



Project Reviews

Town of Erie

Project Number: SRU2025-00005

Description: Erie Junction Special Review Use for duplex uses in OTR

Applied: 12/23/2025

Approved:

Site Address: 432 MULLIGAN ST

Closed:

Expired:

City, State Zip Code: ERIE, CO 80516

Status: PAID ONLINE

Applicant: Diverge Homes LLC

Parent Project:

Owner: Diverge Homes LLC

Contractor: Diverge Homes LLC

Details:

Hold per CL until SP submitted etc.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: 1ST SUBMITTAL						
2/27/2026	3/13/2026	4/9/2026	BUILDING REVIEW	Joel Champagne	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026	4/13/2026	4/9/2026	DNS REVIEW	Shane Greenburg	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026		4/9/2026	ECONOMIC DEVELOPMENT REVIEW	ECONOMIC DEVELOPMENT BUCKET		DRT on 4/2
Notes:						
2/27/2026	4/2/2026	4/9/2026	ENGINEERING REVIEW	Nicole Johnson	COMPLETE NO COMMENTS	No comments
Notes:						
2/27/2026	4/9/2026	4/9/2026	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026	3/19/2026	4/9/2026	GIS REVIEW	Ryley Gross	COMPLETE NO COMMENTS	Addressing has already been approved, no changes.
Notes:						



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2/27/2026	4/10/2026	4/10/2026	OUTSIDE AGENCY REVIEW	Chris LaRue	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026	4/10/2026	4/10/2026	PLANNING REVIEW	Chris LaRue	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026	4/7/2026	4/9/2026	STORMWATER REVIEW	Misty Hall	COMPLETE NO COMMENTS	DRT on 4/2
Notes:						
2/27/2026	4/6/2026	4/9/2026	STRATEGIC REVIEW	Josh Campbell	COMPLETE WITH COMMENTS	DRT on 4/2
Notes: See attachment "Strategic DRT Memo SRU26-00005" for comments.						
2/27/2026		4/9/2026	SUSTAINABILITY REVIEW	Eryka Thorley		DRT on 4/2
Notes:						
Review Group: AUTO						
12/23/2025	12/26/2025	12/26/2025	ENGINEER ASSIGNMENT	Chad Schroeder	COMPLETE NO COMMENTS	Chad Schroeder
Notes:						
12/23/2025	2/27/2026	12/26/2025	PLANNER ASSIGNMENT	Chris LaRue		
Notes:						
12/23/2025	3/4/2026	1/2/2026	ENGINEERING COMPLETENESS REVIEW	Chad Schroeder	COMPLETE NO COMMENTS	
Notes: r						
12/23/2025		1/2/2026	PLANNING COMPLETENESS REVIEW	Chris LaRue		
Notes:						



Erie Junction SRU for Duplex Uses – Special Review Use

Strategic Planning Division

To: Diverge Homes LLC
From: Josh Campbell, Senior Strategic Planner
Date: April 6, 2026
Re: SRU2026-00005 Erie Junction SRU for Duplex Uses – Special Review Use

Strategic Planning Comments

The Strategic Planning Division, as part of the Planning & Development Department, has reviewed the application for the Erie Junction SRU for Duplex Uses – Special Review Use for conformance with the 2024 Comprehensive Plan and the Town's commitment to increasing its livability, connectivity, and sustainability.

Land Use Conformance

Staff find that the rezoning application conforms with the Future Land Use Map designation of Residential – Medium in the 2024 Comprehensive Plan.

Policy Conformance

The Strategic Planning Division finds that the application conforms with multiple goals and policies within the 2024 Comprehensive Plan, especially the following policies:

1. **C.5.1:** Ensure that new development meets Comprehensive Plan vision, priorities, and resources management.
 - a) Developing duplexes will help contribute to the need for more diverse housing typologies and affordability within the community.
2. **H.1.1:** Locate higher density housing and mixed use development in areas that are currently served or will be served by bus transit and neighborhood centers.
 - b. This more dense development serves the neighborhood center of Historic Old Town but also close proximity of Erie Town Center.

Policy Recommendations

In response to the 2024 Comprehensive Plan goals, staff make the following recommendations:

1. Staff recommend the consideration of policy **C.1.6** to ensure that the development provides unique but compatible character to the surrounding neighborhood.
2. Staff recommend the consideration of policy **C2.1** to ensure that the development is in alignment with the goals of the Historic Old Town neighborhood. Historic Old Town is an area of Special Consideration.
3. Staff recommend the consideration of policy **C.3.2** to ensure that the development is of high quality and accessible to current and future residents.
4. Staff recommend the alignment with policy **C.3.5** of the Comprehensive Plan as County Line Road is seen as a corridor of special consideration.

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) 955-2566 or jcampbell@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Josh Campbell | Senior Strategic Planner
Planning & Development



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