

NOTICE OF PUBLIC HEARING  
TOWN COUNCIL  
TOWN OF ERIE

Notice is hereby given that on Tuesday, April 14, 2026, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Council Chambers, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Emerald Development for the Canyon Creek PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: Southeast corner of Meller Street and Erie Parkway

The legal description of the property is: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12

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

Please publish in the Daily Times Call on Sunday, March 22, 2026.  
Please send the affidavit of publication and billing to:

Town Clerk  
Town of Erie  
PO Box 750  
Erie, CO 80516

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Notice Publish Date:  
Wednesday, March 25, 2026

## Notice Content

NOTICE OF PUBLIC HEARING TOWN COUNCIL TOWN OF ERIE Notice is hereby given that on Tuesday, April 14, 2026, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Council Chambers, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Emerald Development for the **Canyon Creek** PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: Southeast corner of Meller Street and Erie Parkway The legal description of the property is: **CANYON CREEK** FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12 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: Colorado Hometown Weekly March 25, 2026-2161420

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**TOWN OF ERIE  
AFFIDAVIT OF NOTICE POSTING**

**Canyon Creek PD Amendment No. 11  
Town Council**

(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, TOWN COUNCIL, BOA)

I, Dominic Schwart, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, – "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE APRIL 14, 2026 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

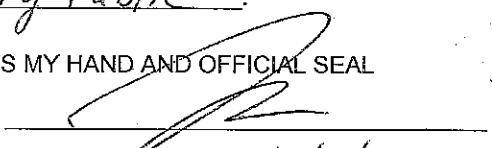


(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO )  
COUNTY OF Boulder ) ss.

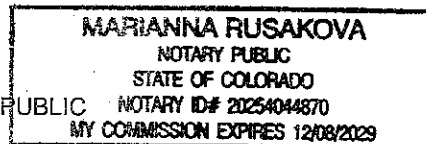
ACKNOWLEDGED BEFORE ME THIS 27 DAY OF March, 2026 BY Marianna Rusakova AS  
Notary Public

WITNESS MY HAND AND OFFICIAL SEAL



MY COMMISSION EXPIRES: 12/8/29

NOTARY PUBLIC



**PUBLIC HEARING NOTICE**  
AFFECTING THIS PROPERTY  
BEFORE: TOWN COUNCIL  
DATE: APRIL 19TH 2026 TIME: 6:30 AM  
APPLICATION: CANYON CREEK PD  
AMENDMENT No. 11  
HEARING LOCATION: TOWN HALL BOARD ROOM  
645 HOLBROOK STREET  
ERIE, COLORADO 80516  
TOWN OF ERIE - PLANNING  
**INFORMATION: 303-926-2770**

**PUBLIC HEARING NOTICE**  
AFFECTING THIS PROPERTY  
BEFORE TOWN COUNCIL  
DATE APRIL 4<sup>th</sup> 2026 TIME 6:30 pm  
APPLICATION CANYON CREEK PD  
AMENDMENT NO. 11  
HEARING LOCATION: TOWN HALL BOARD ROOM  
645 HOLBROOK STREET  
ERIE, COLORADO 80518  
TOWN OF ERIE - PLANNING  
**INFORMATION: 303-926-2770**

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Dominic Schwartz, as the applicant/representative for the Canyon Creek PD Amendment No. 11, hereby attest that on this 26th day of March, 2026, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the *Town Council* scheduled for 4/14/2026, 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

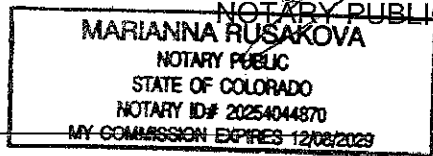
3/26/26  
Date

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Boulder )

ACKNOWLEDGED BEFORE ME THIS 26 DAY OF March, 2026 BY Marianna Rusakova AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: \_\_\_\_\_





## Planning & Development Department

**Planner:** Harry Brennan

**Board or Commission:** Town Council

**Hearing For:** Canyon Creek PD Amendment No. 11

**Date of Hearing:** Tuesday, April 14, 2026

**Time:** 6:30 PM

**Place:** Meetings will be held in person in the Town Council Chambers, 645 Holbrook Street (first floor, northwest 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](http://www.erieco.gov) and scrolling to the bottom of the page to "Events & Meetings". Select the "Town Council 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](http://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 to [hbrennan@erieco.gov](mailto:hbrennan@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.**

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

CIRAULO 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 AUSDALL 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

HESHMAT PROPERTIES LLC  
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BOULDER, CO  
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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

HESHMAT PROPERTIES LLC  
5385 LOOKOUT RIDGE DR  
BOULDER, CO  
80301

CARMENOROS MICHAEL D  
1591 BAIN CT  
ERIE, CO  
80516

HESHMAT PROPERTIES LLC  
5385 LOOKOUT RIDGE DR  
BOULDER, CO  
80301

HESHMAT PROPERTIES LLC  
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BOULDER, CO  
80301

HESHMAT PROPERTIES LLC  
5385 LOOKOUT RIDGE DR  
BOULDER, CO  
80301