

NEIGHBORHOOD MEETING NOTICE

DATE: January 20, 2026
TIME: 6:00 p.m. to 7:00 p.m.
PLACE: Digital Zoom Meeting

- Join Zoom Meeting:
 - o <https://us02web.zoom.us/j/85750831935?pwd=ALUqaMJ9lwnbNXE9QLhrdahBI087Dt.1>
- **Meeting ID:**
 - o **857 5083 1935**
- **Password:**
 - o **1111**
- One Tap Mobile:
 - o +17193594580,,85750831935#,,,,*1111#US
 - o +12532050468,,85750831935#,,,,*1111# US

PCS Group on behalf of Affinity Holdings, 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 the design and development team.

APPLICATION TYPE: Preliminary Plat and PD Amendment
PROJECT NAME: Vista Reserve
PROJECT LOCATION: Southeast corner of Vista Pkwy. & Single Tree Ln. (1401 Hickory Dr)



PROJECT DESCRIPTION:

The Vista Reserve Preliminary Plat is comprised of approximately 19.05 acres of infill development within the Vista Ridge community in the Town of Erie. The application proposes 50 single-family detached residential lots within Planning Areas 2-6 and 2-10 of the approved Development Plan. This application will also include a Development Plan Amendment to rezone approximately 2.6 of the 19.05 acres that was previously designated for a golf course maintenance area to Low-Density Single-Family Detached.

The proposed neighborhood is anticipated to be a semi-custom residential development that follows with the Vista Ridge Development Plan. The project will improve perimeter drainage, and enhance connectivity to surrounding parks and trail systems through new internal and perimeter sidewalks. Proposed lot sizes will be a minimum of 7,500 square feet and will accommodate both ranch-style and two-story homes.

ADDITIONAL INFORMATION:

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

Paul Shoukas
PCS Group
200 Kalamath St.
Denver, CO 80223
303-531-4905
paul@pcsgroupco.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.



PARCEL	ownername1
146732132008	CLARKE PERRY A AND CLARKE MONICA L
146732132009	DOUGHTY NICOLE
146732132059	MITCHELL KENT
146732132060	SHUNK PATRICIA AND SHUNK MONICA N
146732132061	POEPPING MATT P AND POEPPING DENISE R
146732132066	NEIGHBORS GREG V AND NEIGHBORS LINDA L
146732132067	HOSS HANSEN THOMAS
146732132068	BOS WILHELMUS AND BOS KIMBERLY D
146732133026	WILBER CRYSTAL D AND WILBER GREGORY A
146732133027	GRANEN RUTH
146732202016	JOHNSTON LINDA JANE LIVING TRUST
146732231001	IOVINE MICHAEL T
146732231002	SHUE KEVIN A CHIN AND SHUE MADISON F CHIN
146732231003	BOWERS JACY L AND BOWERS JOSEPH J
146732231004	MARTINEZ MARTY
146732231005	ELSEY NANCY
146732231006	ERIC W CORNELIUSON TRUST
146732231007	LARRY DAVIS TRUST 2025
146732231008	JOSELYN MARY LOU
146732231009	THOMPSON BENJAMIN MARK
146732231010	MORGAN MICHAEL GLEN
146732231011	FRESCO SHANE JON
146732231012	NYULI JOHN M AND NYULI ANDREA L
146732231013	EDWARDS CHRISTOPHER D AND EDWARDS MICHELLE D
146732231014	OHLHEISER STACEY L AND OHLHEISER JASON A
146732231015	ELLIS JARRETT P
146732231016	MCHENRY AMANDA AND MCHENRY JOSHUA
146732231017	SPROWL JASON AND SPROWL CYNTHIA
146732231018	STEWART NIAL H AND STEWART CHERILYN R
146732231019	LIGHTCAP SHAUN ROBERT AND LIGHTCAP CATHERINE DIANE
146732231020	ZHU YIBO
146732231021	CRAMPSEY HEIDI R AND CRAMPSEY TONY
146732231022	ABBOTT SETH D AND ABBOTT JULIE K
146732231023	GARCIA JORGE L AND GARCIA SUSAN J
146732231024	HAAS MICHAEL AND HAAS SANDRA
1.46732E+11	KOSS DANIEL JOHN AND KOSS MELISSA
146732231026	ONEILL NICOLE A AND ONEILL MALACHI M
146732231027	KARSH ROBERT M
146732231028	FAY TYRONE
146732231029	JOHNSTON-CARTER DANIELLA MARIE
146732231030	GUMPert JOSHUA AND GUMPert KRISTIN
146732231031	CARTLEDGE MARTIN E AND CARTLEDGE KRISTIN E

146732231032	PARRISH JASON SCOTT AND PARRISH CHRISTINA DYAN
146732231033	STEIN IRA M
146732231034	YANO WAYNE S AND YANO THERESA H
146732231035	WILLS KATHLEEN I TRUST
146732231036	ABREW RICHARD F
146732231037	LYNN RUSSELL AND LYNN COURTNEY
146732231038	CALABRO WILLIAM JOSPEH AND CALABRO CONNIE LEE
146732231039	FUHRMAN KATHRYN A LIVING TRUST
146732231040	MEYER THOMAS AND MEYER CATHY
146732231041	MARLER RODNEY M AND MARLER KAREN M
146732231042	PEARLSTEIN RICHARD B AND PEARLSTEIN GLORIA B
146732231044	ZHU YING
146732231045	MCGUIRE BERNARD J AND MCGUIRE ELIZABETH D
146732231046	RAGSDALE JEFFEREY D AND RAGSDALE MARLA F
146732231047	LOOKOUT HICKORY LLC
146732231048	GURULE TIMOTHY H AND GURULE HERMAN E
146732231049	PAXTON SETH JAMES AND PAXTON KRISTIN MAE
146732231050	STEPHENS OLIVE B TRUST
146732231051	ERIE TOWN OF
146732232001	KENNETH JAMES BANSEMER REVOCABLE TRUST
146732232002	TOBIN ROSS
146732232003	RHUDY JOHN T AND RHUDY KRISTEN
146732232004	WALSH EILEEN M
146732232005	SULLIVAN LYNN ANN
146732232006	STAMM BRIAN D
146732232049	MONA L BUSTAMANTE REVOCABLE LIVING TRUST
146732232050	KENNEDY TIMOTHY J
146732232051	MAI SPENCER DAVID
146732232052	VANZEELAND JASMINE
146732232053	MADDOX MATTHEW L AND MADDOX MEREDITH A
146732232054	BUSH STEVEN JOHN
146732232055	ELLIS WILLIAM M AND ELLIS LORETTA J
146732232056	FINKBEINER DAN A AND FINKBEINER MARY D
146732232057	SELTERS GREG P AND SELTERS MELISSA M
146732232058	CHEN YONG
146732232069	SMCG69 TRUST
146732232070	G5PROPERTIES HICKORY LLC
146732232071	HOELTGEN WILLIAM CRAIG
146732233001	ROBERTS LYNN A AND ROBERTS WANDA S
146732233002	CORIOSO FAMILY TRUST
146732233003	CHAPMAN BRYCE
146732233004	SZAFRANSKI ROGER AND SZAFRANSKI CANDICE
146732233005	MACE SACHA V AND MACE KENNETH E

146732233006	CHRISTIAN BRADLEY W AND CHRISTIAN KRISTIN L
146732233007	EMU TRUST
146732233008	KING NORMA C
146732233009	SEMA JOEL DOMINIQUE AND SEMA HALEY WEBSTER
146732233010	NIEUSMA JUDY
146732233011	MANNING MARK R
146732233012	BURNETT GREGORY L AND BURNETT ALLISON K
146732233013	OVER BRUCE AND OVER TANYA
146732233014	DEMARRAIS JOANNA
146732233015	LONERGAN MICHAEL L AND LONERGAN ANNETTE L
146732233016	THOMAS OWEN MOORE REVOCABLE TRUST
146732233017	MAES DOMINC C
146732233018	WATERS MAXUM JOSEPH
146732233019	INGALSBE BRIAN CHRISTOPHER
146732233020	FASSLER STEPHANIE R
146732233021	CLAIR TIMOTHY J
146732233022	HSU CHUN LING
146732233023	PRICE LESLIE A
146732233024	EMMONS STEVEN C
146732233025	JOEHNK DEEBIE
146732233030	LINDBLOM DOUGLAS J
146732233031	STRUMBERGER GREGG
146732233032	MCCONNELL KIRK L
146732233033	CASTAGNERI STEPHEN M
146732233034	PAYNE DOUGLAS FAMILY TRUST
146732233035	TROHA ROSS E
146732233036	KRCIL DEREK AND KRCIL MARY
146732233037	AIJIAN THOMAS SCHUYLER
146732233038	JAMES P ARBEGAST REVOCABLE TRUST
146732233039	GARRETT JOEL A
146732233040	JONES BRENT A
146732233041	HITCHCOCK IRVING C
146732233042	KLIDA JOSEPH R
146732233043	MCKAY REBECCA A
146732233044	HAAS FAMILY TRUST
146732233045	SMITH TROY ROBERT
146732233046	YANO DEAN T
146732233047	BERRY THOMAS R
146732233048	GROB ERIK
146732234001	COLACCHIO MICHAEL AND COLACCHIO BRITTANI
146732234002	MURPHY FAMILY TRUST
146732234003	BEGLEY FAMILY TRUST
146732234004	MACKEN NOAH LIVING TRUST

146732234020	IDICULLA ANIL J
146732234021	RBG HOMES LLC
146732234028	ISUKH MELANIE RAULERSON
146732234029	SMAGH NISHAWN AND SMAGH MICHELLE
146732234030	BLUMBERG DANIEL
146732234031	SLUMP HEATHER RHAЕ AND SLUMP CHAD ALLAN
146732234032	TACKWELL PATRICK ALAN
146732234033	RENTERIA FRANK AND RENTERIA CORINNE
146732234034	OLSEN DIRK AND OLSEN MARIANNE
146732243068	LEVEEN ROBERT JR AND LEVEEN JENNIFER
146732243074	EVENS DAVID S
146732243075	KRUEGER BRIAN J AND KRUEGER JILL
146732243076	ORTIZ-GUZMAN NICOLAS
146732243095	FEINBERG NATHAN
146732244001	LAURA ANTHONY A
146732244002	SHEFCHIK REVOCABLE LIVING TRUST
146732244003	ADDY KYLE
146732244004	GAYLORD AND YU HUA KELLEY REVOCABLE TRUST
146732244005	GINN JASON
146732244006	GISIN MICHAEL J
146732244007	HEMPEN FAMILY TRUST
146732244008	JAN RADNOTI REVOCABLE TRUST
146732244009	MILLER MARITAL TRUST
146732244023	WATSON FAMILY TRUST
146732244024	KRAMER BETH A LIFETIME TRUST
146732246001	NELSON STEVEN P AND NELSON GERALDINE
146732246002	DUTTON ROBERT E AND DUTTON NANCY J
146732246003	LANG TRAVIS WALKER AND LANG MALLORIE
146732246004	SCURRY CYNTHIA D AND SCURRY ALDRAY H
146732246005	ODOWD SEAN R
146732246006	KUECKE RICHARD CHARLES JR AND KUECKE NANCY BARRICK
146732246007	BARNETT WHITNEY B W AND BARNETT CLAY W
146732246008	SANDERS CORY AND SANDERS LISA
146732246009	THOMAS SEYMOUR CURTIS E AND THOMAS BEIIN REGAN A
146732246010	SOUCIE FAMILY REVOCABLE TRUST
146732246011	GRAHAM DAVID A AND GRAHAM KIMBERLY M
146732246012	BANKS TARA AND BANKS RUSTIN
146732246013	YOUNGMAN KIRK E AND YOUNGMAN ANN E
146732246014	JACKSON DOUGLAS AND JACKSON BRANDI
146732246015	DUNSCOMB MATTHEW B AND DUNSCOMB KATHRYN J
146732246016	SCHAEFER JEFFREY A AND SCHAEFER CHRISTINE D
146732247001	ANDERSON AARON JOEL AND ANDERSON JENNY LYNN
146732247002	CARLON NABILAH RONTU AND CARLON JOSEPH ANTHONY

146732247003	DOLFI DENNIS A AND DOLFI RORY E
146732247004	MINTZLAFF THERESA AND MINTZLAFF CRAIG
146732247005	BACON WILLIAM A
146732247006	ETS HOKIN KELSEY NICOLE
146732247007	BOYD PRITI AND BOYD WAYLAND GEREMY
146732247008	BIESEMEYER WILLIAM D AND BIESEMEYER SHERRI L
146732247009	SEFCIK JASON AND SEFCIK JULIE
146732247010	JOHANSSON KRISTOFER LARS
146732247011	NESBITT LINDSAY H AND NESBITT JAMES K II
146732247012	KULP THOMAS B AND KULP MEGHAN E
146732247013	PHIPPS KENNETH LEE AND PHIPPS CHERYL KAY
146732247014	FERGUSON MATTHEW A AND FERGUSON FELICITY M
146732247015	ANDERSON THOMAS M AND ANDERSON CATHY L
146732247016	DIVALE LORCA
146732247017	RAYSIK JEFFREY AND RAYSIK COURTNEY
146732247018	MCCORMICK DENNIS MICHAEL
146732247019	ERIE TOWN OF
146732248001	GINEBAUGH RICHARD D AND GINEBAUGH CHERYL A
146732248002	FORSYTH JASON AND FORSYTH ELIZABETH
146732248003	ASKINS ANSLEY BROOKS
146732248004	UNGACTA MICHAEL D AND UNGACTA ROSE Q
146732248005	GRIFFITTS KATHERINE AND GRIFFITTS CHRISTOPHER
146732248006	WILLE DANIEL PAUL AND WILLE KELLY ANNE
146732248007	BECK NICHOLE AND BECK WILLIAM E II
146732248008	DEAKIN GEOFFREY AND DEAKIN ERIKA
146732248009	BURNHAM BENJAMIN J AND BURNHAM LAURA
146732302046	HGC COLORADO NATIONAL LLC

mailaddress1	mailcity	mailstate
1522 LINDEN WAY	ERIE	CO
1532 LINDEN WAY	ERIE	CO
1509 LINDEN WAY	ERIE	CO
1519 LINDEN WAY	ERIE	CO
1529 LINDEN WAY	ERIE	CO
1496 HICKORY DR	ERIE	CO
1490 HICKORY DR	ERIE	CO
1484 HICKORY DR	ERIE	CO
1491 CHERRY PL	ERIE	CO
1497 CHERRY PL	ERIE	CO
1401 HICKORY DR	ERIE	CO
2273 APPLE TREE PL	ERIE	CO
2279 APPLE TREE PL	ERIE	CO
2285 APPLE TREE PL	ERIE	CO
2291 APPLE TREE PL	ERIE	CO
2295 APPLE TREE PL	ERIE	CO
2301 APPLE TREE PL	ERIE	CO
2307 APPLE TREE PL	ERIE	CO
1255 HICKORY DR	ERIE	CO
1263 HICKORY DR	ERIE	CO
1271 HICKORY DR	ERIE	CO
1279 HICKORY DR	ERIE	CO
1287 HICKORY DR	ERIE	CO
1295 HICKORY DR	ERIE	CO
1303 HICKORY DR	ERIE	CO
1311 HICKORY DR	ERIE	CO
1351 HICKORY DR	ERIE	CO
1359 HICKORY DR	ERIE	CO
1367 OLIVE CT	ERIE	CO
2222 EAGLEVIEW CIR	LONGMONT	CO
3674 OAKWOOD TER APT 102	FREMONT	CA
1389 OLIVE CT	ERIE	CO
1246 HICKORY DR	ERIE	CO
1252 HICKORY DR	ERIE	CO
1258 HICKORY DR	ERIE	CO
1303 PLUM CT	ERIE	CO
1293 PLUM CT	ERIE	CO
1285 PLUM CT	ERIE	CO
1275 PLUM CT	ERIE	CO
1272 HICKORY DR	ERIE	CO
1278 HICKORY DR	ERIE	CO
1284 HICKORY DR	ERIE	CO

1288 HICKORY DR	ERIE	CO
1294 PLUM CT	ERIE	CO
1288 PLUM CT	ERIE	CO
1325 APRICOT PL	ERIE	CO
1319 APRICOT PL	ERIE	CO
1313 APRICOT PL	ERIE	CO
1326 APRICOT PL	ERIE	CO
1336 APRICOT PL	ERIE	CO
1346 APRICOT PL	ERIE	CO
1356 APRICOT PL	ERIE	CO
2402 VALE WAY	ERIE	CO
2393 VALE WAY	ERIE	CO
2403 VALE WAY	ERIE	CO
1314 HICKORY DR	ERIE	CO
PO BOX 2542	LITTLETON	CO
1328 HICKORY DR	ERIE	CO
1334 HICKORY DR	ERIE	CO
1340 HICKORY DR	ERIE	CO
PO BOX 9	ERIE	CO
1460 LINDEN WAY	ERIE	CO
1468 LINDEN WAY	ERIE	CO
1478 LINDEN WAY	ERIE	CO
1486 LINDEN WAY	ERIE	CO
1496 LINDEN WAY	ERIE	CO
1504 LINDEN WAY	ERIE	CO
1469 HICKORY CT	ERIE	CO
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1469 LINDEN WAY	ERIE	CO
1479 LINDEN WAY	ERIE	CO
1489 LINDEN WAY	ERIE	CO
1499 LINDEN WAY	ERIE	CO
1476 HICKORY DR	ERIE	CO
8869 PORTICO LN	LONGMONT	CO
1464 HICKORY DR	ERIE	CO
1365 HICKORY DR	ERIE	CO
2844 RUSTIC DR	SAN JOSE	CA
1375 HICKORY DR	ERIE	CO
151 ALAMO SPRINGS DR	ALAMO	CA
1402 CATALPA PL	ERIE	CO

1373 CATALPA PL	ERIE	CO
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1440 HICKORY DR	ERIE	CO
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1425 PEACH PL	ERIE	CO
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1450 PEACH PL	ERIE	CO
878 ROCKY RIDGE CIR	ERIE	CO
1428 PEACH PL	ERIE	CO
1346 HICKORY DR	ERIE	CO
2284 LINKS PL	ERIE	CO
2300 LINKS PL	ERIE	CO
2315 LINKS PL	ERIE	CO
2332 LINKS PL	ERIE	CO

1237 LINKS CT	ERIE	CO
11132 OSCEOLA CT	WESTMINSTER	CO
1196 HICKORY WAY	ERIE	CO
1213 HICKORY WAY	ERIE	CO
6342 N ALANI BLOSSOM CT	TUCSON	AZ
1183 HICKORY WAY	ERIE	CO
1161 HICKORY WAY	ERIE	CO
2321 LINKS PL	ERIE	CO
2299 LINKS PL	ERIE	CO
1516 VALE PL	ERIE	CO
1467 EAGLEVIEW PL	ERIE	CO
1461 EAGLEVIEW PL	ERIE	CO
1456 EAGLEVIEW PL	ERIE	CO
2415 VALE WAY	ERIE	CO
2085 DRIVER LN	ERIE	CO
2101 DRIVER LN	ERIE	CO
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2161 DRIVER LN	ERIE	CO
2177 DRIVER LN	ERIE	CO
2193 DRIVER LN	ERIE	CO
2207 DRIVER LN	ERIE	CO
2223 DRIVER LN	ERIE	CO
2142 DRIVER LN	ERIE	CO
1090 GREENS PL	ERIE	CO
1371 CATALPA PL	ERIE	CO
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1199 CATALPA PL	ERIE	CO
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1218 CATALPA PL	ERIE	CO
PO BOX 1016	ERIE	CO
1248 CATALPA PL	ERIE	CO
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1310 CATALPA PL	ERIE	CO
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1215 SINGLE TREE LN	ERIE	CO
PO BOX 750	ERIE	CO
2151 REMUDA PL	ERIE	CO
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2133 REMUDA PL	ERIE	CO
2123 REMUDA PL	ERIE	CO
2113 REMUDA PL	ERIE	CO
1354 CATALPA PL	ERIE	CO
1356 CATALPA PL	ERIE	CO
1372 CATALPA PL	ERIE	CO
2019 LODGEPOLE DR	ERIE	CO
13873 PARK CENTER RD STE 203N	HERNDON	VA

mailzipcode
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TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING

Vista Reserve – Preliminary Plat (SUB2025-00012) & PD Amendment
(ZON2025-00008)

(PROJECT NAME & APPLICATION TYPE)



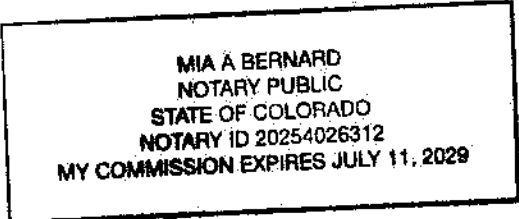
VISTA PKWY. AND SINGLE TREE LN.



HICKORY DR. AND CHERRY PL.

I, NOAH CARL, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON 01/05/2026 FOR THE NEIGHBORHOOD MEETING ON 01/20/2026 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 Denver) ss.

ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2025
BY Noah Carl AS Landscape Designer

WITNESS MY HAND AND OFFICIAL SEAL


NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/11/2029



January 21, 2026

Chris LaRue
Principal Planner
Town of Erie
645 Holbrook St. Erie, CO 80516

Re: Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, January 20, from 6:00–7:00 PM, via Zoom. The Planning and Landscape Architecture team (PCS Group), Civil Engineering team (Hurst Engineering), Developer (Affinity Holdings, LLC), and Traffic Consultant (LSC Transportation Consulting, Inc.) were in attendance to answer questions from the community. Paul Shoukas presented a 15-minute project overview, followed by approximately 45 minutes of facilitated question and answer with meeting attendees. A List of attendees has been included in this summary.

Neighborhood feedback was as follows:

1. Meeting Attendees

Doug Lindblom	1494 Cherry Place
Nicole O'Neill	1293 Plum Ct
Max Waters	1435 Cherry Pl
Austin Arbegast	1417 Peach Pl
Steve Wolfe	1983 Heritage Pl
Julie Forland	1983 Heritage Pl
Whitney Barnett	1315 Catalpa pl
Michelle Edwards	1295 Hickory Dr
Steve Nelson	1371 Catalpa Pl
Colleen Clair	1455 Cherry Pl
Tim Clair	1455 Cherry Pl
Steve Williams	1406 Falcon Pl
Esmeralda Bautista	1511 Cherry Pl
Susan Garcia	No Address Provided
Kris Johansson	1313 Single Tree Lane
Mary Lou Joselyn	No Address Provided
Cathy Anderson	1233 Single Tree Lane
Leah Canzoneri	1223 Single Tree Lane
Kevin Chin Shue	2279 Apple Tree Pl
Kelly Wille	1354 Catalpa Pl
Ken Bansemer	1460 Linden Way



Katelyn Kortz	1449 Hickory Ct.
Kathy Fuhrman	1336 Apricot Pl.
Michael T Iovine	2273 Apple Tree Pl

Consultant Team

Cayd Bader	Affinity Homes
Paul Shoukas	PCS Group
Noah Carl	PCS Group
Tom Ackerman	Hurt Civil Engineering
Chris McGranahan	LSC Traffic

2. Project Overview & Zoning

Key Neighbor Concerns/Questions

- Does the project increase density beyond what is currently allowed, and did the original Vista Ridge development plan account for these lots being built at some point?
- Was the site already zoned for low-density residential?
- Why move forward with this project with only 50 lots, especially when Red Tail Ranch with 500+ homes is moving along just to the north of the Vista Reserve site.
- Do we have a map of what the site will look like if the proposed PD amendment does not get approved.

Summary of Explanations

- The proposal includes 50 single-family, for-sale homes, across parcel 2-6 and 2-10, with a density of what is allowed on parcel 2-6, 7 units less than what would be allowed if the rezoning of parcel 2-10 were to be approved.
- No increase in density is proposed within the Preliminary Plat; the unit count is already allowed under the existing Vista Ridge Development Plan, and if the rezoning was not approved, lot sizes would shrink on parcel 2-6 to allow for 50 units, what is currently allowed.
- A small area currently zoned for a golf course maintenance facility is proposed to be rezoned to single-family residential so homes can be spread out, resulting in larger lots, and lower overall density than what would be allowed.
- The site is designated for low-density residential and aligns with the town's Comprehensive Plan as an opportunity site.
- The site has been intentionally designed so that we can easily shift the cul-de-sac east if the rezoning does not get approved.

3. Architecture

Key Neighbor Concerns/Questions

- What types of homes are planned?
- Will homes be multi-story or ranch-style?
- Will there be walkout basements?
- Are the homes rentals or owner-occupied?



- What is the anticipated price range?

Summary of Explanations

- Homes will be primarily ranch-style, with some two story or walkout basements.
- Maximum building height is 35 feet.
- Homes will be owner-occupied, for-sale, not rentals.
- Larger lot sizes allow for lower-profile homes and greater spacing between structures.
- Homes are anticipated to be semi-custom, with pricing starting around the \$1M range (subject to market conditions).

4. Drainage & Grading

Key Neighbor Concerns/Questions

- How will existing drainage issues be addressed?
- Will runoff increase onto neighboring properties?
- Will detention ponds hold standing water?
- How long will stormwater take to drain?
- Will the hill be graded down?
- There are mountain views along Hickory Dr, will the grading and home placement be designed to protect these views.

Summary of Explanations

- Drainage improvements include on-site detention ponds, underground storm piping, and lot-level inlets.
- The system is designed to release stormwater at historic flow rates, not increase runoff to neighbors.
- Detention ponds are dry ponds and are expected to drain within 40–72 hours after major storms.
- Portions of the site will be graded down vertically (up to 5 feet) to improve drainage and roadway design.
- New roadway high points are designed to redirect water away from existing homes.
- Larger lots and lower density along Hickory Drive will allow existing residents to maintain some views but new homes will impeded some of these existing views. Existing road connection constraints will not allow proposed grade to cut the site down and completely to preserve these views.

5. Traffic & Access

Key Neighbor Concerns/Questions

- Will there be direct access from Vista Parkway?
- Are two access points sufficient for safety and emergency evacuation?
- How will traffic congestion be addressed?
- Could traffic calming measures be added?
- Where will construction traffic enter the site?



Takeaways

- The site will have two access points, which is standard for a community of this size.
- No access from Vista Parkway is proposed due to safety and town roadway standards.
- A traffic study has been completed and reviewed with town staff.
- Planned regional road improvements (e.g., Cole Creek Boulevard) are expected to help reduce cut-through traffic.
- Construction access is anticipated near the Single Tree / Remuda area, with management plans required.

6. Landscaping, Parks & Open Space

Key Neighbor Concerns/Questions

- Will the site include grass or rock landscaping?
- Are parks or playgrounds proposed?
- Will residents rely on existing parks?
- Has park capacity been considered?

Summary of Explanations

- Landscaping will include green spaces using water-efficient, drought-tolerant planting and sod alternatives, if allowed by Erie planning per new state statute requirements.
- Traditional high-water turf will be limited in compliance with post-2026 water regulations.
- Playgrounds or formal parks have already been accounted for around the community with the proposed lots within the development, however the site design has been intentionally designed to limit disturbance of existing neighbors with landscape buffers along Single Tree Ln. and Hickory Dr.
- Trail connections provide access to existing Vista Ridge parks, which were planned to accommodate the approved residential density of the site in the original Vista ridge PD.

7. HOA & Metropolitan District

Key Neighbor Concerns/Questions

- Will the homes be part of the Vista Ridge HOA?
- Will HOA amenities be expanded to accommodate new residents?
- Will the development participate in the Metropolitan District?

Summary of Explanations

- Homes will be part of the Vista Ridge HOA.
- HOA dues will be consistent with other single-family homes in the community.
- No additional HOA amenities are proposed beyond on-site landscape and passive amenities and open space.
- Participation in the Metropolitan District is anticipated but still being finalized.

8. Construction Timeline & Impacts

Key Neighbor Concerns/Questions



- When would construction begin?
- How long would construction last?
- How will construction related impacts be managed?

Summary of Explanations

- The planning and approval process is expected to take 12–18 months.
- Infrastructure construction would take approximately 4-8 months once approved.
- Home construction would follow infrastructure installation.
- Construction impacts (dust, debris, roadway cleanliness) will be managed through town regulations and a required construction management plan.

9. Process & Next Steps

Key Neighbor Concerns/Questions

- What opportunities will there be for public input?
- How will residents be notified of future hearings?
- Will meeting materials be made available?

Summary of Explanations

- The project will go before the Planning Commission and Board of Trustees for public hearings.
- Additional neighborhood meetings are anticipated as the project advances.