

**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: SPU-001002-2018 DATE SUBMITTED: 7/23/18FEES PAID: \$200**PROJECT/BUSINESS NAME:**Revel Dance Center LLC**PROJECT ADDRESS:**460 Jones Court Unit #102, Erie CO 80516**PROJECT DESCRIPTION:**The purpose of this request is to be granted authorization from the Town of Erie to operate a dance center in a light industrialized zone area.**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name:

Austin Industrial Park

Filing #:

-

Lot #:

8

Block #:

-

Section:

-

Township:

-

Range:

-**OWNER** (attach separate sheets if multiple)

Name/Company:

460 Jones LLC

Contact Person:

Mike Amend

Address:

135 Wiggett Ct

City/State/Zip:

Erie, CO 80516

Phone:

303-818-8518

Fax:

E-mail:

longspeaksprinklers@comcast.net**AUTHORIZED REPRESENTATIVE**

Company/Firm:

Revel Dance Center LLC

Contact Person:

Christine Rohde

Address:

600 Mathews Circle

City/State/Zip:

Erie, CO 80516

Phone:

303-946-6166

Fax:

E-mail:

reveldancecenter@gmail.com**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:

Light Industrial (LI)

Proposed Zoning:

Gross Acreage:

0.97 acres

Gross Site Density (du/ac):

Lots/Units Proposed:

1 Lot / 4 units

Gross Floor Area:

1,568 sq ft / 6,912 sq ft**SERVICE PROVIDERS**

Electric:

Excel

Metro District:

Water (if other than Town):

Gas:

Fire District:

Mantain View

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

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

Date: _____

Owner: _____

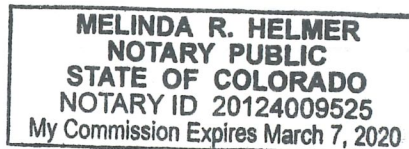
Date: _____

Applicant: Christine M. Rohde

Date: 7/20/18

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 20th day of July, 2018 by Christine Rohde.



My commission expires: March 7, 2020
Witness my hand and official seal.

Melinda R. Helmer
Notary Public

**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

See initial app

LAND USE APPLICATION

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FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME:

Revel Dance Center, LLC

PROJECT ADDRESS:

460 Jones Ct.

PROJECT DESCRIPTION:

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

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Filing #:

Lot #:

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Section:

Township:

Range:

OWNER (attach separate sheets if multiple)

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Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

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:

Proposed Zoning:

Gross Acreage:

Gross Site Density (du/ac):

Lots/Units Proposed:

Gross Floor Area:

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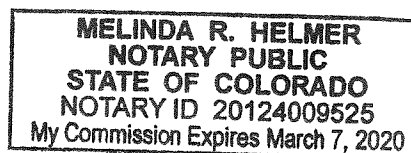
STATE OF COLORADO)

County of Weld) ss.

The foregoing instrument was acknowledged before me this 20th day of July, 2018, by Michael T. Amend.

My commission expires: March 7, 2020

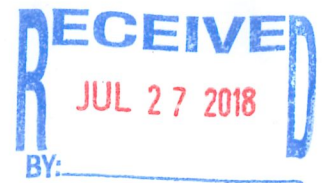
Witness my hand and official seal.



Melinda R. Helmer

Notary Public

Revel Dance Center LLC
460 Jones Court, Unit #102
Erie, CO 80516



Special Review Use Application:

Question 6: Narrative of proposed development

- A. The purpose of this request is to be granted authorization from the Town of Erie to operate a dance center in a light industrial zoned area. Revel Dance Center LLC provides high quality dance education for kids to adult, for all levels and interests, in many different dance forms.
- B. Revel Dance Center would like to open our doors to clients on October 1st, 2018.
- C. This concept fits well into a light industrial setting because of the open interior warehouse space. Our structural needs do not require anything other than an open warehouse look and feel. We don't see any conflict being in a light industrial zone as it is an open space nearby to other recreational and community offerings including a Bowhaus Doggie Day care, Studio Love (a fitness studio) and nearby on Austin Ave a Martial Arts establishment (Bennetts Karate), Tennis and Golf Instruction, and a CrossFit.
- D. NA
- E. Revel Dance Center LLC does not have any mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Question 7:

- A. Our opening goal is to provide 4-5 classes a day with one instructor with 5-12 students per class.
- B. Our hours of operation will be:
 - Monday 4:00-9:00pm
 - Tuesday 9:00 - 11am and 4:00pm to 9:00pm
 - Wednesday 3:30-8:30pm
 - Thursday 4:00-9:00pm
 - Friday 4:00-6:00pm
 - Saturday 10:00am - 3:00pm
 - Sunday Closed
- C. At the time of opening Revel Dance Center LLC, there will be one managing owner (Christine Rohde). Staff will be added as growth of business dictates.

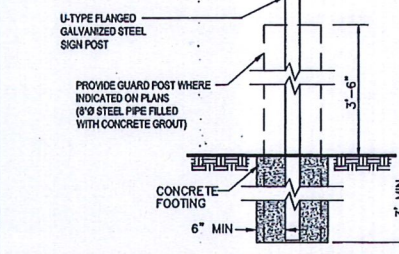
- D. We require no outside storage or loading. The parking outside of Unit #102 is more than adequate to service the clientele during their visit.
- E. Revel Dance Center is a recognized LLC and is in good standing.

LINE #	LENGTH	DIRECTION	START POINT (N/E)	END POINT (N/E)
L1	19.43	N70°01'07"E	(1254689.07, 3126334.36)	(1254696.71, 3126352.82)
L2	75.96	S89°59'35"E	(1254687.58, 3126249.85)	(1254687.57, 3126326.81)
L3	12.20	N00°00'25"E	(1254675.28, 3126249.85)	(1254675.28, 3126236.60)
L4	13.25	N89°59'35"W	(1254675.28, 3126249.85)	(1254675.28, 3126236.60)
L5	18.54	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L6	17.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L7	36.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L8	17.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L9	3.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L10	17.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L11	36.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L12	17.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L13	3.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L14	7.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L15	60.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L16	30.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L17	15.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L18	10.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L19	10.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L20	10.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L21	3.49	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L22	12.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L23	12.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L24	12.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L25	20.16	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L26	12.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L27	12.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L28	12.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L29	20.67	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L30	12.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)

LINE #	LENGTH	DIRECTION	START POINT (N/E)	END POINT (N/E)
L31	12.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L32	12.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L33	20.67	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L34	12.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L35	12.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L36	12.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L37	6.01	N00°00'43"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L38	5.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L39	3.84	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L40	43.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L41	154.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L42	10.00	N90°00'00"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L43	20.04	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L44	7.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L45	7.00	N00°00'25"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L46	24.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L47	18.50	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L48	72.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L49	17.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L50	3.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L51	17.00	N89°59'35"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L52	72.00	S00°00'25"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L53	17.00	S89°59'35"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L54	41.78	S00°00'19"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L55	6.16	S70°03'08"W	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)
L56	16.71	S23°50'12"E	(1254675.28, 3126236.60)	(1254675.28, 3126236.60)

NOTES:

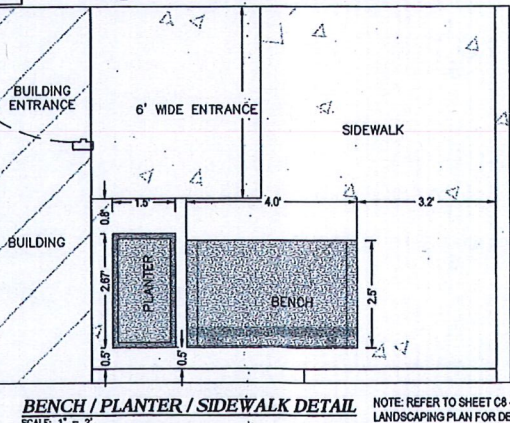
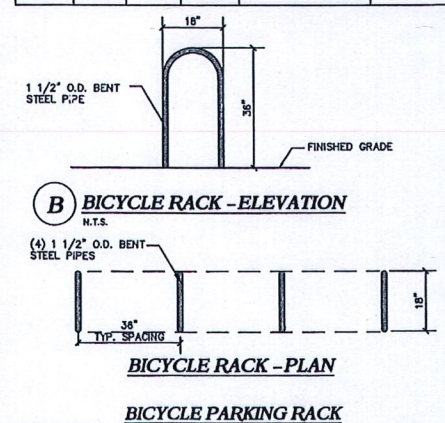
- SIGNS SHALL CONFORM TO 2009 MUTCD SECTIONS 2B.46 AND 2B.47.
- R-7-S SHALL BE 12" X 18" AND HAVE A GREEN LEGEND "RESERVED PARKING" AND BORDER ON A WHITE BACKGROUND. SIGN SHALL HAVE NO ARROW.
- R-7-S SHALL BE 12" X 18" AND HAVE A GREEN LEGEND "VAN ACCESSIBLE" AND BORDER ON A WHITE BACKGROUND.
- ALL DIMENSIONS SHALL CONFORM TO THE 2004 EDITION OF THE STANDARD HIGHWAY SIGN MANUAL UNLESS SUPERSEDED BY THE 2012 SUPPLEMENT.



ACCESSIBLE PARKING SIGN

N.T.S.

CURVE #	RADIUS	LENGTH	DELTA	STARTING POINT (N/E)	END POINT (N/E)
C1	5.68	4.99	51°13'32"	(1254695.71, 3126352.82)	(1254699.25, 3126355.91)
C2	25.00	8.72	19°59'18"	(1254687.57, 3126326.81)	(1254689.07, 3126334.36)
C4	3.00	4.71	90°00'00"	(1254655.74, 3126233.59)	(1254658.74, 3126236.59)
C5	3.00	4.71	90°00'00"	(1254618.74, 3126236.59)	(1254619.74, 3126233.59)
C6	3.00	4.71	90°00'00"	(1254610.74, 3126233.59)	(1254613.74, 3126236.59)
C7	3.00	4.71	90°00'00"	(1254571.74, 3126236.59)	(1254574.74, 3126233.59)
C8	3.00	4.71	90°00'00"	(1254555.74, 3126233.59)	(1254558.74, 3126236.59)
C9	10.00	15.71	90°00'00"	(1254653.57, 3126270.60)	(1254653.57, 3126260.59)
C10	10.00	15.71	90°00'00"	(1254653.57, 3126233.59)	(1254653.57, 3126313.60)
C11	3.00	4.71	90°00'00"	(1254472.73, 3126323.58)	(1254475.73, 3126320.57)
C12	1.55	2.12	78°42'24"	(1254466.99, 3126349.07)	(1254465.73, 3126347.57)
C13	3.00	4.71	90°00'00"	(1254541.99, 3126347.58)	(1254538.99, 3126350.58)
C14	3.00	4.71	90°00'00"	(1254547.99, 3126347.58)	(1254544.99, 3126347.58)
C15	3.00	4.71	89°59'37"	(1254622.99, 3126347.59)	(1254619.99, 3126350.59)
C16	5.00	6.11	70°02'44"	(1254669.55, 3126350.59)	(1254664.85, 3126347.60)
C17	4.54	6.12	77°15'05"	(1254670.23, 3126352.17)	(1254671.65, 3126356.68)
C18	33.13	13.84	23°59'19"	(1254699.25, 3126355.91)	(1254685.51, 3126355.42)



NOTE: REFER TO SHEET C8 - LANDSCAPING PLAN FOR DETAILS

LOT 8, AUSTIN INDUSTRIAL PARK

LONGS PEAK SPRINKLER, 460 JONES COURT

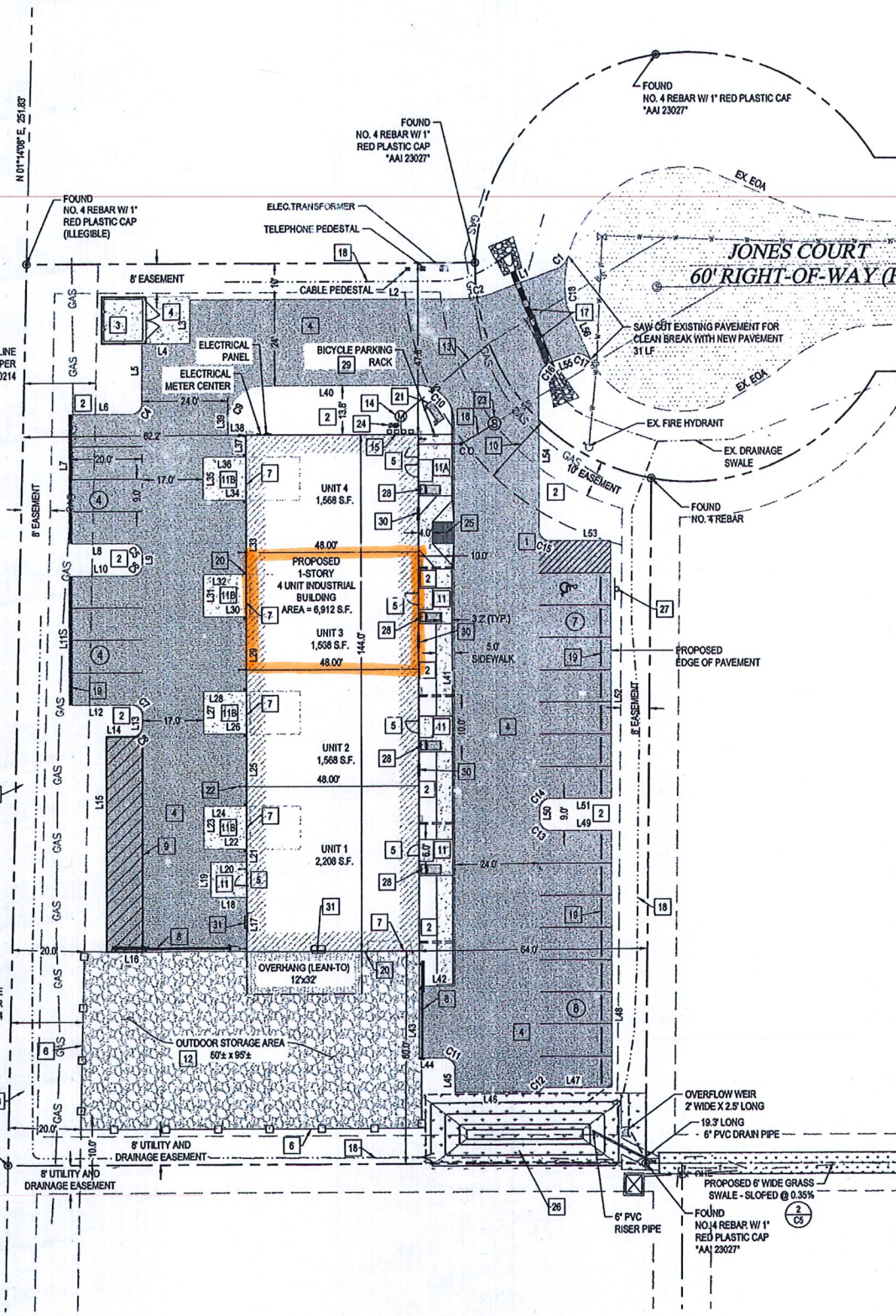
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

0.97± ACRES

SITE PLAN - SP-000775-2016

SRU AREA - 0.97± ACRES - TOTAL AREA 0.97± ACRES

SPECIAL REVIEW USE SITE PLAN - SRU-000774-2016



SITE NOTES:

- PROPERTY IS ZONED "LIGHT INDUSTRIAL" (LI).
- THERE ARE NO MAJOR DRAINAGE WAYS AFFECTING THE SITE.
- THE SITE DOES NOT LIE WITHIN 100-YR FLOODPLAIN.
- OWNER/CONTRACTOR MUST OBTAIN PERMITS FROM THE COLORADO DEPT. OF HEALTH, WATER QUALITY CONTROL DIVISION PERMIT ENFORCEMENT SECTION, AND THE TOWN OF ERIE PRIOR TO CLEARING, GRADING, OR EXCAVATION.
- TREE PRESERVATION METHODS SHALL INCLUDE THOSE LISTED IN THE UNIFIED DEVELOPMENT CODE - SECTION 10.6.4 - E AS APPLICABLE.

PARKING BREAKDOWN:

REQUIRED:	23 OPEN SPACES
PROVIDED:	22 OPEN SPACES 1 ACCESSIBLE SPACES 23 TOTAL SPACES

LOADING BERTH:

REQUIRED:	1 OPEN SPACE
PROVIDED:	1 OPEN SPACE

SITE PLAN FLAG NOTES

- VAN-ACCESSIBLE HANDICAP PARKING WITH SIGNS
- LANDSCAPE ISLAND
- ENCLOSED DUMPSTER W/ 12' SWING GATE & CONCRETE PAD
- PAVEMENT SECTION TO BE A FLEXIBLE ASPHALT SECTION OR RIGID CONCRETE SECTION AS RECOMMENDED IN THE "GEOTECHNICAL ENGINEERING STUDY AND PAVEMENT THICKNESS DESIGN PROPOSED AUSTIN INDUSTRIAL PARK BUILDING 460 JONES COURT ERIE, CO." PREPARED BY KUMAR & ASSOCIATES, INC., DATED JUNE 24, 2016.
- ACCESS MAN DOOR (TYP.)
- PERIMETER FENCING
- 12' X 16' OVERHEAD SLIDING DOOR
- 14' SWING GATE
- 10' X 60' LOADING BERTH
- 20' BUILDING SETBACK
- 10'X10' CONCRETE PAD
- 15'X10' CONCRETE PAD
- 12'X10' CONCRETE PAD
- OUTDOOR STORAGE AREA TO BE RECYCLED ASPHALT OR RECYCLED CONCRETE
- 1" WATER SERVICE
- 1" WATER METER
- NATURAL GAS SERVICE METERS
- 4" SANITARY SEWER SERVICE
- 15" RCP STORM PIPE W/ FES TO BE REMOVED & REPLACED
- DRAINAGE SWALE
- PARKING ASPHALT CURB STOP
- BOLLARDS LOCATED ON EACH END OF OVERHEAD DOORS (10 TOTAL)
- FLAGSTONE MONUMENT SIGN (APPROXIMATELY 4'X6')
- ROOF DRAINS (10 TOTAL)
- FLOW METER SAMPLING STATION
- REDUCED PRESSURE ASSEMBLY
- CURB RAMP TYPE 1 DETAIL SWS
- WATER QUALITY POND
- ACCESSIBLE PARKING SIGN
- PLANTER BOX AND SITTING BENCH
- BICYCLE PARKING RACK
- APPROXIMATE LOCATION OF FUTURE ACHEATER LOCATION (3'-6" WIDE X 15' HIGH) (1' - 10 1/2" FROM GROUND)
- ACHEATER LOCATION

SCALE: 1" = 20'

THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION

DESIGNED BY: ML
DRAWN BY: SDW
CHECKED BY: ML
APPROVED BY: JHP
PROJECT NO.: 197.001
DATE: 3/13/17
SCALE: AS SHOWN
SHEET NO.: C2
SHEET 2 OF 14

PERMONTESGROUP
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MIKE AMEND
SITE PLAN
LOT 8, AUSTIN INDUSTRIAL PARK
460 JONES COURT, ERIE, CO



August 7th, 2018

Dear Audem Gonzales,

This letter addresses that business Revel Dance Center LLC's conducted a neighborhood meeting regarding a land use application on August 5th, 2018 from 3-4pm at Cristos Coffee at 89 Briggs St, Erie CO 80516. During the meeting I placed a sign up that displayed the business name and purpose of the meeting to ensure all interested participants would be able to participate. No neighborhood members came to the meeting but I (Christine Rohde) was present the whole time. At 4:00pm I adjourned this meeting. Please let me know if you need anything further regarding this.

Sincerely,

A handwritten signature in black ink that reads "Christine M. Rohde". The signature is written in a cursive, flowing style.

Christine M. Rohde

Masters in Fine Arts in Dance

Revel Dance Center, LLC Owner/Founder Artistic Director

reveldancecenter@gmail.com