NOTICE OF PUBLIC HEARING
TOWN COUNCIL
TOWN OF ERIE

Notice is hereby given that on Tuesday, June 23, 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 Erie Junction LLC, 603 S. Public Road, Unit 765, Lafayette, CO 80026 for the purpose of considering a Special Review Use Land Use Application pursuant to the Codes of the Town of Erie and applicable State Statutes. The intent of the Special Review Use is to propose ten duplex buildings – a total of twenty dwelling units.

The affected property is located: Northeast corner of County Line Road and Balcolm Street

The legal description of the property is: Southwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., 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

Please publish in the Colorado Hometown Weekly on Wednesday, June 3, 2026.
Please send the affidavit of publication and billing to:

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

Planning & Development Department

# TOWN OF ERIE PUBLIC HEARING NOTICE

**4/29/2026**

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

**Applicant/Developer:** Diverge Homes LLC

**Project Description:** Erie Junction Special Review Use 2025-00005

**Legal Description:** Erie Junction Final Plat – A parcel of land, located in the southwest quarter of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie County of Weld, State of Colorado

**Location:** The intersection of County Line Road & Balcolm Street heading east toward Main Street.

**(Public Hearing information on back of page)**

Planning & Development Department

**Planner:** Chris LaRue, Senior Planner (clarue@erie.gov)

**Board or Commission:** Town Council

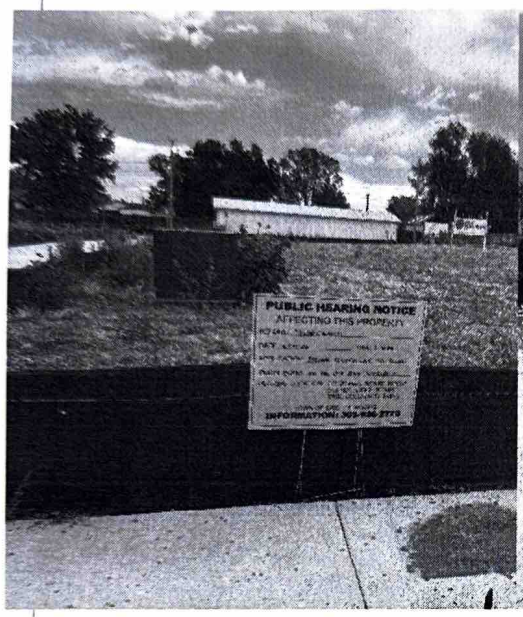
**Hearing For:** Erie Junction Special Review Use 2025-00005
**Date of Hearing**: Tuesday, June 23, 2026
**Time:** 6:30 PM
**Place:** Planning Commission meetings will be held in person in the Town Hall Council Chambers, 645 Holbrook Street (first floor, northwest entrance) **UNLESS** otherwise noted 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 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 to Planner Chris Larue at clarue@erie.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.**

# TOWN OF ERIE
# AFFIDAVIT OF NOTICE POSTING

ERIE JUNCTION – SRU 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 **JUNE 1, 2026** FOR THE TOWN COUNCIL HEARING TO BE HELD ON **JUNE 23, 2026** WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NOTICE SIGNS THAT HAVE BEEN POSTED.

6/8/2026

(*SIGNATURE OF PERSON THAT POSTED NOTICE*)

STATE OF COLORADO )
) ss.
COUNTY OF Routt )

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June, 20 26
BY Nick Jacobs AS Applicant/Representative

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

KENDRA RAE RIGONI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134043639
MY COMMISSION EXPIRES 07/26/2029

MY COMMISSION EXPIRES: 7/26/29

TOWN OF ERIE

AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Nick Jacobs, as the applicant/representative for the Erie Junction SRU 2025-00005 (*project name & application type*), hereby attest that on this 30th day of May, 20 26, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Town Council (*Planning Commission or Board of Trustees*) scheduled for June 23 (*public hearing date*), 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

6/8/2026
Date

STATE OF COLORADO )
) ss.
COUNTY OF Routt )

ACKNOWLEDGED BEFORE ME THIS 8th DAY OF June, 20 26 BY Nick Jacobs AS Applicant/Representative

WITNESS MY HAND AND OFFICIAL SEAL:

KENDRA RAE RIGONI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134043639
MY COMMISSION EXPIRES 07/26/2029

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/29

| # | accountno | SITUS | ownername1 | mailaddress1 | mailaddress2 | mailcity | mailstate | New Zip3 | Comments |
|---|---|---|---|---|---|---|---|---|---|
| 1 | R5784986 | 165 LAWLEY DR ERIE | 165 LAWLEY DRIVE LLC | 165 LAWLEY DR | | ERIE | CO | 80516-5004 | Return to Sender Not Deliverable |
| 2 | R5784886 | 175 LAWLEY DR ERIE | 455 S 43RD STREET LLC | C/O SHARON SANTA | 8969 LITTLE RAVEN T | NIWOT | CO | 80503-7185 | |
| 3 | R5783886 | 140 LAWLEY DR ERIE | ABEYTA CARMEN | PO BOX 225 | | ERIE | CO | 80516-0225 | |
| 4 | R5765886 | 634 MOFFAT ST ERIE | ACEVEDO ARMANDO | 2995 S BRYANT ST | | DENVER | CO | 80236-2820 | |
| 5 | R5783586 | 170 LAWLEY DR ERIE | ANDREWS ALEX & ANDREWS DIANA | PO BOX 92 | | ERIE | CO | 80516-0092 | |
| 6 | R5766886 | 364 MAIN ST ERIE | ARNESON FAMILY TRUST | PO BOX 287 | | ERIE | CO | 80516-0287 | |
| 7 | R5752786 | 515 MAIN ST ERIE | BAACK REBECCA A & EWING CORI BAACK & FREESTONE HEIDI | PO BOX 1331 | | ERIE | CO | 80516-1331 | |
| 8 | R5783186 | 110 LAWLEY DR ERIE | BERGER ATHENA & CLIFTON ALEC | 110 LAWLEY DR | | ERIE | CO | 80516-5007 | |
| 9 | R8946801 | 665 MOFFAT ST ERIE | BERMAN RICHARD A | 7342 WINDSOR DR | | BOULDER | CO | 80301-3718 | Return to Sender Not Deliverable |
| 10 | R5751886 | 504 MAIN ST ERIE | BLANCH DOMINIC J | PO BOX 1154 | | ERIE | CO | 80516-1154 | |
| 11 | R5751686 | 635 MOFFAT ST ERIE | BRIARS JAMES D | PO BOX 411 | | ERIE | CO | 80516-0411 | |
| 12 | R5766386 | 424 MAIN ST ERIE | BUTLER MARC A & BUTLER TERESA M | PO BOX 784 | | ERIE | CO | 80516-0784 | |
| 13 | R5765486 | 694 MOFFAT ST ERIE | BUTTS KENNETH F & BUTTS NANCY J | 694 MOFFAT ST | | ERIE | CO | 80516-8402 | |
| 14 | R5765386 | 475 MAIN ST ERIE | CARTER HARLEY D | PO BOX 1325 | | ERIE | CO | 80516-1325 | |
| 15 | R5767986 | 300 HIGH ST ERIE | CASTRO JESS & CASTRO TERESA E | PO BOX 12 | | ERIE | CO | 80516-0012 | |
| 16 | R5766086 | 484 MAIN ST ERIE | CHAMPION DARREN | 484 MAIN ST | | ERIE | CO | 80516-8700 | |
| 17 | R5753986 | 575 MOFFAT ST ERIE | CONE TARA & MOHORNE ERIK E | PO BOX 882 | | ERIE | CO | 80516-0882 | |
| 18 | R5764586 | 415 MAIN ST ERIE | CROSSON PAUL R & CHRYSTALYNN | PO BOX 248 | | ERIE | CO | 80516-0248 | |
| 19 | R5785186 | 380 LAWLEY DR ERIE | CULLISON JOSH | PO BOX 895 | | ERIE | CO | 80516-0895 | |
| 20 | R5783486 | 160 LAWLEY DR ERIE | DICKINSON GREGORY A & DICKINSON GWENDOLYN B | 160 LAWLEY DR | PO BOX 1134 | ERIE | CO | 80516-1134 | |
| 21 | R5784286 | 135 LAWLEY DR ERIE | DITLOW ROBERT L & DITLOW MARY F | PO BOX 1235 | | ERIE | CO | 80516-1235 | |
| 22 | R8946802 | 655 MOFFAT ST ERIE | DOW GERI-ELLEN & DOW STEPHEN | PO BOX 351 | | ERIE | CO | 80516-0351 | |
| 23 | R0184488 | 454 HIGH ST ERIE | DURAN FAMILY TRUST | PO BOX 892 | | ERIE | CO | 80516-0892 | |
| 24 | R5753086 | 515 MOFFAT ST ERIE | EARL BARBARA A | PO BOX 1002 | | ERIE | CO | 80516-1002 | |
| 25 | R5747186 | | ERIE TOWN OF | PO BOX 750 | | ERIE | CO | 80516-0750 | |
| 26 | R5747486 | | ERIE TOWN OF | PO BOX 9 | | ERIE | CO | 80516-0098 | |
| 27 | R0180590 | | ERIE TOWN OF | PO BOX 9 | | ERIE | CO | 80516-0098 | |
| 28 | R0184588 | 514 MOFFAT ST ERIE | FARINEAU RAMONA THERESE | PO BOX 766 | | ERIE | CO | 80516-0766 | |
| 29 | R5785386 | 360 LAWLEY DR ERIE | FERGUSON ANDREA J | PO BOX 854 | | ERIE | CO | 80516-0854 | |
| 30 | R5767686 | 330 HIGH ST ERIE | FOBARE CHARLES F & FOBARE SANDRA J | PO BOX 654 | | ERIE | CO | 80516-0654 | |
| 31 | R5767786 | 320 HIGH ST ERIE | FULTON STEVEN M & FULTON ROBYN L | PO BOX 288 | | ERIE | CO | 80516-0288 | |
| 32 | R5783086 | 100 LAWLEY DR ERIE | GEILING LINDA KAY | PO BOX 1411 | | ERIE | CO | 80516-1411 | |
| 33 | R5767386 | 355 MAIN ST ERIE | GEITHMAN WILLIAM A & GEITHMAN DONNA K | PO BOX 191 | | ERIE | CO | 80516-0191 | |
| 34 | R8965174 | 524 HIGH ST ERIE | GHUMM JOHN W JR | PO BOX 423 | | ERIE | CO | 80516-0423 | |
| 35 | R5765786 | 654 MOFFAT ST ERIE | GILL CHRISTINE & COLON JASON | 654 MOFFAT ST | | ERIE | CO | 80516-8402 | |
| 36 | R5784386 | 155 LAWLEY DR ERIE | HARRIS EDDIE LEE & HARRIS HANNELORE | PO BOX 588 | | ERIE | CO | 80516-0588 | |
| 37 | R5765286 | 455 MAIN ST ERIE | HART BRYANT E | PO BOX 1214 | | ERIE | CO | 80516-1214 | |
| 38 | R5766986 | 348 MAIN ST ERIE | HERNANDEZ MARIA GUADALUPE | PO BOX 701 | | ERIE | CO | 80516-0701 | |
| 39 | R5751386 | 685 MOFFAT ST ERIE | HERREL PAMELA HELTON | 49 E TILDEN DR | | BROWNSBURG | IN | 46112-1660 | |
| 40 | R8946800 | ? | HULL NATHAN | 386 PAINTED HORSE WAY | | ERIE | CO | 80516-2663 | |
| 41 | R5752986 | 535 MOFFAT ST ERIE | IHLE MEGAN E | 535 MOFFAT ST | | ERIE | CO | 80516-5003 | |
| 42 | R5784586 | 205 LAWLEY DR ERIE | JOHNSTON LAKRISHA E & JOHNSTON DANIEL W | 245 ASPEN MEADOWS RD | | NEDERLAND | CO | 80466-9634 | |
| 43 | R8960731 | 514 BALCOLM ST ERIE | JOYCE LOIS A | PO BOX 585 | | ERIE | CO | 80516-0585 | |
| 44 | R5784086 | 115 LAWLEY DR ERIE | KIPPLE JOSHUA & KIPPLE CASEY | 115 LAWLEY DR | | ERIE | CO | 80516-7043 | |
| 45 | R5783986 | 105 LAWLEY DR ERIE | KORBE RICHARD ALLEN | PO BOX 923 | | ERIE | CO | 80516-0923 | |
| 46 | R5767186 | 375 MAIN ST ERIE | KRIDEL KATHY | 630 CORONADO PL | | LONGMONT | CO | 80504-2319 | |
| 47 | R5765586 | 674 MOFFAT ST ERIE | LANGERAK DEBRA & LANGERAK STEPHEN | PO BOX 87 | | ERIE | CO | 80516-0087 | |
| 48 | R5765686 | 664 MOFFAT ST ERIE | LANGERAK STEPHEN R & LANGERAK DEBRA JO | PO BOX 87 | | ERIE | CO | 80516-0087 | |
| 49 | R5785286 | 370 LAWLEY DR ERIE | LARINGTON ANGELA & LARINGTON MICHAEL | PO BOX 130 | | ERIE | CO | 80516-0130 | |
| 50 | R5764686 | 405 MAIN ST ERIE | LEWIS JEAN A & POYEZDALA TODD | PO BOX 1221 | | ERIE | CO | 80516-1221 | |

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|---|---|---|---|---|---|---|---|---|
| 51 | R5753886 | 585 MOFFAT ST ERIE | LOUIS KATHERINE O | PO BOX 363 | ERIE | CO | 80516-0363 | |
| 52 | R5766186 | 464 MAIN ST ERIE | LOUIS KATHERINE O | PO BOX 363 | ERIE | CO | 80516-0363 | |
| 53 | R5752386 | 695 MOFFAT ST ERIE | LOUIS KATHERINE ODONNELL | PO BOX 363 | ERIE | CO | 80516-0363 | |
| 54 | R5767886 | 310 HIGH ST ERIE | MACKENZIE MALCOLM & MACKENZIE JULI BETH | PO BOX 4 | ERIE | CO | 80516-0004 | |
| 55 | R5764986 | 444 HIGH ST ERIE | MADISON BRUCE | PO BOX 1251 | ERIE | CO | 80516-1251 | |
| 56 | R5785086 | 390 LAWLEY DR ERIE | MATTERN JOHN WILLIAM & MATTERN DEBRA MARIE | PO BOX 446 | ERIE | CO | 80516-0446 | |
| 57 | R5751986 | 514 MAIN ST ERIE | MILLER THOMAS DALE & MILLER KELLY ANN | PO BOX 342 | ERIE | CO | 80516-0342 | |
| 58 | R4192906 | 545 MAIN ST ERIE | MILLICENT E HAMPTON REVOCABLE LIVING TRUST | 545 MAIN ST | ERIE | CO | 80516-5001 | Return to Sender Not Deliverable |
| 59 | R5784186 | 125 LAWLEY DR ERIE | MONTANO RAY | 125 LAWLEY DR | ERIE | CO | 80516-7043 | |
| 60 | R5766686 | 404 MAIN ST ERIE | MURPHY JOHN R & MURPHY ROSE P | 1381 WASHBURN ST | ERIE | CO | 80516-6985 | |
| 61 | R8960730 | 340 HIGH ST ERIE | NAVE GREGORY A | PO BOX 835 | ERIE | CO | 80516-0835 | |
| 62 | R8960730 | 340 HIGH ST ERIE | NAVE KYLIE J | | | | - | |
| 63 | R5767286 | 365 MAIN ST ERIE | NAVE KYLIE JANE & STORK CATHERINE JANE & GOULANDRIS KATH | PO BOX 835 | ERIE | CO | 80516-0835 | |
| 64 | R5766786 | 374 MAIN ST ERIE | NEAVE NADIA | 833 DAWN AVE | ERIE | CO | 80516-2549 | |
| 65 | R5751786 | 625 MOFFAT ST ERIE | ODOM JARED KARSTEN & DANYA SUE | PO BOX 451 | ERIE | CO | 80516-0451 | |
| 66 | R5747286 | | OLD TOWN LIVING LLC | 458 DISTEL DR | LOS ALTOS | CA | 94022-1715 | |
| 67 | R0089888 | 485 MAIN ST ERIE | ORMSBEE MYA ROSE & ORMSBEE KRISTIN J | 485 MAIN ST | ERIE | CO | 80516-5000 | |
| 68 | R5764886 | 424 HIGH ST ERIE | PETTRONE CHAD A & PETTRONE BRITTANY E | PO BOX 1361 | ERIE | CO | 80516-1361 | |
| 69 | R5784486 | 145 LAWLEY DR ERIE | QUESADA HENRY P & QUESADA ELAINE J | PO BOX 251 | ERIE | CO | 80516-0251 | |
| 70 | R5784686 | 195 LAWLEY DR ERIE | QUICK KIMBERLY | 195 LAWLEY DR | ERIE | CO | 80516-5004 | |
| 71 | R5783386 | 150 LAWLEY DR ERIE | ROCKTON 150 LAWLEY LLC | PO BOX 1111 | ERIE | CO | 80516-1111 | |
| 72 | R8975335 | 342 MAIN ST ERIE | ROCKTON 342 MAIN LLC | 2801 N 111TH ST | ERIE | CO | 80516-3003 | |
| 73 | R5746586 | 345 MAIN ST ERIE | ROSARIO DOMINIQUE A & ROSARIO THURLOW CAREY S | 345 MAIN ST | ERIE | CO | 80516-5005 | |
| 74 | R0089988 | 544 MOFFAT ST ERIE | ROSENBERG DAVID | 109 W CLEVELAND ST | LAFAYETTE | CO | 80026-1621 | |
| 75 | R5766586 | 688 MOFFAT ST ERIE | SANTI MANUEL A & SANTI DEBRA J | 688 MOFFAT ST | ERIE | CO | 80516-8402 | |
| 76 | R5751186 | 635 WELLS ST ERIE | SCHOOL DIST No. RE1-J | 395 S PRATT PKWY | LONGMONT | CO | 80501-6436 | |
| 77 | R5766486 | 684 MOFFAT ST ERIE | SELOOVER JACK LEE & SELOOVER RUTH E | 684 MOFFAT | ERIE | CO | 80516-8402 | |
| 78 | R5752286 | 544 MAIN ST ERIE | SINKULE BRICE & SINKULE JANESSA | 544 MAIN ST | ERIE | CO | 80516-5055 | |
| 79 | R5765986 | 624 MOFFAT ST ERIE | SOMSKY TONI & NEIBERGER ANGELA S | PO BOX 104 | ERIE | CO | 80516-0104 | |
| 80 | R5785486 | 350 LAWLEY DR ERIE | TATRO JENNIFER | 350 LAWLEY DR | ERIE | CO | 80516-5051 | |
| 81 | R5764486 | 435 MAIN ST ERIE | THEISEN DAVID K & THEISEN TRINA L | 435 MAIN ST | ERIE | CO | 80516-5000 | |
| 82 | R5783286 | 120 LAWLEY DR ERIE | WAGENER DAVE V & WAGENER MONICA C | PO BOX 1452 | ERIE | CO | 80516-1452 | |
| 83 | R5783786 | 130 LAWLEY DR ERIE | WAGENER ROBERT A & RAUDABAUGH KENDRA S | PO BOX 1211 | ERIE | CO | 80516-1211 | |
| 84 | R5764786 | 404 HIGH ST ERIE | WENDZEL DAN J & WENDZEL JIMA S | PO BOX 253 | ERIE | CO | 80516-0253 | |
| 85 | R5784786 | 185 LAWLEY DR ERIE | WETZBARGER ANDREW | 185 LAWLEY DR | ERIE | CO | 80516-5004 | |