



## MOUNTAIN VIEW FIRE RESCUE

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

June 28, 2019

Ms. Audem Gonzales  
Town of Erie Planning & Development  
645 Holbrook Street  
Erie, CO 80516

Dear Ms. Gonzales:

I have reviewed the plans for the amend me to the Parkdale project located east of North 119<sup>th</sup> Street and south of Arapahoe Road in Erie and have no additional comments at this time.

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 included in the planning process. Should you have any questions concerning these comments, please contact me at 303-772-0710 x 1121.

Sincerely,



LuAnn Penfold  
Fire Prevention Specialist

cc: project file

lp06.18.19



## MEMORANDUM

**TO:** Audem Gonzales

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

**DATE:** July 1, 2019

**SUBJECT:** Traffic Engineering Review - Parkdale  
PUD Amendment  
PUDA-001077-2019  
FHU # 95-190

I have reviewed the current materials submitted for Parkdale, located in the northwest quadrant of State Highway 7/County Line Road. The materials, which were provided on a flash drive, included numerous items for the PUD Amendment submittal. My review has focused on the written narrative (OEO LLC, March 2019). I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering.

Per the written narrative, the proposed action would not increase the overall residential density within Parkdale. Based on this, the traffic impacts would remain as previously analyzed; no additional traffic impacts would be anticipated. Therefore, I have no traffic or transportation related concerns with this submittal.

Please call if you have questions or if I can provide any additional information.



## URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

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Ken MacKenzie, Executive Director  
2480 W. 26th Avenue, Suite 156B  
Denver, CO 80211-5304

Telephone 303-455-6277  
Fax 303-455-7880  
www.udfcd.org

July 11, 2019

### **UDFCD Maintenance Eligibility Program Referral Review Comments**

To: **Audem Gonzales, Town of Erie**  
Project: **PUDA-001077-2019, Parkdale Filing 2, Amendment 1**  
Stream: **Coal Creek Drainageway #1 / Coal Creek Drainageway #2**  
MEP Phase: **Referral**  
MEP ID: **107640/10003675**

Audem,

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Coal Creek Drainageway #1;
- Coal Creek Drainageway #2.

We have the following comments to offer:

1. We have no comments on this project as it is not eligible for UDFCD maintenance. The site is under 130 acres, not adjacent to a major drainageway, and does not include any master planned improvements.

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

Sincerely,  
**Urban Drainage and Flood Control District**

**Jim Watt, P.E., CFM**  
Watershed Services Program



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

fly@vectorair.net  
www.vectorair.net

July 15, 2019  
Town of Erie  
645 Holbrook Street  
Erie, CO 80516

Attn: Audem Gonzales

RE: Parkdale Flg 2, 1<sup>st</sup> Amdt, PUD Amendment – PUDA-001077-2019

Dear Audem,

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

**The Farmers Reservoir and Irrigation Company**  
**80 South 27<sup>th</sup> Avenue**  
**Brighton, CO 80601**  
**303-659-7373**

**TO:** Town of Erie

**DATE:** July 16, 2019

**EMAILED TO:** developmentreferral@erieco.gov

**APPLICANT:** OEO, LLC

**RE:** PUD Amendment – PUDA-001077-2019

**CASE #:**

**DEAR**

I wish to submit the following information regarding the above referenced project.

\_\_\_\_\_ The concerns of Farmers Reservoir and Irrigation Company are in the area of encroachment to the Right of Way of the canal. FRICO requires a **minimum** of 25' on each side of the canal for a maintenance road plus the distance to the toe of the ditch embankment. The boundaries of the Right of Way must be agreed upon.

\_\_\_\_\_ Drainage is another concern that must be addressed as FRICO does not allow any developed storm flow into our canals. This will apply if any development happens.

\_\_\_\_\_ Property concerns need to be resolved.

\_\_\_\_\_ No construction of any structure can be put on our ROW. No use of any sort including pedestrian or vehicle on our ROW is approved.

\_\_\_\_\_ Please send drainage study and additional information regarding your project so that we may complete our review and that review criteria can be sent to you, if applicable.

\_\_\_\_\_ FRICO does not accept retention ponds adjacent to our facilities, however, we may grant a variance with submittal of application and engineering deposit for review of drainage plan and other documents.

\_\_\_\_\_ Canal road may not be used for access without approval and executed agreement.

\_\_\_\_\_ FRICO will require a license agreement

\_\_\_\_\_ FRICO will require an access permit

\_\_\_\_\_ FRICO will require a seepage agreement

FRICO No comments on application/proposal

\_\_\_\_\_ We request to comment again.

The applicant \_\_\_\_\_ has or  has not completed a Project Review Application and submitted a deposit for review fees with the Ditch Company. In addition to the above comments, FRICO's comments are limited to this set of plans.

Please email Scott Edgar, FRICO General Manager or Eve Craven should you have any questions.

Sincerely,

\_\_\_\_\_  
**Scott Edgar**

[Scott@farmersres.com](mailto:Scott@farmersres.com)

FRICO, General Manager



\_\_\_\_\_  
**Eve Craven**

[Eve@farmersres.com](mailto:Eve@farmersres.com)

FRICO, Projects Coordinator

## Audem Gonzales

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**From:** Jana Easley <jana.easley@cityoflafayette.com>  
**Sent:** Friday, July 12, 2019 4:42 PM  
**To:** Development Referral  
**Subject:** PUDA-00107-2019 / Parkdale Flg 2, 1st Amdt.

Attn: Audem Gonzales

Hi Audem,  
Lafayette has reviewed this referral and has no comments at this time.  
Thank you,  
Jana

**Jana Easley**  
AICP | Planning Manager  
303-661-1271 Direct  
[jana.easley@cityoflafayette.com](mailto:jana.easley@cityoflafayette.com)



**Please - Don't print this e-mail unless it's really necessary.**  
**The Lafayette Planning & Building Dept is dedicated to conserving energy and our natural resources.**

## **Audem Gonzales**

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**From:** Martin Harders <mharders@lefthandwater.org>  
**Sent:** Monday, July 01, 2019 11:44 AM  
**To:** Development Referral  
**Subject:** PUDA-001077-2019

Audem,

The site referenced in the PUD Amendment for Parkdale Filling 2, 1st Amendment is not located within the Left Hand Water District is not located within our boundaries.

Thank you,  
Martin

Civil Engineer I  
Left Hand Water District  
P.O. Box 210  
Niwot, CO 80544-0210  
Office: (303) 530-4200  
Cell: (303) 906-1505  
[www.lefthandwater.org](http://www.lefthandwater.org)

## Audem Gonzales

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**From:** Darren Champion  
**Sent:** Monday, July 08, 2019 10:56 AM  
**To:** Development Referral  
**Cc:** Farrell Buller; Michael McGill; Parks Admin  
**Subject:** Development Referral - Parkdale Flg 2, 1st Amdt. - Parks and Rec Comments

Hi Audem,

We have reviewed this application and find no conflicts with our interests.

Thanks,



**Darren Champion** *CPSI* | Parks and Open Space Project Coordinator  
Town of Erie | Parks & Recreation Department  
150 Bonnell Avenue | P.O. Box 750 | Erie, CO 80516  
Phone: 303-926-2886 | Cell: 303-591-1280 | Fax: 303-665-9420  
[www.erieco.gov/parksandrec](http://www.erieco.gov/parksandrec) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

***Erie, Colorado - the BEST place to raise a family!***

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ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)

The Standards presented here are intended to modify the following sections of the Unified Development Code: clarify any design variations from the current Town of Erie UDC for Section 10.6.7 F, Additional Standards for Multi-Family Residential.

1. Building Orientation - ~~replaces~~ Section 10.6.7 F-1.c-ii.
  - i. If a lot does not already front a public street, each residential lot shall be provided with lot frontage onto a private alley ~~shared driveway/motor court tract~~ which provides access to a public street.
  - ii. Dwellings may be oriented towards the shared driveway/motor court private alley with both the primary pedestrian door and garage facing the shared drive/motor court private alley.
  
2. Driveway-Private Alley Design ~~–additional requirement added to create a more attractive environment.~~
  - i. Where private alleys are provided, the private alley ~~shared driveway/motor court tract~~, shall be constructed of decorative colored and patterned pavers or decorative colored and patterned concrete.
  - ii. When private alleys are provided between perpendicular public streets, the private alley shall provide visual and physical breaks to prevent a vehicular through passage between the public streets, however, pedestrian through access shall be provided.
  - iii. Landscaping within the private alley tract shall consist of a variety of shrubs and grasses, which will help break up the visual expanse of driveways and garages. When a visual and physical break is required to prevent through passage, landscaping shall enhance that area and contribute to creating a barrier.
  
3. Architectural Character - ~~replaces~~ Section 10.6.7 F-1.d-ii(B)&(F).
  - i. The Architectural character of attached homes shall have the option of creating the appearance of individual expressions of each unit, rather than attempting to give each building the appearance of a large single family home. The unique individualism of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single family home.
  - ii. Overhangs to be a minimum 8". Roof overhangs shall be a minimum of 8".
  
4. Garage Placement & Design - ~~replaces Section~~ 10.6.7 F-2.b-i(A).

i. Where a garage façade protrudes beyond the primary structure façade, the front porch ~~must~~ shall extend beyond the garage façade plane to provide visual depth to the overall primary structure façade-

5. Front Porches ~~-additional requirement added to enhance the street presence of the Architecture.~~

i. ~~Street Side Models~~Dwelling units that side onto the public street shall include a wrap around porch that extends a minimum of 12 feet from the front of the dwelling unit towards the rear and is a on the side with a minimum depth of 5 feet.

ii. All wrap around porches shall be a minimum of 100 square feet, which includes the front porch and any covered stoop.

iii. All models shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered stoop.

6. Enhanced Elevation ~~-additional requirements added to create a more attractive environment.~~

An elevation of the home that faces public or private open space that contains trails, sidewalks or public amenities ~~a park or open space area~~ shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.

(1) A change in wall plane by providing one ~~or~~ more of the following options:

a. — An additional wall plane change, minimum of six feet in width and one foot projection.

b. — A projecting or cantilevered living space.

c. — A bay or boxed window.

(2) An additional window on the street facing side of the home.

(3) ~~The addition of an architectural detail~~Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

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~~7. These standards presented here are intended to modify the bicycle parking standards set forth in Section 10.6.5.G.1.b.i.~~

~~A. Bicycle parking shall be conveniently located, but may be located further than 100 linear feet from a primary building entrance.~~

## Audem Gonzales

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**From:** Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, July 16, 2019 9:46 AM  
**To:** Development Referral  
**Cc:** Cahill, Lori  
**Subject:** RE - Parkdale 1st Amend-

The RTD has no comment on this project.

Also, The RTD would request that future submittals for Review come through our [Engineering@rtd-denver.com](mailto:Engineering@rtd-denver.com) Email address so that we can properly review these projects

Thank you



**C. Scott Woodruff**

**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

July 16, 2019

Town of Erie Community Development Services  
645 Holbrook / PO Box 750  
Erie, CO 80516

Attn: Audem Gonzales

**Re: Parkdale Filing No. 2, Amendment No. 1 – Case # PUDA-001077-2019**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the PUD amendment for **Parkdale F2 A1**. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within all lots*:

- 6-foot wide for natural gas distribution facilities, typically on the alley side of each lot where there is space for service truck access
- 8-foot wide for electric distribution facilities
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement

Space consideration must also be given to locate pad mount transformers and pedestals on this property.

If the property owner/developer/contractor has not already completed the application process for any new natural gas or electric service or modification to existing facilities they must do so via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) or the Builder's Call Line at 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)