



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:	2259 Cottonwood Place	
FILE NO:	VR-000820-2016	DATE SUBMITTED: 10/19/16
		FEES PAID: \$600-

PROJECT/BUSINESS NAME: Chad & Lori Scates

PROJECT ADDRESS: 2259 Cottonwood Pl, Erie CO 80516

PROJECT DESCRIPTION: Deck with roof addition

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Orchard Glen

Filing #: 1 Lot #: 9 Block #: 4 Section: Orchard Glen Township: Erie Range:

OWNER (attach separate sheets if multiple)

Name/Company: Chad Scates

Contact Person: Chad Scates

Address: 2259 Cottonwood Pl

City/State/Zip: Erie, CO 80516

Phone: 720 351-5780 Fax:

E-mail: chad@scatessoft.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: n/a

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: SR Gross Site Density (du/ac):

Proposed Zoning: # Lots/Units Proposed:

Gross Acreage: Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Gas: Xcel

Metro District: Fire District: Mountain View

Water (if other than Town): 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 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 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: Chris E

Date: 10/14/2016

Owner: Lowcater

Date: 10/14/16

Applicant: _____

Date: _____

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 14th day of October, 2016 by Chad & Lori Scoates.

HALLIE SAWYER
NOTARY PUBLIC
STATE OF COLORADO
Notary ID 19954000146
My Commission Expires 01/03/2019

My commission expires: 01/03/2019
Witness my hand and official seal.

Hallie Sawyer
Notary Public

R. Martin Ostholthoff
Director of Community Development
645 Holbrook Street
PO Box 750
Erie, CO

October 3, 2016

Dear Sir,

We would like to request a variance to a rear setback to allow us to add a deck and roof addition off of the kitchen and family room where the door exists. The neighbors have signed off on this request and allowing of this request will create no harm to their privacy or views.

The house is a two-level home with only one rear access. We, the homeowners (Chad & Lori Scates), are the original owners (since 1999) and were not aware of the limitation when we purchased the house. We have always planned on adding a functional-sized deck and patio cover in scale with our home, property, and outdoor living uses.

In addition to the limited space for adding the deck and patio, the back has an irregular shape with the setback line angling across the limited space. Due to these irregularities, we are requesting an 8' setback where a 20' setback exists.

15'

25'

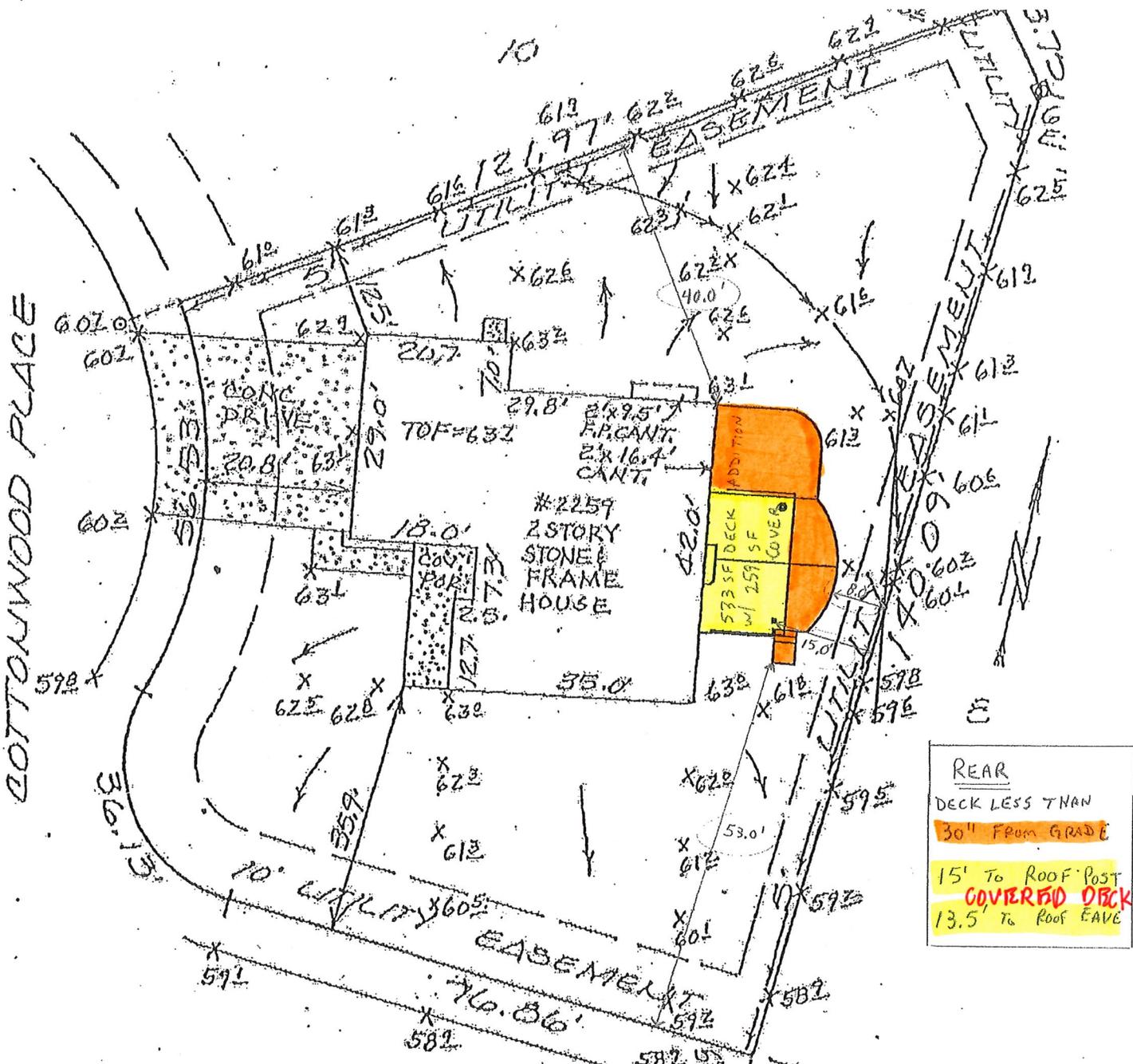
Approval Criteria:

1. The lot has an extremely irregular shape and the house was positioned on the lot without regard to any possible outdoor living additions. The lot is unique in that what is termed the "back" borders on the neighbor's large side yard.
2. The Homeowner's Association and all immediate neighbors approve of the proposed addition. The unusual circumstances and condition does not exist throughout the area.
3. The homeowner did not create this condition.
4. The roof is needed to provide practical, permanent relief from the extreme, day-long south exposure and year-round precipitation. Background notes: When the home was originally contracted for, the builder's plan had the front of the house facing south. The orientation of the house was then changed without any discussion of the limitations regarding deck and patio roof additions. (Certainly, we wish we had been informed of setbacks)
5. The proposed addition does not alter the character of the neighborhood, affect the other property owner's privacy or views, and should not establish any precedent for other cases due to the unique shape of the lot.
6. The proposed addition is the minimum needed to accommodate normal furnishings, the addition of a desired built-in outdoor kitchen, and maintain reasonable proportions with the home and property.

I would like to thank this committee for its time and consideration of this project. Please contact us with any questions or comments.

Sincerely,

Chad & Lori Scates
2259 Cottonwood Pl
Erie, CO 80516



REAR
DECK LESS THAN
30" FROM GRADE
15' TO ROOF POST
COVERED DECK
13.5' TO ROOF EAVE

IMPROVEMENT LOCATION CERTIFICATE: I hereby certify that this improvement location certificate was prepared for RYLAND HOMES, that it is not a land survey, plat, or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

LEGAL DESCRIPTION: 2259 COTTONWOOD PLACE, LOT 9, BLOCK 4, ORCHARD GLEN FILING NO. 1 AT MEADOW SWEET FARM, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

I further certify that the improvements on the above described parcel on this date 1-27-99, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or right of any easement crossing or burdening any part of said parcel, except as shown.

I hereby certify that the above described improvements were developed from a variety of the above described parcels, and that the same are shown in this certificate as they existed on the date of the survey. The relative elevations shown on this certificate are for the date of the survey, due to the possibility of a change of the relative elevations of the parcels shown on this certificate, the surveyor is not responsible for any change in the relative elevations of the parcels shown on this certificate after the date of the survey.

Jon S. McDaniel
Jon S. McDaniel, P.E.
1-27-99

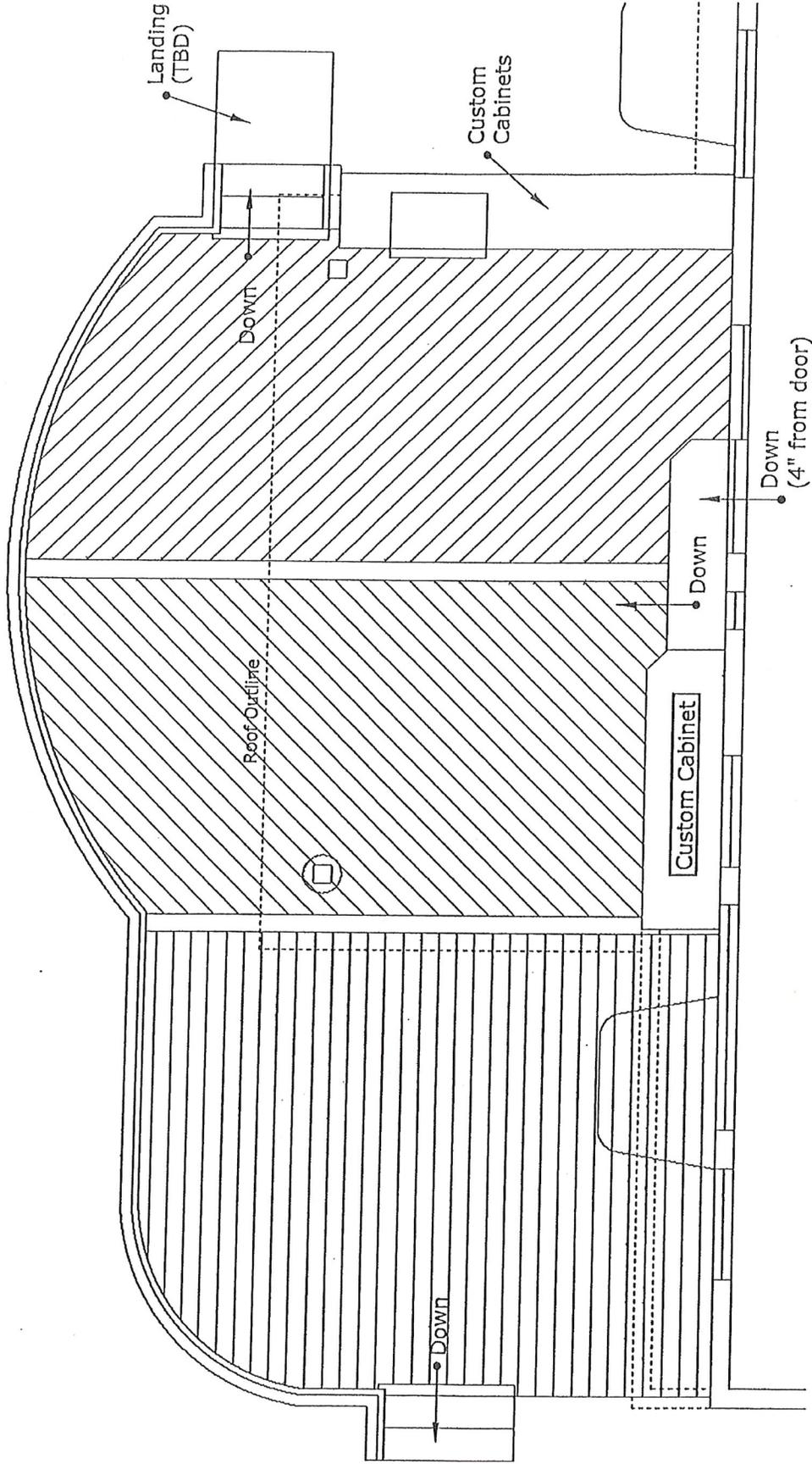
1-27-99
Date

Scates

By: *Jon S. McDaniel*
For and on behalf of
EMC Consultants, Inc.
1-27-99

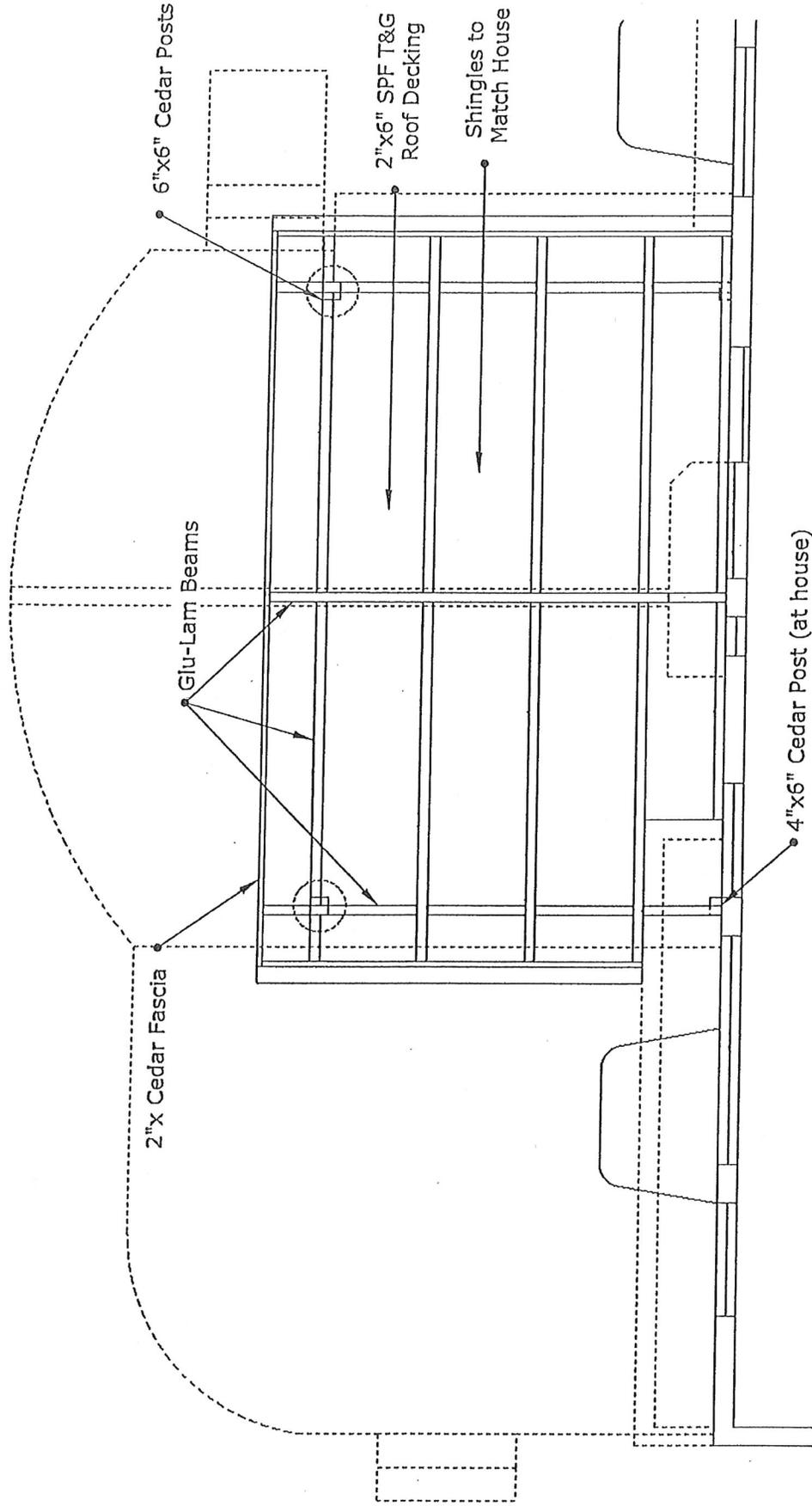


Deck & Option Plan



<p>Lori & Chad Scates 2259 Cottonwood Pl Erie, CO 80516</p>	<p>DeckTec Outdoor Designs 16000 W 5th Ave Golden, CO 80401</p> <p>Decktec design • build • deck care</p>	<p>Approved _____ Date _____</p>
<p>March 17, 2017 Page 2a of 3 Scale 1/4" = 1'</p>		

Open Gable Roof Plan



<p>Lori & Chad Scates 2259 Cottonwood Pl Erie, CO 80516</p>	<p>DeckTec Outdoor Designs 16000 W 5th Ave Golden, CO 80401</p> <p>DeckTec INCORPORATED design • build • deck care</p>	<p>Approved _____ Date _____</p>
<p>March 14, 2017 Page 2b of 3 Scale 3/4" = 1'</p>		