



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: 487 Graham Circle ADU
FILE NO: SPRU-000779-2014 DATE SUBMITTED: 5-26-16 FEES PAID: \$200-

PROJECT/BUSINESS NAME: John C Diehl

PROJECT ADDRESS: 487 Graham Circle, Erie CO 80516

PROJECT DESCRIPTION: Basement finish to be used as Accessory Dwelling Unit

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Canyon Creek

Filing #: Lot #: 21 Block #: 6 Section: Township: Erie Range:

OWNER (attach separate sheets if multiple)

Name/Company: John Diehl
Contact Person: John Diehl
Address: 487 Graham Circle
City/State/Zip: Erie, CO 80516
Phone: (720) 255-5473 Fax:
E-mail: diehlj2002@yahoo.com

AUTHORIZED REPRESENTATIVE

Company/Firm:
Contact Person:
Address:
City/State/Zip:
Phone: Fax:
E-mail:

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:
Address:
City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Residential
Proposed Zoning:
Gross Acreage:

Gross Site Density (du/ac):
Lots/Units Proposed:
Gross Floor Area:

SERVICE PROVIDERS

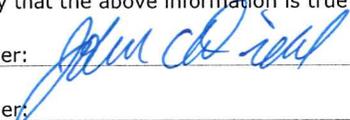
Electric: Xcel
Metro District:
Water (if other than Town): Erie Water

Gas: Xcel
Fire District:
Sewer (if other than Town): Erie Public Utilities

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 type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input 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 checked="" type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	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.

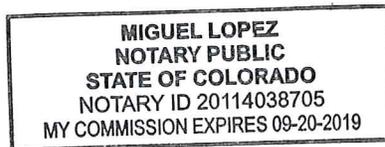
Owner: 
 Owner: _____
 Applicant: _____

Date: 5/19/16
 Date: _____
 Date: _____

STATE OF COLORADO)
 County of Boulder) ss.

The foregoing instrument was acknowledged before me this 19 day of May, 2016, by Miguel Juan Lopez.

My commission expires: 9/20/2019.
 Witness my hand and official seal.




 Notary Public

John Diehl
487 Graham Circle
Erie, CO 80516
(720) 255-5473

May 18, 2016

Deborah Bachelder
Town of Erie
PO Box 750
Erie, CO 80516

Ms. Bachelder,

I am applying for and accessory dwelling unit to my home in Canyon Creek, at 487 Graham Circle.

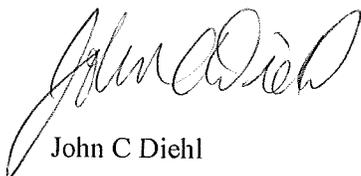
My fiancee and I purchased the home a little more than a year ago; we love it, but there is plenty of room for the two of us in the first and second floors. For this reason, and for financial purposes, I would like to rent out the basement. Currently the basement is unfinished. I would like to finish it so that there is one bedroom, one full bath, a kitchen and a living room. We hope to be able to rent the space this fall.

My proposal meets the criteria for an accessory dwelling unit. The information required for the review of my proposal is included below:

- The existing finished living space (first and second floor) is 1884 square feet, the total in the house is 2734 square feet, and the proposed basement rental unit is 620 square feet. The proposed rental area is just less than 33% of the existing finished living space.
- Two plot plans for the lot are included; one of them shows where there is a path from the front, around the house, to provide access to the walkout basement in the back (east facing) side of the house. This is a separate entrance where the approach to the house is essentially the same as our regular entrance/ egress path; our tenants' coming and going should be a relatively inconspicuous to our own.
- There is floor plan of the proposed basement finish included. Note that the bedroom already has an egress window that meets code.
- We have a two car garage with room for two cars in the driveway, as well as two spaces in front of the house for parking.
- The new apartment space will not impact the aesthetics of the house, as the only changes are taking place on the interior of the basement.

Thank you for your consideration of my application for an ADU.

Sincerely,



John C Diehl

WARRANTY DEED

This Deed, made April 3, 2015

Between Lisa M. Lahman of the County Boulder, State of COLORADO, grantor(s) and Julie A. Gunzner and John C. Diehl, as Joint Tenants whose legal address is 487 Graham Circle, Erie, CO 80516-3609 County of Boulder, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of THREE HUNDRED EIGHTY THOUSAND DOLLARS AND NO/100'S (\$380,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Boulder, State of COLORADO described as follows:

Lot 21,
Block 6,
Canyon Creek Subdivision Filing No. 6,
County of Boulder,
State of Colorado.

also known by street and number as 487 Graham Circle, Erie, CO 80516-3609

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated March 2, 2015, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

[Handwritten signature of Lisa M. Lahman]

Lisa M. Lahman

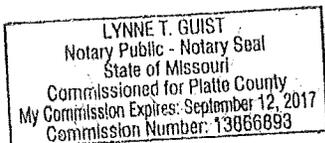
STATE OF MO
COUNTY OF Jackson

} ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me April 3, 2015 by Lisa M. Lahman.

Witness my hand and official seal.

[Handwritten signature of Lynne T. Guist]
Notary Public
My Commission expires: 9/12/17



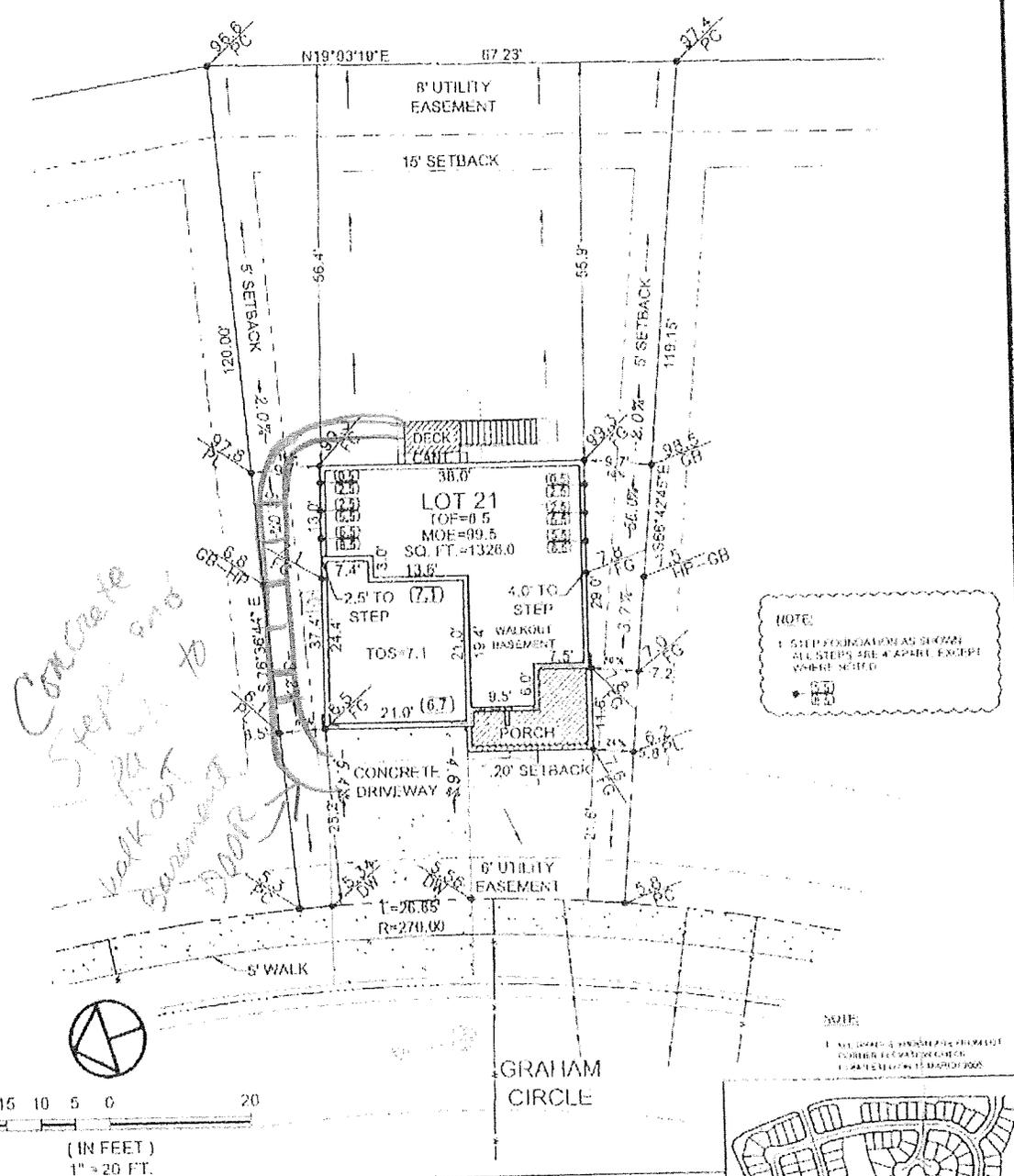
PLOT PLAN
LOT SQ. FT.
6749.00
30%=2024.7

RICHMOND

AMERICAN HOMES
LOT 21 BLOCK 6
ADDRESS: 487 GRAHAM CIRCLE

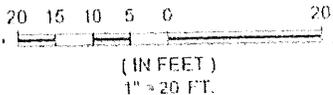
SUBDIVISION:
CANYON CREEK
6TH

ADDRESS: 487 GRAHAM CIRCLE

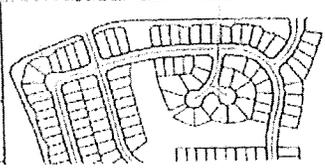


NOTE:
 1. SEE P. 2 FOR GARAGE AND SWOWN
 ALL STEPS ARE 4" HIGH EXCEPT
 WHERE NOTED

NOTE:
 1. ALL DIMENSIONS SHOWN ARE PERMITTED
 UNDER THE CANYON CREEK
 SUBDIVISION MAP 15 MAR 2012 2005

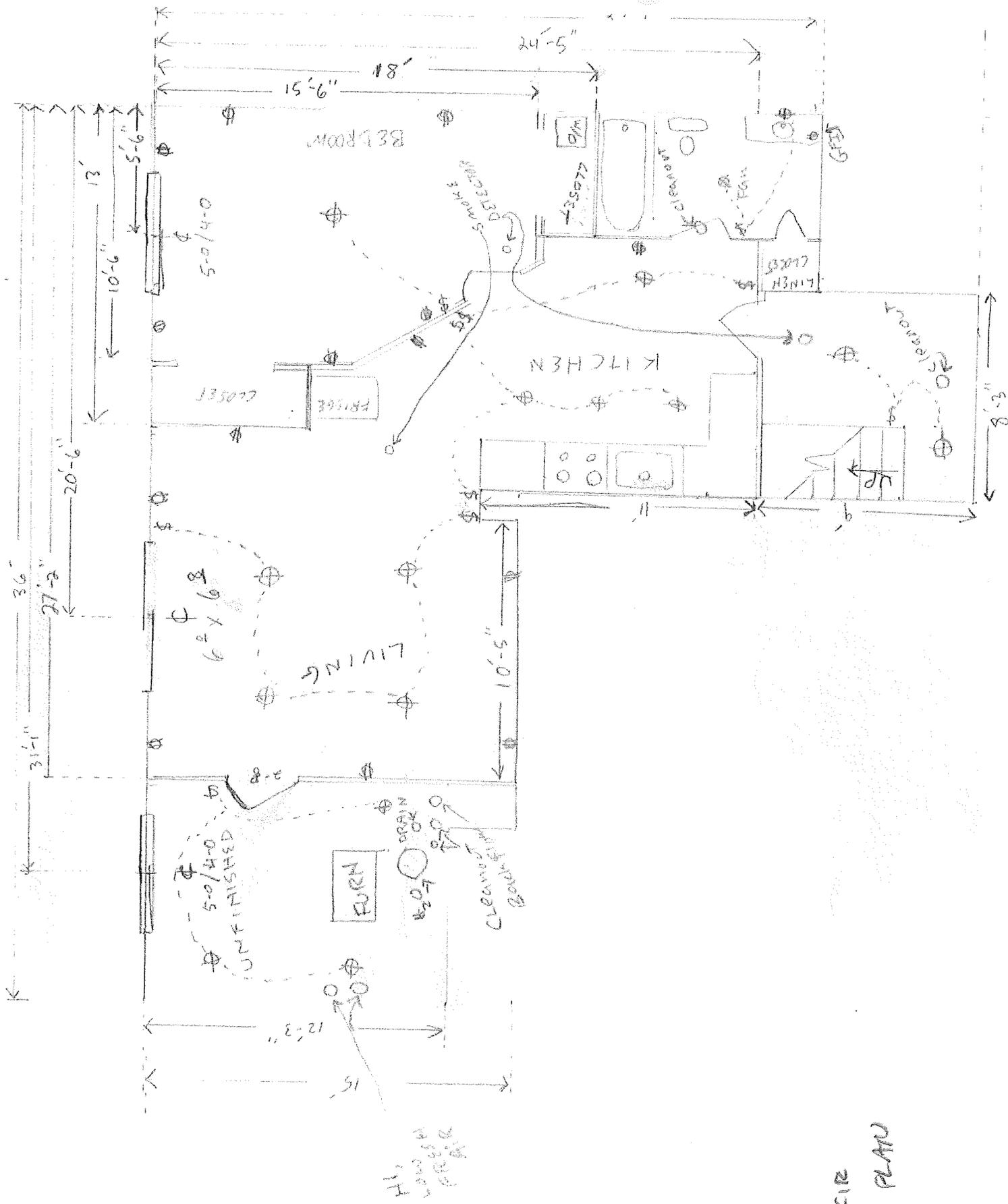


MODEL: CC0214-A BASEMENT: WALKOUT GARAGE: 2-CAR-LEFT
 SUBDIVISION: CANYON CREEK 6TH CITY: ERIE COUNTY: BOULDER



5/19/15

→ Z



487 GRAHAM CIR
BASEMENT PLAN