



TOWN OF ERIE

Community Development Department – Planning Division

645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Parkdale No. 2

PROJECT ADDRESS: TBD - generally west of County Line Road and north of Baseline Road/HWY 7

PROJECT DESCRIPTION: Parkdale Preliminary Plat No. 2 is a proposed single family and duplex development south of Parkdale Filing No. 1.

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: Parkdale No. 2

Filing #: Lot #: Block #: Section: 36 Township: 1 North Range: 69 West

OWNER *(attach separate sheets if multiple)*

Name/Company:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: OEO LLC

Contact Person: Chris Elliott

Address: 7353 South Alton Way

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111

Fax:

E-mail: celliott@e5xmanagement.com

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: PUD/LR

Proposed Zoning: PUD/LR

Gross Acreage: 33.96

Gross Site Density (du/ac): 6.0 du/ac

Lots/Units Proposed: 204

Gross Floor Area:

SERVICE PROVIDERS

Electric: Public Service

Metro District: Parkdale

Water *(if other than Town)*:

Gas: Public Service

Fire District: Mountain View Fire District

Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input checked="" type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____

Date: Jan 8, 2019

Owner: _____

Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)

County of Arapahoe) ss.

The foregoing instrument was acknowledged before

me this 8th day of January, 2019,

by Chr Matthew



My commission expires: 10/12/2022

Witness my hand and official seal.

Notary Public



Parkdale – Preliminary Plat No. 2

Erie, CO

Applicant

OEO 2, LLC
7353 S. Alton Way, Suite A-100
Englewood, CO 80112
Attn: Chris Elliott (CElliott@E5XManagement.com)

Written Narrative

OEO 2, LLC, (The 'Applicant') is pleased to present this document requesting Preliminary Plat review for a new addition to the Parkdale Subdivision. This parcel is located along 119th Street approximately 700' north of the intersection of 119th Street and Baseline Road. The land within the preliminary plat boundary is currently zoned LR and consists of three individual properties totaling approximately 34 Acres. These properties will be combined during the final plat process and will collectively be known as Parkdale Filing No. 3. A portion of land within the final plat boundary will be retained by the original land owners – the Penner Family. This retained land is shown as Lot 1, Block 10 and contains 4.60 Acres of the 34 Acres.

General Project Concept

The general project concept is for the design of a walkable neighborhood with a mix of alley loaded single family and paired homes. The design focuses around a park at the entry into the neighborhood from 119th Street, with a central trail connecting the neighborhood to the park. The majority of the homes will front to shared open space areas, and the homes will all have garages located in the rear of the house. This will allow a much greater architectural presence for the front of the homes.

Proposed Land Use

There are 204 residential lots and 45 tracts proposed within the final plat boundary. The density is 6.0 DU/Acre. A corresponding PUD has been approved with Parkdale Preliminary Plat No. 2. This PUD is recorded at reception number 03795126 and is titled "Parkdale PUD Overlay Map, Amendment No. 2." The gross density of Parkdale Filing No.1, No. 2, and No.3 will not exceed 5 dwelling units per acre and will remain consistent with the current Parkdale LR zoning designation. Open space will also be shared between the two projects resulting in a combined 84 acres of public and private open space tracts.

The following table outlines the proposed land uses for Parkdale Preliminary Plat No. 2.

LAND SUMMARY CHART:

TYPE	AREA (AC)	% OF TOTAL
LOTS (204)	14.5182 AC	42.76 %
TRACTS (45)	9.8649 AC	29.05 %
ROW	9.5727 AC	28.19 %

TOTAL: 33.9558 AC 100 %

PARKS AND OPEN SPACE SUMMARY CHART:

TYPE	* REQUIRED (AC)	* PROVIDED (AC)		
		PP PARKDALE NO. 1	PP PARKDALE NO. 2	TOTAL
POCKET PARKS	1.15 AC	1.49 AC	0.44 AC	1.93 AC
NEIGHBORHOOD PARK	6.93 AC	0.00 AC	0.00 AC	0.00 AC
COMMUNITY PARKS	11.55 AC	0.00 AC	0.00 AC	0.00 AC
OPEN SPACE	39.25 AC	35.50 AC	0.00 AC	35.50 AC

* THE ABOVE STATED REQUIRED AND PROVIDED NUMBERS ARE BASED ON A COMBINED TOTAL BETWEEN PARKDALE PRELIMINARY PLAT NO. 1 AND NO. 2. (TOTAL LOT COUNT = 799)

The open space indicated above represent tracts dedicated to the Town of Erie for the regional spine trail. These public tracts as well as the private tracts within the development will be maintained by the Parkdale Metropolitan District.

Construction Phasing & Utilities

Sanitary Sewer, Storm Drainage and Water demands for this project were accounted for in the design on Parkdale Filing No. 1. Water and Sewer stubs have been provided at the south terminus of Long Lane. Waterline looping will be accomplished by constructing a secondary waterline within the 119th Street R.O.W. from the Filing 1 stub out to the entrance of this project (Filing No. 3). Stormwater runoff will be conveyed in the Parkdale Filing No. 1 channel within Tract T and treated in the pond within Tract AM. The Filing No. 1 pond is sized to handle these flows.

Dry Utilities are available in Public ROW surrounding the site. Gas and Electric will be provided by Xcel Energy. Phone and cable will be provided by Century Link and Comcast receptively.

The developer intends to construct this project in one phase. Timing will rely on the construction progress of the “backbone” infrastructure being constructed with Filing 1.

The Parkdale Property is identified as being served by the Mountain View Fire Protection District. The development team has initiated the inclusion process.

Surface Use Agreements and Easements

Parkdale Filing No. 3 was included in the Surface Use Agreements (SUA) between the developer and Extraction Oil & Gas. A well head and associated appurtenances exist within Parkdale Filing No. 3 near the northern edge of the property. The SUA indicates that this well is to be plugged and abandoned. Extraction Oil & Gas has plugged and abandoned the wellhead within the property. Abandonment documents can be found on the COGCC website under the well identifier, “Arapahoe #3-36” As a result, this preliminary plat submittal shows the well as plugged and abandoned and depicts the associated 25’ setback.

The City of Lafayette also has a sanitary sewer trunk line that traverses a portion of the property. This sewer was previously without the benefit of recorded easement. The developer has since recorded an easement for the existing sewer line at

reception number 03756019 & 03756020. These easements also cover the City of Lafayette's proposed grey water re-use line that will cross the property along the northern property line running from east to west. Lafayette's re-use lines will be constructed by the developer concurrently with the development of Parkdale Filing No. 3.

Authorization by

Arlene Penner the owner of the real property hereby states that I has no objection to the Land Use Application submittals being submitted to the Town of Erie by OEO, LLC, and hereby authorizes OEO, LLC to act on behalf of me with respect to such Applications.

By: Arlene Penner

-) State of Colorado
-) County of Boulder

Acknowledged before me this 25 day of May, ~~2016~~ 2017 mg

by Arlene Penner

Witness my hand and official seal.
My commission expires 11-22-2020.

Mary Gruda
Notary Public

