



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504
(303) 772-0710 • FAX (303) 651-7702

February 15, 2022

Ms. Audem Gonzales
Erie Community Development Services
P.O. Box 750
Erie, CO 80516

Dear Ms. Gonzales:

I have reviewed the preliminary plat for the Parkdale Masters subdivision, located north of Baseline Road and east of North 119th Street in Erie (Case Number: PP-001385-2022 and PDA-001390-2022) and shall make the following comments:

- Fire hydrant spacing appears to be adequate as shown on the plans.
- Fire apparatus access to the building appears to be adequate as indicated on the plans. Fire apparatus access roads must be designed and maintained to support the imposed loads of fire apparatus (75,000 pounds).

Nothing in this review is intended to authorize or approve of any aspect of this project that does not comply with all applicable codes and standards. We appreciate being involved in the planning process. Should you have any questions, please contact me at 720-678-9890.

Sincerely,

LuAnn Penfold

LuAnn Penfold
Fire Prevention Specialist

lp02.03.22



Erie Municipal Airport
395 Airport Drive
Erie, CO 80516
303.664.0633
877.629.8600

fly@vectorair.net
www.vectorair.net

March 3, 2022

Town of Erie
645 Holbrook Street
Erie, CO 80516

Attn: Development Referrals

RE: Parkdale - Masters Property PD Amendment & Preliminary Plat

Good afternoon,

Back in September 2021, Airport Management conducted a records request for the Avigation Easement that is required for the Parkdale Development. To date we have not received that information.

The Erie Municipal Code (the UDC) Title 10-2-7 B, Airport Overlay District (APO), addresses multiple issues regarding the Airport Overlay District.

Specifically, Section 4-c of the APO addresses the **requirement for an Avigation Easement**:

"for all areas within the designated airport influence area".

In addition, Section 7-a of the APO **requires** –

"An avigation easement signed by the landowner that acknowledges flight operations above the land, recorded in the office of the county clerk and recorder. The book and page of the recorded easement shall be noted on subsequent approved plans and plats involving the land."

In addition to the Avigation Easement requirement, this project, due to the proximity to the runway at the Erie Municipal Airport, **requires** an Obstruction Evaluation/Airspace Analysis to be performed to confirm that the project, including the height of structures, does not interfere with airspace reserved for the safe operation of aircraft at the airport.

The FAA states that any person/organization who intends to sponsor any construction or alteration within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 ft must notify the Administrator of the FAA.

Please refer to FAA Form 7460-1 [FAA Form 7460-1 Notice of Proposed Construction or Alteration](#) and Form 7460-2 [FAA Form 7460-2, SUPPLEMENTAL NOTICE](#) for additional information.

In the event that any construction project requires construction equipment, i.e. cranes, pumps, etc., that exceeds the height of the construction project, the equipment must be flagged during the day and lighted if in place at night. In addition, the Airport Manager requires 48 hours prior notification of the installation of the equipment so that the appropriate NOTAMs (Notice to Airmen) can be put in place.

Regards,

A handwritten signature in black ink, appearing to read 'Jason Hurd', is written over a faint, circular stamp or watermark.

Jason Hurd
Airport manager
Erie Municipal Airport



MEMORANDUM

TO: Audem Gonzales

FROM: Charles M. Buck, P.E., PTOE

DATE: March 7, 2022

SUBJECT: Review of Parkdale – Masters Property
Preliminary Plat – PP-001385-2022
PD Amendment – PDA-001390-2022
FHU Reference No. I22037-07

I have reviewed the submittal materials provided for the Parkdale Masters site. I have reviewed the submittal items from a traffic engineering and transportation planning perspective but not general civil or utility engineering. Based on my review, this submittal is consistent with previous planning efforts and conforms to Town of Erie standards. Therefore, I have no comments or concerns with this submittal.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

March 11, 2022

Audem Gonzales
Town of Erie | Planning & Development
DevelopmentReferral@erieco.gov

Location:
E SE SW Section 36,
T1N, R69W, 6th P.M.
40.0018, -105.0663

**Subject: Parkdale - Masters Property (Parkdale Preliminary Plat No. 3)
Preliminary Plat PP-001385-2022 & PD Amendment PDA-001390-2022
Town of Erie, Boulder County, CO; CGS Unique No. BO-21-0006-2**

Dear Mr. Gonzales:

Colorado Geological Survey has reviewed the Parkdale - Masters Property Preliminary Plat PP-001385-2022 and PD Amendment PDA-001390-2022 referral. CGS previously reviewed this site at special review use SRU-001306-2021 (July 6, 2021). I understand the applicant proposes 95 alley-load SF detached residential lots on approximately 17.8 acres, physical address 12257 Baseline Road. The available referral documents include a Supplemental Preliminary Geotechnical Investigation, Parkdale Masters Parcel, North of Baseline Road and West of East County Line Road, Erie, Colorado (CTL|Thompson Project No. DN48,284.003-115-L1, January 31, 2020).

The Masters property is not known or suspected to be undermined and does not contain steep slopes or drainages. CTL|Thompson's Supplemental Preliminary Geotechnical Investigation, Parkdale Masters Parcel, provides a valid characterization of subsurface conditions. No geologic hazards or unusual geotechnical constraints are identified that would preclude the proposed residential use and density. The recommendations in CTL's Geologic and Preliminary Geotechnical Investigation, Erie Assemblage (CTL|Thompson, May 10, 2016), and Addendum to Geologic and Preliminary Geotechnical Investigation, Erie Assemblage (CTL|Thompson, June 8, 2016) remain valid.

Colorado Geological Survey therefore has no objection to approval of PP-001385-2022 and PDA-001390-2022.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

Audem Gonzales

From: Dale Ulmer
Sent: Monday, February 14, 2022 3:19 PM
To: Development Referral
Cc: Edward Kotlinski
Subject: FW: Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat--
Bldg. Dept comments
Attachments: Referral Card -.docx

Please see bldg. dept comments below:

1. The Town of Erie Building Division anticipates adoption of the 2021 editions of the International Codes, including the International Building Code (IBC) and International Energy Conservation Code (IECC) with amendments in the Spring of 2022. Please contact this office prior to the project design development phase to determine applicable I-Code editions.
2. Shade structures, signage, fencing and retaining walls over 48 inches in height will require separate building permits.
3. Plans to meet ICC A117.1-2017 for Accessibility.

Regards,



Dale Ulmer | Plans Examiner/Building Inspector
Town of Erie | Planning & Development
645 Holbrook St | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2578 | Fax: 303-926-2704
www.erieco.gov/building | [Customer Self-Service Portal](#)

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From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, February 10, 2022 12:51 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Allison Hibbs <ahibbs@planwest.com>; GIS Request <gis@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Kimberly Segura Bates (kimseg@lakewood.org) <kimseg@lakewood.org>; prevention@mvfpd.org; Jeanne Boyle <Jeanne.Boyle@Merrick.com>; David Frank <dfrank@erieco.gov>; submittals <submittals@udfcd.org>; Charles.Buck <Charles.Buck@FHUENG.COM>; jstruble@northernwater.org; kthompson@northernwater.org; glen.segrue@bvsd.org; CGS_LUR <CGS_LUR@mines.edu>; Ken Martin <kmartin@erieco.gov>; steve.turner@state.co.us; terry@vectorair.net; Jason Hurd <jason@vectorair.net>; john.sweeney@faa.gov; michael.b.matz@faa.gov; coloradorightofway@xcelenergy.com; WSTMWR_MDSUBMISSIONS@comcast.com; Christopher.janoski@centurylink.com; bradley.sheehan@state.co.us; Kloska - CDOT, Jeff <jeff.kloska@state.co.us>; Marilyn Cross - CDOT <marilyn.cross@state.co.us>; Engineering

<engineering@RTD-Denver.com>; Jana Easley <Jana.Easley@lafayetteco.gov>; Hippely, Hannah <hhippely@bouldercounty.org>; planner@bouldercounty.org; tyler.asnicar@state.co.us; jason.duetsch@state.co.us; aak@vrlaw.com; rscarroll@up.com; contracts@northernwater.org; eve@farmersres.com; sbuckbee@lefthandwater.org; mhottt@highplains.us; lharger@usbr.gov; Jake.Billadeau@westernmidstream.com; Bob Bresnahan <bbresnahan@civiresources.com>; cnewhall@civiresources.com; Sean Casper <scasper@civiresources.com>; Don_Jobe@oxy.com; Cristy_Rangel@oxy.com; Antonio_Cabral@oxy.com; grant.gerrard@westernmidstream.com; Murph.Shelby@westernmidstream.com; Kelly.Reynos@westernmidstream.com; Heather.Bennett@westernmidstream.com; brett.cavanagh@westernmidstream.com; rons@mdsslaw.com

Cc: Audem Gonzales <agonzales@erieco.gov>

Subject: Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat

Good Afternoon

Please find the link for referral documents at the above noted project:

Preliminary Plat: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137749&repo=r-a69d230a>

PD Amendment: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137675&repo=r-a69d230a>

Referral comments are due back by March 15, 2022. Staff DRT is scheduled for March 17, 2022.

Please let me know if you have any questions.

Regards,



Melinda Helmer, CMC | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

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Audem Gonzales

From: Dale Ulmer
Sent: Tuesday, February 15, 2022 8:17 AM
To: Development Referral
Cc: Edward Kotlinski
Subject: RE: Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat--Bldg. Dept comments (revised 02-15-22)

Note: See update in red below:

From: Dale Ulmer
Sent: Monday, February 14, 2022 4:45 PM
To: Development Referral <developmentreferral@erieco.gov>
Cc: Edward Kotlinski <ekotlinski@erieco.gov>
Subject: FW: 4th Referral Review - Colliers Hill Filing 4 - Preliminary Plat, Final Plat, Site Plan Submittal--Bldg Dept. comments

Please see bldg. dept comments below:

1. The Town of Erie Building Division anticipates adoption of the 2021 editions of the International Codes, including the International Building Code (IBC) and International Energy Conservation Code (IECC) with amendments in the **Summer/Fall** of 2022. Please contact this office prior to the project design development phase to determine applicable I-Code editions.
2. Shade structures, signage, fencing and retaining walls over 48 inches in height will require separate building permits.
3. Plans to meet ICC A117.1-2017 for Accessibility.

Regards,



Dale Ulmer | Plans Examiner/Building Inspector
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From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, February 10, 2022 12:51 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Allison Hibbs <ahibbs@planwest.com>; GIS Request <gis@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Kimberly Segura Bates (kimseg@lakewood.org) <kimseg@lakewood.org>; prevention@mvfpd.org; Jeanne Boyle <Jeanne.Boyle@Merrick.com>; David Frank <dfrank@erieco.gov>; submittals <submittals@udfcd.org>; Charles.Buck <Charles.Buck@FHUENG.COM>; jstruble@northernwater.org; kthompson@northernwater.org; glen.segrue@bvsd.org; CGS_LUR

<CGS_LUR@mines.edu>; Ken Martin <kmartin@erieco.gov>; steve.turner@state.co.us; terrym@vectorair.net; Jason Hurd <jason@vectorair.net>; john.sweeney@faa.gov; michael.b.matz@faa.gov; coloradorightofway@xcelenergy.com; WSTMWR_MDSUBmissions@comcast.com; Christopher.janoski@centurylink.com; bradley.sheehan@state.co.us; Kloska - CDOT, Jeff <jeff.kloska@state.co.us>; Marilyn Cross - CDOT <marilyn.cross@state.co.us>; Engineering <engineering@RTD-Denver.com>; Jana Easley <Jana.Easley@lafayetteco.gov>; Hippely, Hannah <hhippely@bouldercounty.org>; planner@bouldercounty.org; tyler.asnicar@state.co.us; jason.duetsch@state.co.us; aak@vrlaw.com; rscarroll@up.com; contracts@northernwater.org; eve@farmersres.com; sbuckbee@lefthandwater.org; mhortt@highplains.us; lharger@usbr.gov; Jake.Billadeau@westernmidstream.com; Bob Bresnahan <bbresnahan@civiresources.com>; cnewhall@civiresources.com; Sean Casper <scasper@civiresources.com>; Don_Jobe@oxy.com; Cristy_Rangel@oxy.com; Antonio_Cabral@oxy.com; grant.gerrard@westernmidstream.com; Murph.Shelby@westernmidstream.com; Kelly.Reynos@westernmidstream.com; Heather.Bennett@westernmidstream.com; brett.cavanagh@westernmidstream.com; rons@mdsslaw.com
Cc: Audem Gonzales <agonzales@erieco.gov>

Subject: Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat

Good Afternoon

Please find the link for referral documents at the above noted project:

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Referral comments are due back by March 15, 2022. Staff DRT is scheduled for March 17, 2022.

Please let me know if you have any questions.

Regards,



Melinda Helmer, CMC | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

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Audem Gonzales

From: Hippely, Hannah <hhippely@bouldercounty.org>
Sent: Monday, March 14, 2022 11:19 AM
To: Melinda Helmer; Audem Gonzales
Subject: Boulder County Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat

Good Morning,

Thank you for providing Boulder County the opportunity to comment on the Parkdale - Masters Property PD Amendment & Preliminary Plat.

At this time, the only comment we would like to pass along is in regards to connectivity across Tract D south to Baseline Road/HWY 7. The plans show a sidewalk along Baseline Road and Baseline Road/HWY 7 is anticipated as a transit corridor with bus stops however, a person living in Block 3 for example, does not appear to have a simple way to safely get to Baseline Road/HWY 7 on foot or bike. Could a trail crossing be integrated into the design of the drainage system located within Tract D? In addition to enhancing connectivity and access to transit, a designated trail could prevent less safe social trails from being formed in multiple locations within the drainage facility.

Regards,

Hannah L. Hippely | Long Range Planning Manager

Boulder County Community Planning & Permitting

Service Hours: 8 a.m.- 4:30 p.m. Monday, Wednesday, Thursday, Friday, and 10 a.m.- 4:30 p.m. Tuesday

Mailing Address: P.O. Box 471, Boulder, CO 80306

Phone: Direct 720-564-2298 | Main 303-441-3930

hhippely@bouldercounty.org

www.BoulderCounty.org

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Due to COVID-19, the Boulder County Community Planning & Permitting Department is conducting business and providing services virtually. Our physical office in Boulder is currently closed to the public. Please visit us online at <https://www.boco.org/cpp> for more information.

From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, February 10, 2022 12:51 PM
To: Schroeder, Chad <cschroeder@erieco.gov>; Misty Hall <mhall@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Allison Hibbs <ahibbs@planwest.com>; GIS Request <gis@erieco.gov>; Andy Ulmer <aulmer@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Edward Kotlinski <ekotlinski@erieco.gov>; Kimberly Segura Bates (kimseg@lakewood.org) <kimseg@lakewood.org>; prevention@mvfpd.org; Jeanne Boyle <Jeanne.Boyle@Merrick.com>; David Frank <dfrank@erieco.gov>; submittals <submittals@udfcd.org>; Charles.Buck <Charles.Buck@FHUENG.COM>;

jstruble@northernwater.org; kthompson@northernwater.org; glen.segrue@bvsd.org; CGS_LUR <CGS_LUR@mines.edu>; Ken Martin <kmartin@erieco.gov>; steve.turner@state.co.us; terrym@vectorair.net; Jason Hurd <jason@vectorair.net>; john.sweeney@faa.gov; michael.b.matz@faa.gov; coloradorightofway@xcelenergy.com; WSTMWR_MDSUBMISSIONS@comcast.com; Christopher.janoski@centurylink.com; bradley.sheehan@state.co.us; Kloska - CDOT, Jeff <jeff.kloska@state.co.us>; Marilyn Cross - CDOT <marilyn.cross@state.co.us>; Engineering <engineering@RTD-Denver.com>; Jana Easley <Jana.Easley@lafayetteco.gov>; Hippely, Hannah <hhippely@bouldercounty.org>; LU Land Use Planner <planner@bouldercounty.org>; tyler.asnicar@state.co.us; jason.duetsch@state.co.us; aak@vrlaw.com; rscarroll@up.com; contracts@northernwater.org; eve@farmersres.com; Steve Buckbee <sbuckbee@lefthandwater.org>; mhortt@highplains.us; lharger@usbr.gov; Jake.Billadeau@westernmidstream.com; Bob Bresnahan <bbresnahan@civiresources.com>; cnewhall@civiresources.com; Sean Casper <scasper@civiresources.com>; Don_Jobe@oxy.com; Cristy_Rangel@oxy.com; Antonio_Cabral@oxy.com; grant.gerrard@westernmidstream.com; Murph.Shelby@westernmidstream.com; Kelly.Reynos@westernmidstream.com; Heather.Bennett@westernmidstream.com; brett.cavanagh@westernmidstream.com; rons@mdsslaw.com

Cc: Audem Gonzales <agonzales@erieco.gov>

Subject: [EXTERNAL] Referral Review - Parkdale - Masters Property PD Amendment & Preliminary Plat

Good Afternoon

Please find the link for referral documents at the above noted project:

Preliminary Plat: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137749&repo=r-a69d230a>

PD Amendment: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137675&repo=r-a69d230a>

Referral comments are due back by March 15, 2022. Staff DRT is scheduled for March 17, 2022.

Please let me know if you have any questions.

Regards,



Melinda Helmer, CMC | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

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Audem Gonzales

From: Alison D. Gorsevski <adg@vrlaw.com>
Sent: Monday, March 14, 2022 9:14 AM
To: Development Referral
Cc: Peter C. Johnson; Andrea Kehrl
Subject: Parkdale-Masters Property Preliminary Plat (PP-001385-2022) and PD Amendment (PDA-001390-2022)
Attachments: 20220314 Letter to A. Gonzales re Parkdale Masters PD amendment and prelim plat.pdf; Referral Card -.docx

Hi, Audem,

Please find attached our comments on the Parkdale-Masters Property Preliminary Plat (PP-001385-2022) and PD Amendment (PDA-001390-2022).

Let us know if you have any questions.

Thanks,

Alison

Alison I.D. Gorsevski, Esq.
Vranesh and Raisch, LLP
5303 Spine Road, Suite 202
Boulder, CO 80301
Telephone: 303-443-6151
Mobile: 303-503-9950
adg@vrlaw.com

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Audem Gonzales

From: Ryan Tigera <rtigera@mhfd.org>
Sent: Wednesday, March 16, 2022 11:22 AM
To: Development Referral
Cc: Melinda Helmer
Subject: MHFD Referral Comments for Parkdale Community.
Attachments: 22_03_16 - MHFD Review Comments - Parkdale Master Plan Phase 3_Signed.pdf; 22_03_16 - MHFD Review Comments - Parkdale PUD Amendment No 3_Signed.pdf

Hi,

Please see attached the MHFD comment letters for the recent Parkdale community referrals. The first letter is for the Parkdale Flg 04/Phase 3 Project (Preliminary Plat & PD Amendment PP-001385-2022 & PDA-001390-2022). The second letter is for the Parkdale PUD Amendment(PUDA -001342-2021).

Please let me know if you have any questions.

Thanks,

Ryan Tigera, P.E.

Project Engineer

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, Colorado 80211

www.mhfd.org

Protecting People, Property, and our Environment



MILE HIGH FLOOD DISTRICT



Ryan Tigera

Project Engineer

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, CO 80211

Office: 303-455-6277 | www.mhfd.org

Protecting People, Property, and our Environment



MILE HIGH FLOOD DISTRICT



Audem Gonzales

From: Jeanne Boyle <Jeanne.Boyle@Merrick.com>
Sent: Tuesday, March 15, 2022 5:27 PM
To: Development Referral; Chad Schroeder; David Pasic; Tyler Burhenn
Cc: Clare Steninger
Subject: Drainage Review -Parkdale Filing No. 4 - Masters Property (PP-001385-2022 & PDA-001390-2022)
Attachments: Parkdale Filing 4 Masters Property Drainage Review.pdf

Engineering Division,

Please find attached our drainage review comments for the Parkdale Filing No. 4 – Masters Property submittal. Please let us know if you have any questions.

Thanks,

Jeanne M. Boyle | Sr. Engineer II | Merrick & Company
2480 W. 26th Street, Unit B225 | Denver, CO 80211
T: +1 303-800-9036 | O: +1 303-964-3333 | www.merrick.com



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5303 Spine Road, Suite 202 Boulder, Colorado 80301
Telephone: 303.443.6151 www.vrlaw.com

July 4, 2022

Sent via e-mail

Audem Gonzales
Town of Erie Planning & Development
developmentreferral@erieco.gov

Re: Parkdale-Masters Property Planned Development Amendment and
Preliminary Plat - PP-001385-2022 & PDA-001390-2022
Second Review

Dear Audem:

This letter provides our development referral comments on the second review for the Planned Development Amendment and Preliminary Plat for the Parkdale-Masters property, which you requested to receive by July 12. We previously provided comments in March of this year. In its response to our March comments, the Applicant provided its petitions to include the property in the boundaries of the Northern Colorado Water Conservancy District and its Municipal Subdistrict. The Town should not provide water service to the property until the Applicant provides the Orders of Inclusion to demonstrate that the inclusion processes are complete.

We likely will have additional input as the project moves forward. Please contact us with any questions or comments.

Sincerely,

VRANESH AND RAISCH, LLP

A handwritten signature in blue ink that reads 'Andrea Kehrl'.

Andrea A. Kehrl, Esq.

cc: Todd Fessenden; Peter Johnson, Esq.

From: [Hippely, Hannah](#)
To: [Melinda Helmer](#); [Audem Gonzales](#)
Subject: RE: 2nd Referral Review - Parkdale PD Amendment 3 & Parkdale 3 - Preliminary Plat
Date: Monday, July 11, 2022 10:34:01 AM
Attachments: [image001.png](#)

Good Morning,

We appreciate the developer responding to the previous comments related to connectivity to Baseline Road/Hwy 7 and note that the addition of a path as proposed will provide a clear means for bikes and pedestrians to access the transit corridor enhancing access for future residents. One detail that was noted is that the proposed 5' wide path connects a 10' sidewalk along Coal Creek Blvd. to an 8' sidewalk along Block 3 which means there is a 5' reduction in width which would need to transition to the 5' foot path then transition to a 3' increase in width. Maintaining the 8 foot width for the length of the connection could reduce these awkward width transitions and result in a more user friendly trail particularly given the slope the path traverses.

Because the drainage facility creates an impassable physical barrier precluding a central crossing this new connection point was located at the east end of the development. Since the Terry property to the west is within the Town's future development plan it may be helpful for the plans to show that a similar bike and pedestrian connectivity to the west will be made (perhaps to the future Nolan Street which would then provide a link to Baseline/Hwy 7) in the future (the development plans show all sidewalks at the south west side of the development within Block 3 as terminating before they reach the property line).

Again, thank you for providing an opportunity to comment on the Parkdale PD Amendment 3 & Parkdale 3 - Preliminary Plat.

Thank you,
Hannah

From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Thursday, June 23, 2022 7:16 PM
To: Schroeder, Chad <cschroeder@erieco.gov>; Jason Hurd <jason@vectorair.net>; Terry Munson <terrym@vectorair.net>; aak@vrlaw.com; Allison Hibbs <ahibbs@planwest.com>; Luke Bolinger <lbolinger@erieco.gov>; Darren Champion <dchampion@erieco.gov>; Matt Spinner <mspinner@erieco.gov>; Ken Martin <kmartin@erieco.gov>; Ryan Tigera <rtigera@mhfd.org>; Hippely, Hannah <hhippely@bouldercounty.org>; LU Land Use Planner <planner@bouldercounty.org>
Cc: Audem Gonzales <agonzales@erieco.gov>
Subject: [EXTERNAL] 2nd Referral Review - Parkdale PD Amendment 3 & Parkdale 3 - Preliminary Plat

Good Evening,

Please see the links for 2nd round referral submittal documents for the above noted projects:

Preliminary Plat: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137749&repo=r-a69d230a>

PD Amendment: <https://portal.laserfiche.com/Portal/Browse.aspx?id=137675&repo=r-a69d230a>

Referral comments are due back by July 12, 2022. Staff DRT is scheduled for July 14, 2022.

Please email referral comments back to developmentreferral@erieco.gov

Please let me know if you have any questions.

Regards,



Melinda Helmer, CMC | Planning Technician

Town of Erie | Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2770 | Fax: 303-926-2706

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July 13, 2022

To: Audem Gonzalez (Town of Erie)

Via email

Subject: MHFD Review Comments

Re: Parkdale Pre Plat No. 3

For MHFD staff use only.	
Project ID:	10####
Submittal ID:	1000####
MEP Phase:	Referral 2 nd

This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

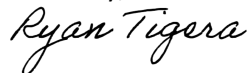
- Drainageway 2 South

MHFD staff has the following comments to offer:

- 1) The drainage report from the 1st review provided a project name of Parkdale Filing 4. The drainage report on the second review provided a project name of Parkdale PrePlat No. 3 and Erie Gateway South Annexation #8. The exhibit included in the comment response states Parkdale Flg No. 5 channel improvements. Please confirm the correct name for this project.
- 2) Thank you for the explanation regarding the removal of the riprap on the upstream end of culvert #8. The exhibit in the comment response states that the riprap will be relocated to the west side of the channel and will be an interim solution until the ultimate channel is constructed. Please expand on why an interim riprap pad will be provided at this location rather than constructing the channel to final buildout.
- 3) The Erie Gateway South Annexation #8 drainage report states on Page 7 under "Downstream Flow Patterns and Impacts of Proposed Development" that the infrastructure downstream of Parkdale Flg 1 is undersized and flooding will be an issue for some private properties along Drainageway 2 South until Pond 1060 is installed. In the Parkdale PP No. 3 drainage report as well as the plan set, it shows Drainageway 2 South sized for 1536 cfs to match the max flows from the Erie OSP without Pond 1060. Please expand on where the flooding will occur and if this has been discussed with the Town of Erie.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,



Ryan Tigera, P.E.

Project Engineer, Mile High Flood District

rtigera@mhfd.org



Town of Erie Open Space and Trails Advisory Board

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)

To: Melinda Helmer, CMC, Planning Technician, Planning Division

Date: July 11, 2022

Subject: Parkdale Referral – Preliminary Plat No 3

Document dates:

1. Preliminary Plat – June 17, 2022;
2. Parkdale Preplat 3 Responses – OSTAB – May 16, 2022

Location: Baseline Road between N. 119th Street and E. County Line Road

OSTAB has reviewed the referral materials, compared them to Town planning documents, and has prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this application.

Trails:

Spine Trail

Discussion:

OSTAB is pleased with the response and has no further issues.

Neighborhood Trails

Discussion:

OSTAB is pleased with the response and has no further issues.

Please pass this referral letter to the applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

Open Space and Trails Advisory Board

Bob Braudes (Chair)
Phil Brink
Christine Felz
Ken Martin Tim Payne
Joe Swanson
Dave Tazik

March 8, 2023

For MHFD staff use only.	
Project ID:	10####
Submittal ID:	1000####
MEP Phase:	Referral (3rd)

To: Chad Schroeder (Town of Erie Engineering Dept)

Via email

Subject: MHFD Review Comments

Re: Parkdale Masters PD Amendment - PDA-001390-2022

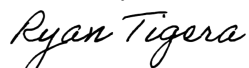
This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

- Tract D

Thank you for the opportunity to review this project. MHFD staff has no comments regarding the Parkdale Masters PD Amendment. MHFD would like to be involved as the project progresses so please include us in future referrals.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,



Ryan Tigera, P.E.

Project Engineer, Mile High Flood District
rtigera@mhfd.org

From: [LuAnn Penfold](#)
To: [Melinda Helmer](#)
Subject: RE: 3rd Referral Review - Parkdale Masters PD Amendment - PDA-001390-2022
Date: Friday, February 17, 2023 10:34:03 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

We have no additional comments.

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
720-678-9890 | lpensfold@mvfpd.org | www.mvfpd.org



From: Melinda Helmer <mhelmer@erieco.gov>
Sent: Wednesday, February 15, 2023 12:16 PM
To: Chad Schroeder <cschroeder@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Kathy Kron <kkron@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; Prevention <prevention@mvfpd.org>; Jana Easley <Jana.Easley@lafayetteco.gov>; submittals <submittals@udfcd.org>; Hippely, Hannah <hhippely@bouldercounty.org>; planner@bouldercounty.org
Cc: Harry Brennan <hbrennan@erieco.gov>
Subject: 3rd Referral Review - Parkdale Masters PD Amendment - PDA-001390-2022

Good Afternoon,

Please see the link for 3rd round referral documents on the above noted project:
<https://portal.laserfiche.com/Portal/Browse.aspx?id=137675&repo=r-a69d230a>

Referral comments are due back by March 7, 2023. Staff DRT is schedule for March 9, 2023.
Please forward referral comments to developmenteferral@erieco.gov

Please let me know if you have any questions.

Regards,

Melinda Helmer, CMC | Business Operations Coordinator

Town of Erie | Planning & Development
645 Holbrook Street | P.O. Box 750 | Erie, CO
80516
Phone: 303-926-2771



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Parkdale Masters Property PDA – Review #3

Planning & Development

To: OEO 2 LLC (Chris Elliot, Matt Janke E5X)
John Prestwich

From: Harry Brennan, Senior Planner

Date: February 24, 2023

Re: PDA-001390-2022 Parkdale Master's Property PD

cc: Deborah Bachelder; David Pasic; Chad Schroeder; Kathy Kron; Luke Bolinger

DRT Review Comments

Town staff has reviewed the application for the application for conformance with Municipal Code, Title 10 at the March 9th 2022 Development Review Team meeting. Referral comments received by the Town prior to the date of this memo are listed herein and included as attachments.

The next step for the application is revision and resubmittal of a final copy prior to public hearing. Please make the appropriate revisions to the application materials.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 720-745-1022 or hbrennan@erieco.gov for further clarification.

Sincerely,

Harry Brennan – Senior Planner

PDA Comments

General

- Please see redlines (screenshot below) with clean up/clarification items.

Sheet 1:

AND ABANDONED WELLS SITES. NO ROW IS PERMITTED WITHIN 150' OF AN ACTIVE WELL SITE.

4. THE PURPOSE OF THIS AMENDMENT IS TO INCLUDE TRACTS AS, AND AK FROM PARKDALE FILING 1 INTO THIS PD, AS WELL AS MODIFY THE MINIMUM LOT SIZE BASED ON THE REDUCTION OF LOT WIDTH REQUIRED TO ALIGN ALLEYS AT THE REQUEST OF ENGINEERING.

USE TABLE

VILLAGE	PERMITTED PRINCIPAL & ACCESSORY USES
PLANNING AREA 1	SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE

DIMENSIONAL STANDARD SUMMARY CHART:

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35'
	37' CORNER LOTS						ACC. - NA	ACC. - NA
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	ACC. - 30'

1. ENCROACHMENTS INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED.

2. ENCROACHMENTS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

589° 36' 10"

1ST GREEN LAWN'S 1485, 1486, 1487 BOULDER COUNTY

SALLY HENDRICKS 1485, 1486, 1487 BOULDER COUNTY

ZONING: AGRICULTURE (A) ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDRI)

ZONING: AGRICULTURE (A) ERIE LAND USE: LOW DENSITY RESIDENTIAL (LDRI)

What about Accessory? Refer to UDC?

SOUTHWEST CORNER SEC 36 FOUND 2.25" ALUMINUM CAP IN RANGE BOX. PLS 28656 PER MON. REC. DATED 12-2-93

Sheet 2:

b. Architectural Character - Section 10.6.7 E1.d

Each single family detached model plan and elevation shall demonstrate the following design attributes:

i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane. 50% within the overall filing?

(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

(D) The main roof should extend beyond the primary facade by a minimum of one foot.

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design

From: [Dale Ulmer](#)
To: [Development Referral](#)
Cc: [Edward Kotlinski](#)
Subject: FW: 3rd Referral Review - Parkdale Masters PD Amendment - PDA-001390-2022--Bldg Dept comments
Date: Wednesday, February 22, 2023 9:23:47 AM
Attachments: [image005.png](#)
[image001.png](#)

Please see bldg. dept comments below:

1. The Town of Erie Building Division adopts the 2021 editions of the International Codes, including the International Building Code (IBC) and International Energy Conservation Code (IECC) with amendments Apr 1, 2023. Please contact this office prior to the project design development phase to confirm applicable I-Code editions.
2. Shade structures, signage, fencing and retaining walls over 48 inches in height will require separate building permits.
3. Plans to meet ICC A117.1-2017 for Accessibility.

Regards,



Dale Ulmer | Plans Examiner/Building Inspector

Town of Erie | Planning & Development

645 Holbrook St | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2578 | Fax: 303-926-2704

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From: Melinda Helmer <mhelmer@erieco.gov>

Sent: Wednesday, February 15, 2023 12:16 PM

To: Chad Schroeder <cschroeder@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Kathy Kron <kkron@erieco.gov>; Luke Bolinger <lbolinger@erieco.gov>; prevention@mvfcd.org; Jana Easley <Jana.Easley@lafayetteco.gov>; submittals <submittals@udfcd.org>; Hippely, Hannah <hhippely@bouldercounty.org>; planner@bouldercounty.org

Cc: Harry Brennan <hbrennan@erieco.gov>

Subject: 3rd Referral Review - Parkdale Masters PD Amendment - PDA-001390-2022

Good Afternoon,

Please see the link for 3rd round referral documents on the above noted project:

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Referral comments are due back by March 7, 2023. Staff DRT is schedule for March 9, 2023.

Please forward referral comments to developmenteferral@erieco.gov

Please let me know if you have any questions.

Regards,

Melinda Helmer, CMC | Business Operations Coordinator



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