BRETT L & LAURA A
1372 HOFFMAN DR
ERIE, CO
80516

TOWN OF ERIE
PO BOX 750
ERIE, CO
80516

BURKART MICHAEL W & CARL ...
1353 HOFFMAN DR
ERIE, CO
80516

SUNWEST OWNERS ASSOCIATI...
7490 CLUBHOUSE RD
BOULDER, CO
80301

DECKERT STACY & CATHERINE...
9801 E 151ST PL
BRIGHTON, CO
80602-2665

KOON DAVID STERLING
419 SIMMONS CT
ERIE, CO
80516

CALVO ANDREW R
463 SIMMONS CT
ERIE, CO
80516

PEARCE WADE & EMILY ANDRE...
1595 BAIN DR
ERIE, CO
80516-7219

CM TRUST
429 SIMMONS CT
ERIE, CO
80516-6895

PEARSON JOHN & ASHLEY
460 WOODSON DR
ERIE, CO
80516-6876

FINOCCHARIO VICTORIA LYNN ...
1585 BAIN CT
ERIE, CO
80516

LORENZ CHRISTOPHER J &
BARBARA A LORENZ
ERIE, CO
80516

CARTER FAMILY TRUST
1365 HOFFMAN DR
ERIE, CO
80516

CONSTANTINE III THOMAS
2068 MADISON DR
ERIE, CO
80516-6519

BIGONEY ANDREW & MARY-FR...
1398 HOFFMAN DR
ERIE, CO
80516

BASIL MATTHEW PHILLIP & RO...
1457 AKERS CT
ERIE, CO
80516

SAWYER REVOCABLE TRUST
1537 BAIN DR
ERIE, CO
80516

HARTMAN LAURIE A
1467 AKERS CT
ERIE, CO
80516-6867

CHEA SOVATIA
1346 HOFFMAN DR
ERIE, CO
80516

CARGILE RANGER & KATIE
1577 BAIN DR
ERIE, CO
80516-7220

HOLLE ERIC M & AMY
1551 BAIN DR
ERIE, CO
80516

SPRINGER TERANA A ET AL
1561 LEYNER DR
ERIE, CO
80516-7226

HAUBER ROSE A
664 MATHEWS CIR
ERIE, CO
80516-7267

CIRAOLO DEREK P & AMANDA ...
571 WHILES CT
ERIE, CO
80516-7225

LOTT CHARLENE ANN & FREDE...
609 WHILES CT
ERIE, CO
80516

DURFEY RYAN M
601 N BESHEAR CT
ERIE, CO
80516

CLARK WILLIAM A IV
589 WHILES CT
ERIE, CO
80516

THOMSON JEAN R & MICHAEL ...
1581 BAIN CT
ERIE, CO
80516

FLOOD MATTHEW O & KRISTIN ...
609 N BESHEAR CT
ERIE, CO
80516-7272

COGDILL JOSHUA
410 N 2ND ST APT 442
MINNEAPOLIS, MN
55401-5320

ZIMMERMAN HANNAH CHRIST...
1568 BAIN DR
ERIE, CO
80516

BOUWMAN JORDY & WENDY
669 MATHEWS CIR
ERIE, CO
80516-7264

WATHEN KIMBERLY J & STEPH...
12164 W 85TH AVE
ARVADA, CO
80005

GAGLIARDI JOSHUA C & KATHE...
1592 BAIN DR
ERIE, CO
80516

TOWN OF ERIE
PO BOX 98
ERIE, CO
80516

FICHTER KENNETH
1584 BAIN DR
ERIE, CO
80516

KONGSOMBOONVECH SUCHO...
581 WHILES CT
ERIE, CO
80516

SCHEPPACH AMBERLY
710 MATHEWS CIR
ERIE, CO
80516

PEREIRA ISABELA & COLIN KE...
1561 BAIN DR
ERIE, CO
80516-7220

HARTMANN JODY & JON
1547 BAIN DR
ERIE, CO
80516

BERGHOFF THOMAS C & JULIE...
7444 EMPIRE DR
BOULDER, CO
80303-5008

LARSON ANDREW & LINDSAY
1557 BAIN DR
ERIE, CO
80516

KLEPICH FRED M & CAROL A T...
821 NELSON PARK DR
LONGMONT, CO
80503

LUKENBILL MICHAEL J & LEAN...
684 MATHEWS CIR
ERIE, CO
80516-7267

DAVIES MATTHEW & EMMA L
1544 BAIN DR
ERIE, CO
80516

DORJEE NAWANG & PASANG T...
1552 BAIN DR
ERIE, CO
80516

BOEHMER SEAN & KATHLEEN
527 MUNOZ CT
ERIE, CO
80516

EDWARDS LILLY ELLEN
599 WHILES CT
ERIE, CO
80516

BERKEY RICHARD & ERIN FER...
1608 BAIN DR
ERIE, CO
80516

FRESHOUR MARIAN TSOU & L...
615 CLARENDON DR
LONGMONT, CO
80504

CONN MICHAEL ALBERT & PAU...
688 MATHEWS CIR
ERIE, CO
80516

MEINIG HENRY & NARUMOL
670 S BESHEAR CT
ERIE, CO
80516

THAWNG VAN BAWI
1371 LEYNER DR
ERIE, CO
80516

CAMBRIDGE PARTNERS SOUT...
2019 CRAFTSMAN SE
GRAND RAPIDS, MI
49546-9003

TEIBER JEREMY
628 N BESHEAR CT
ERIE, CO
80516

RENTON LIZBETH NATHALIA ET...
631 N BESHEAR CT
ERIE, CO
80516

TOWN OF ERIE
PO BOX 750
ERIE, CO
80516

NELSON DOMINIC J & AMY P
615 N BESHEAR CT
ERIE, CO
80516

LOFTESNESS JULIE L
1364 AVGARE WAY
ERIE, CO
80516

BURNS THOMAS D & KAREN L
689 MATHEWS CIR
ERIE, CO
80516-7267

CHARD KEVIN R
2590 FREEMAN CT
ERIE, CO
80516-7511

TOSTE TIMBER A & JESSICA R
679 MATHEWS CIR
ERIE, CO
80516

PFLANZER KARI
645 N BESHEAR CT
ERIE, CO
80516

PEVERLEY SUSAN A & ROBER...
545 MUNOZ CT
ERIE, CO
80516-7271

BARRY JENNIFER LIVING TRUS...
544 MUNOZ CT
ERIE, CO
80516-7271

POCOTTE SHAWN M & BRITTA...
704 MATHEWS CIR
ERIE, CO
80516

BROCK LUCAS A & SARAH H
191 PEAR LAKE WY
ERIE, CO
80516-2638

WEE TAE KWON
528 MUNOZ CT
ERIE, CO
80516

VAN AUDALL DENISE M & SC...
700 MATHEWS CIR
ERIE, CO
80516

MODRELL SUZANNE C
644 N BESHEAR CT
ERIE, CO
80516

WILSON WILLIAM CARTER
1383 LEYNER DR
ERIE, CO
80516

GUERRERO TIMOTHY
656 MATHEWS CIR
ERIE, CO
80516

KAYTON BRIAN R & JENNIFER ...
623 N BESHEAR CT
ERIE, CO
80516

BLATT STEVEN ANTHONY
1376 AVGARE WAY
ERIE, CO
80516

AM HOEUN & NEARDEY SAN
1389 AVGARE WAY
ERIE, CO
80516

CASTRILLON ANDRES & JODY ...
552 MUNOZ CT
ERIE, CO
80516

ALLARD DUSTIN
1398 AVGARE WAY
ERIE, CO
80516-7275

EICHHOLTZ NANCY L
1377 AVGARE WAY
ERIE, CO
80516

JOSEPH CHRISTOPHER & LISA
536 MUNOZ CT
ERIE, CO
80516

COURT ALEXANDER J
574 BEAR PEAK RD
ERIE, CO
80516

HUNT BENJAMIN & MEGAN MA...
1386 AVGARE WAY
ERIE, CO
80516

LAMITOLA MICHAEL
1567 BAIN DR
ERIE, CO
80516

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

HERNANDEZ LEO D & JOLIE R ...
1383 JAMES WAY
ERIE, CO
80516

WILDE JAMES A & SARA A
1600 BAIN DR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

SIMONOV SERGE
641 MATHEWS CIR
ERIE, CO
80516

MARTINEZ JIM J JR & ROBYN L
637 NORTH BESHEAR CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

GIBSON KYLE GREGORY & AM...
659 MATHEWS CIRCLE
ERIE, CO
80516

COOLEY SHARON K & MICHAEL...
696 MATHEWS CIR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

LITTLE CHRISTOPHER J & NINA...
1470 AKERS CT
ERIE, CO
80516

WARD DENNIS L & CHERYL L
652 MATHEWS CIR
ERIE, CO
80516-7267

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

MAI BRANDON
441 SIMMONS CT
ERIE, CO
80516

WALLER DONALD J & WHITNEY...
1365 AVGARE WAY
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

OLSON BRENDON MICHAEL & ...
464 SIMMONS CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

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5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

LEONAITIS LATHAM
1605 BAIN DR
ERIE, CO
80516-7218

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

CANYON CREEK FILING NO 5 T...
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TROUT CHAD & KELLY ARCHIB...
1601 BAIN DR
ERIE, CO
80516

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

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5385 LOOKOUT RIDGE DR
BOULDER, CO
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CARMENOROS MICHAEL D
1591 BAIN CT
ERIE, CO
80516

HESHMAT PROPERTIES LLC
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BOULDER, CO
80301

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BOULDER, CO
80301

HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TOWN OF ERIE

AFFIDAVIT OF MAILING - NEIGHBORHOOD MEETING NOTICE

I, Dominic Schwartz, as the applicant/representative for the CANYON CREEK PD AMENDMENT NO. 11 (*project name & application type*), hereby attest that on this 2nd day of DECEMBER, 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with NEIGHBORHOOD MEETING scheduled for DECEMBER 19, 2025, 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

12/2/25
Date

**Attach copy of mailed notice

**Attach copy of mailing label list

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING



Ph

Meller St



Erie Parkway

Canyon Creek PD Amendment No. 11

(PROJECT NAME & APPLICATION TYPE)

I, DOMINIC SHWARTZ, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON DECEMBER 2, 2025, FOR THE NEIGHBORHOOD MEETING ON DECEMBER 19, 2025, 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.

A handwritten signature in black ink, appearing to read 'D. Schwartz', written over a horizontal line.

(SIGNATURE OF PERSON THAT POSTED NOTICE)

EMERALD

DEVELOPMENT

Meeting Notes

Project: Meller St., Erie

Date: Dec. 19, 2025, 1:00 PM MST

Participants:

- Independent Architecture | Drew Stanley and Paul Andersen
 - Emerald Development | Dominic Schwartz, Andrew Ghadimi and Marina Rusakova
-
- Increased vehicle traffic in a primarily residential neighborhood.
 - Concern that children must pass by parking entrances and retail traffic on their way to school.
 - Nearby streets may experience potential overflow parking.
 - Light pollution from car headlights, signage and nighttime operations.
 - Request for more mature landscaping to serve as a buffer between the proposed site and the existing residential area. Potential loss of privacy for homes directly bordering the site.
 - Uncertainty about permitted tenant types for this type of zoning and future changes in use after initial development.
 - Concerns that the spaces might eventually be occupied by undesirable businesses, such as a liquor store, vape shop, or marijuana dispensary.
 - Loss of control over future uses and zoning.
 - Question of whether additional neighborhood-scale retail is necessary.
 - Desire to preserve the residential nature and character of the area.
 - Interest in exploring alternatives that may better serve the neighborhood.