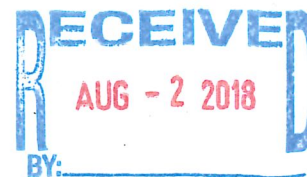


**TOWN OF ERIE**

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: Erie Training Systems LLC
 FILE NO: SRU-001006-2018 DATE SUBMITTED: 8-2-2018 FEES PAID: 200⁰⁰

ck # 2013

PROJECT/BUSINESS NAME: Erie Training Systems LLC
 PROJECT ADDRESS: 460 Jones Ct Erie Co 80516 Unit 104
 PROJECT DESCRIPTION: Provide personal training and small group fitness classes to adults.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Austin Industrial Park
 Filing #: _____ Lot #: 8 Block #: _____ Section: 19 Township: 1N Range: 68 W

OWNER (attach separate sheets if multiple)

Name/Company: Erie Training Systems
 Contact Person: Shelby Wade
 Address: 3227 Lump Gulch Way
 City/State/Zip: Frederick Co 80516
 Phone: 325-998-6339 Fax: _____
 E-mail: msbewade00@gmail

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: Light Industrial
 Proposed Zoning: N/A
 Gross Acreage: 0.97 Acres

Gross Site Density (du/ac): N/A
 # Lots/Units Proposed: 1
 Gross Floor Area: 2208

SERVICE PROVIDERS

Electric: Excel Energy
 Metro District: _____
 Water (if other than Town): _____

Gas: Excel Energy
 Fire District: Mountain View Fire
 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	200.00	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: Michael J. Amend

Date: 8/15/18

Owner: 460 Jones Ct LLC.

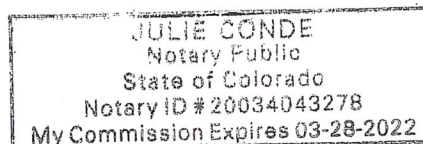
Date: _____

Applicant: Deborah Shubylewski

Date: 8/2/18

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 2nd day of August, 2018, by Diana Cosner.



My commission expires: 3/28/22
Witness my hand and official seal.

Julie Conde
Notary Public

Erie Training Systems LLC
460 Jones Count, Unit #104
Erie, CO 80516

Special Review Use Application:

Question 6 – Written narrative for proposed use

- a. The purpose of this request is to be granted authorization from the Town of Erie to operate a personal training and small group fitness facility in a light industrial zoned area. Erie Training Systems LLC provides personal training and small group CrossFit-style classes to adults.
- b. We would like to open our doors to clients on October 1st, 2018.
- c. Our concept fits well into a light industrial space because of the open warehouse layout. We require an open floorplan to allow for movement and exercise equipment. We don't anticipate any conflict with neighboring space, as the building currently backs to an open area and we feel we fit in well with the other recreational and service facilities nearby such as Studio Love, Bowhaus Doggie Day Care and a dance studio. Nearby on Austin there is also Bennett's Karate and a Tennis and Golf Instruction facility.
- d. N/A
- e. Erie Training Systems does not have any mineral rights. There are no existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Question 7 – Management/Operational Plan

- a. We will provide approximately 5 classes a day with one instructor per class. We may provide additional sessions for personal training clients outside of the small group class times. There can be anywhere from 1-12 clients per class/session.
- b. Our normal hours of operation will be:
 - Monday – Friday: 5:00am-10:00am, 5:00pm-7:00pm
 - Saturday: 8:00am-9:00am
 - Sunday: Closed
- c. At the time of opening, there will be two managing owners. We may add one employee to help with classes in the next year. After that, staff will be added as growth dictates.
- d. We require no outside storage or loading. The parking outside of the Unit #104 is adequate for the clientele during their visit.
- e. Erie Training Systems LLC is a recognized LLC and is in good standing.

Land Use Application Attachment

Second Owner of Erie Training Systems:

Company: Erie Training Systems

Contact Person: Diana Cosner

Address: 1738 Weston Cir

City, State, Zip: Erie, CO 80516

Phone: 425-614-6804

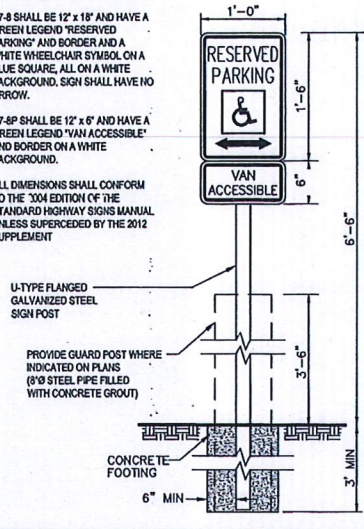
Email: dianamcosner@gmail.com

EDGE OF PAVEMENT LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N/E)	END POINT (N/E)
L1	19.43	N70°01'01"E	(12546889.07, 3126233.36)	(12546695.57, 3126252.82)
L2	75.96	S89°56'35"E	(12546887.58, 3126249.85)	(12546877.58, 3126235.81)
L3	12.30	N00°00'25"E	(12546765.28, 3126249.85)	(12546877.58, 3126249.85)
L4	13.25	N89°59'35"W	(12546765.28, 3126249.85)	(12546755.28, 3126236.00)
L5	18.54	N00°00'25"E	(12546558.74, 3126236.99)	(12546755.28, 3126236.00)
L6	17.00	S89°59'33"E	(12546555.74, 3126216.59)	(12546558.74, 3126233.99)
L7	36.00	N00°00'25"E	(1254619.74, 3126216.59)	(12546555.74, 3126216.59)
L8	17.00	N89°59'35"W	(1254619.74, 3126233.99)	(1254619.74, 3126216.59)
L9	3.00	N00°00'25"E	(1254613.74, 3126236.99)	(1254618.74, 3126236.99)
L10	36.00	S89°59'35"E	(1254610.74, 3126216.59)	(1254610.74, 3126233.99)
L11	36.00	N00°00'25"E	(1254574.74, 3126216.59)	(1254610.74, 3126216.59)
L12	17.00	N89°59'35"W	(1254574.74, 3126233.99)	(1254574.74, 3126216.58)
L13	3.00	N00°00'25"E	(1254568.74, 3126236.99)	(1254571.74, 3126236.99)
L14	7.00	S89°59'35"E	(1254565.74, 3126226.58)	(1254565.74, 3126233.99)
L15	60.00	N00°00'25"E	(1254505.74, 3126226.58)	(1254565.74, 3126226.58)
L16	39.00	N89°59'35"W	(1254505.74, 3126265.58)	(1254505.74, 3126226.58)
L17	15.00	S00°00'25"W	(1254520.74, 3126265.58)	(1254505.74, 3126265.58)
L18	10.00	S89°59'35"E	(1254520.74, 3126255.58)	(1254520.74, 3126265.58)
L19	10.00	S00°00'25"W	(1254530.74, 3126255.58)	(1254520.74, 3126255.58)
L20	10.00	N89°59'35"W	(1254530.74, 3126265.58)	(1254530.74, 3126255.58)
L21	3.49	S00°00'25"W	(1254534.23, 3126265.58)	(1254530.74, 3126265.58)
L22	12.00	S89°59'35"E	(1254534.23, 3126265.58)	(1254534.23, 3126265.58)
L23	12.00	S00°00'25"W	(1254546.23, 3126253.58)	(1254534.23, 3126253.58)
L24	12.00	N89°59'35"W	(1254546.23, 3126265.58)	(1254546.23, 3126253.58)
L25	20.16	S00°00'25"W	(1254566.40, 3126265.58)	(1254546.23, 3126265.58)
L26	12.00	S89°59'35"E	(1254566.40, 3126265.58)	(1254566.40, 3126265.58)
L27	12.00	S00°00'25"W	(1254578.40, 3126265.58)	(1254566.40, 3126253.58)
L28	12.00	N89°59'34"W	(1254578.40, 3126265.58)	(1254578.40, 3126253.58)
L29	20.87	S00°00'20"W	(1254599.06, 3126265.58)	(1254578.40, 3126265.58)
L30	12.00	S89°59'35"E	(1254599.07, 3126265.58)	(1254599.06, 3126265.58)

EDGE OF PAVEMENT LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N/E)	END POINT (N/E)
L31	12.00	S00°02'25"W	(1254611.07, 3126253.59)	(1254599.07, 3126253.59)
L32	12.00	N89°59'35"W	(1254611.08, 3126265.59)	(1254611.07, 3126253.59)
L33	20.87	S00°02'25"W	(1254631.73, 3126265.59)	(1254611.08, 3126265.59)
L34	12.00	S89°59'35"E	(1254631.73, 3126233.58)	(1254631.73, 3126265.59)
L35	12.00	S00°02'25"W	(1254643.73, 3126253.59)	(1254631.73, 3126233.58)
L36	12.00	N89°59'35"W	(1254643.73, 3126265.59)	(1254643.73, 3126233.58)
L37	8.01	N00°04'43"E	(1254643.73, 3126265.59)	(1254649.74, 3126265.59)
L38	5.00	S89°59'35"E	(1254649.74, 3126260.59)	(1254649.74, 3126265.59)
L39	3.84	S00°02'25"W	(1254653.58, 3126260.59)	(1254649.74, 3126260.59)
L40	43.00	N89°59'35"W	(1254663.57, 3126313.60)	(1254663.57, 3126270.60)
L41	154.00	N00°00'25"E	(1254495.73, 3126323.58)	(1254649.73, 3126323.59)
L42	10.00	N90°00'00"E	(1254495.73, 3126313.58)	(1254495.73, 3126323.58)
L43	20.04	N00°00'25"E	(1254475.69, 3126313.57)	(1254495.73, 3126313.58)
L44	7.00	S89°39'25"W	(1254475.73, 3126320.67)	(1254475.69, 3126313.57)
L45	7.00	N00°00'25"E	(1254465.73, 3126323.57)	(1254472.73, 3126323.57)
L46	24.00	N89°59'35"W	(1254465.73, 3126347.57)	(1254466.73, 3126323.57)
L47	18.50	N89°59'37"W	(1254466.99, 3126367.57)	(1254466.99, 3126349.07)
L48	72.00	S00°02'25"W	(1254538.99, 3126367.58)	(1254466.99, 3126367.57)
L49	17.00	S89°59'35"E	(1254538.99, 3126350.58)	(1254538.99, 3126367.58)
L50	3.00	S00°02'25"W	(1254544.99, 3126347.58)	(1254541.99, 3126347.58)
L51	17.00	N89°59'35"W	(1254547.99, 3126367.58)	(1254547.99, 3126350.58)
L52	72.00	S00°02'25"W	(1254619.99, 3126367.58)	(1254547.99, 3126367.58)
L53	72.00	S89°59'35"E	(1254619.99, 3126350.58)	(1254619.99, 3126367.58)
L54	41.78	S00°01'19"W	(1254664.85, 3126347.60)	(1254623.07, 3126347.60)
L55	8.16	S70°03'08"W	(1254671.85, 3126356.68)	(1254669.55, 3126350.60)
L56	16.71	S23°50'12"E	(1254685.51, 3126355.42)	(1254689.23, 3126362.17)

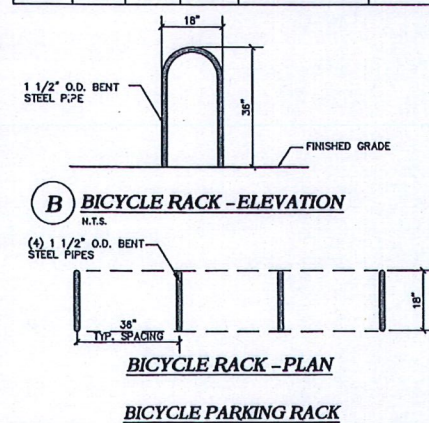
NOTES:

1. SIGNS SHALL CONFORM TO 2009 MUTCD SECTIONS 2B.46 AND 2B.47
2. R7-8 SHALL BE 12" x 18" AND HAVE A GREEN LEGEND "RESERVED PARKING" AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE, ALL ON A WHITE BACKGROUND. SIGN SHALL HAVE AN ARROW.
3. R7-8P SHALL BE 12" x 6" AND HAVE A GREEN LEGEND "VAN ACCESSIBLE" AND BORDER ON A WHITE BACKGROUND.
4. ALL DIMENSIONS SHALL CONFORM TO THE 2004 EDITION OF THE STANDARD HIGHWAY SIGNS MANUAL UNLESS SUPERCEDED BY THE 2012 SUPPLEMENT



A ACCESSIBLE PARKING SIGN
N. T. S.

EDGE OF PAVEMENT CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	STARTING POINT (N/E)	END POINT (N/E)
C1	5.58	4.99	51°13'32"	(1254665.71, 3126352.62)	(1254669.25, 3126355.91)
C2	25.00	8.72	19°59'18"	(1254687.57, 3126328.81)	(1254689.07, 3126334.36)
C4	3.00	4.71	90°00'00"	(1254685.74, 3126233.58)	(1254658.74, 3126236.59)
C5	3.00	4.71	90°00'00"	(1254618.74, 3126236.59)	(1254618.74, 3126233.58)
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, 3126236.58)	(1254574.74, 3126233.58)
C8	3.00	4.71	90°00'00"	(1254565.74, 3126233.58)	(1254568.74, 3126236.58)
C9	10.00	15.71	90°00'00"	(1254683.57, 3126270.80)	(1254653.58, 3126260.59)
C10	10.00	15.71	90°00'00"	(1254683.57, 3126233.59)	(1254683.57, 3126313.60)
C11	3.00	4.71	90°00'00"	(1254472.73, 3126323.57)	(1254475.73, 3126320.57)
C12	1.55	2.12	78°42'24"	(1254468.99, 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, 3126350.58)	(1254544.99, 3126347.58)
C16	3.00	4.71	89°59'37"	(1254622.99, 3126347.59)	(1254619.99, 3126350.59)
C18	5.00	6.11	70°02'44"	(1254689.55, 3126350.58)	(1254684.85, 3126347.60)
C17	4.54	6.12	77°15'09"	(1254670.23, 3126382.17)	(1254671.65, 3126356.68)
C18	33.13	13.84	23°58'19"	(1254699.25, 3126355.91)	(1254685.51, 3126355.42)



BENCH / PLANTER / SIDEWALK DETAIL
SCALE: 1" = 2'

NOTE: REFER TO SHEET C8 -
LANDSCAPING PLAN FOR DETAILS

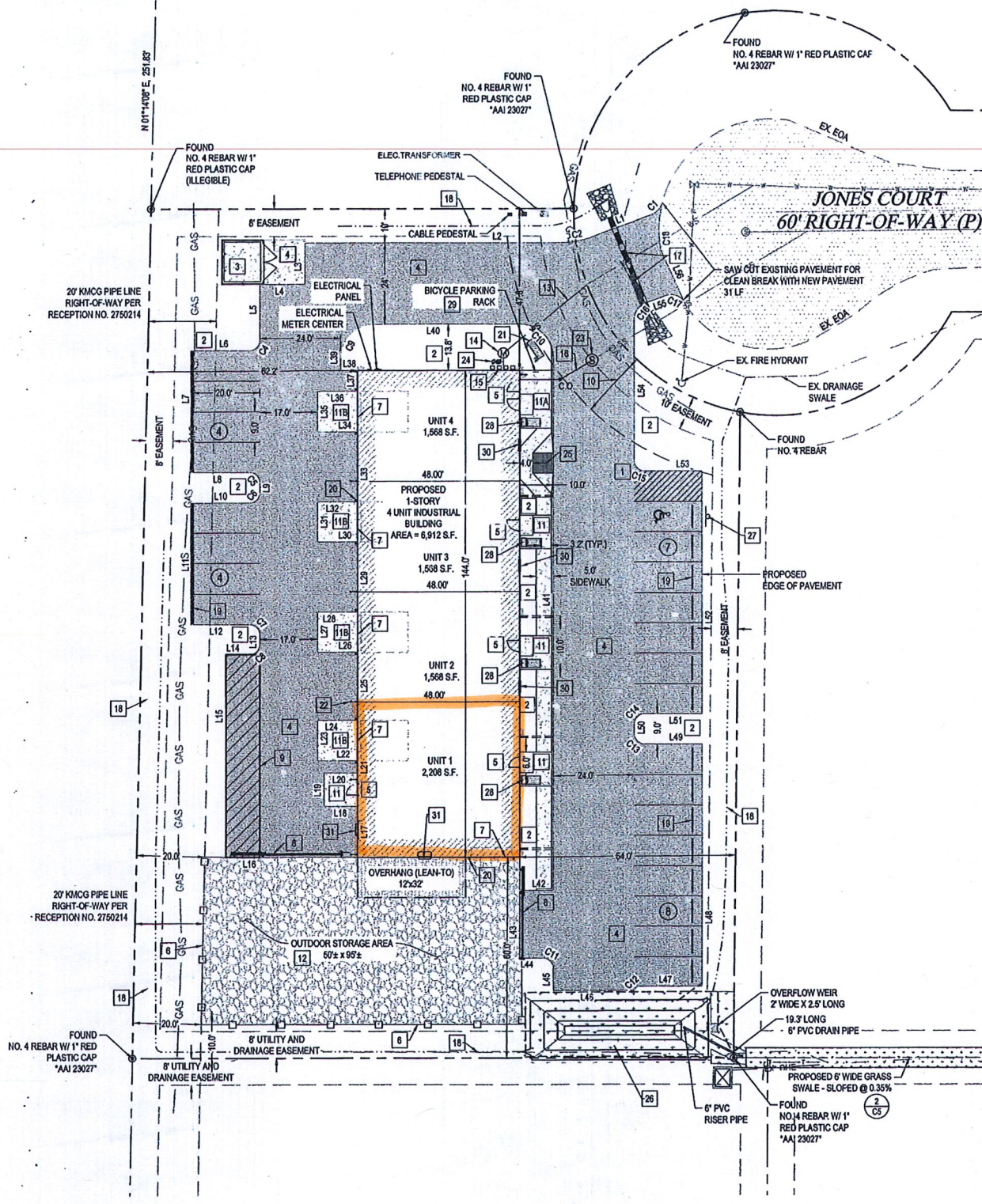
LOT 8, AUSTIN INDUSTRIAL PARK

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:

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

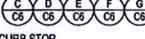
PARKING BREAKDOWN:

<u>REQUIRED:</u>	23 OPEN SPACES
<u>PROVIDED:</u>	22 OPEN SPACES
	1 ACCESSIBLE SPACES
	<u>23 TOTAL SPACES</u>

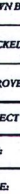
LOADING BERTH:

<u>REQUIRED:</u>	1 OPEN SPACE
<u>PROVIDED:</u>	1 OPEN SPACE

SITE PLAN FLAG NOTES

- 1 VAN-ACCESSIBLE HANDICAP PARKING WITH SIGNS
 - 2 LANDSCAPE ISLAND
 - 3 ENCLOSED DUMPSTER W/ 12' SWING GATE & CONCRETE PAD 
 - 4 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 480 JONES COURT ERIE, CO.' PREPARED BY KUMAR & ASSOCIATES, INC., DATED JUNE 24, 1996.
 - 5 ACCESS MAN DOOR (TYP.)
 - 6 PERIMETER FENCING 
 - 7 12' X 16' OVERHEAD SLIDING DOOR
 - 8 14' SWING GATE 
 - 9 10' X 60' LOADING BERTH
 - 10 20' BUILDING SETBACK
 - 11 10'X10' CONCRETE PAD
 - 11A 15'X10' CONCRETE PAD
 - 11B 12'X10' CONCRETE PAD
 - 12 OUTDOOR STORAGE AREA TO BE RECYCLED ASPHALT OR RECYCLED CONCRETE
 - 13 1" WATER SERVICE
 - 14 1" WATER METER 
 - 15 NATURAL GAS SERVICE METERS
 - 16 4" SANITARY SEWER SERVICE
 - 17 15" RCP STORM PIPE W/ FES TO BE REMOVED & REPLACED 
 - 18 DRAINAGE SWALE 
 - 19 PARKING ASPHALT CURB STOP
 - 20 BOLLARDS LOCATED ON EACH END OF OVERHEAD DOORS (10 TOTAL)
 - 21 FLAGSTONE MONUMENT SIGN (APPROXIMATELY 4x8)
 - 22 ROOF DRAINS (10 TOTAL)
 - 23 FLOW METER/ SAMPLING STATION 
 - 24 REDUCED PRESSURE ASSEMBLY 
 - 25 CURB RAMP TYPE 1 DETAIL SHWS 
 - 26 WATER QUALITY POND 
 - 27 ACCESSIBLE PARKING SIGN 
 - 28 PLANTER BOX AND SITTING BENCH 
 - 29 BICYCLE PARKING RACK 
 - 30 APPROXIMATE LOCATION OF FUTURE ACHEATER LOCATION (6'4" WIDE X 10' HIGH) (1' - 10' 12" FROM GROUND)
 - 31 ACHEATER LOCATION
- 


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

PREPARED FOR: SHEET TITLE:	MIKE AMEND SITE PLAN LOT 8, AUSTIN INDUSTRIAL PARK 460 JONES COURT, ERIE, CO		 permontesgroup T: (720) 684-4981 625 Main Street Longmont, CO 80501 www.permontesgroup.com	 UNCC UNIVERSITY OF COLORADO 811 Knowledge Without Call before you dig.		REVISION BLOCK
	DESIGNED BY:	ML				
	DRAWN BY:	SDW				
	CHECKED BY:	ML				
	APPROVED BY:	JHP				
PROJECT NO.:		197.001		3 12/27/17 COMMUNITY DEVELOPMENT - TOWN OF ERIE		
DATE:		3/13/17			2 1/25/16 COMMUNITY DEVELOPMENT - TOWN OF ERIE	
SCALE:		AS SHOWN				1 6/28/16 TOWN NEWBY COMMENTS
SHEET NO.				REV.	DATE	DISCUSSION
				SHEET 2 OF 14		

**Erie Training Systems – Special Review Use
Neighborhood Meeting Minutes – August 23rd, 2018
6:00pm-8:00pm at Erie Library Meeting Room**

Attendees:

Shelby Wade – Erie Training Systems LLC Partner
Diana Cosner – Erie Training Systems LLC Partner

Agenda:

Receive questions and comments or concerns from neighboring property owners about our proposed use of 460 Jones Ct Unit #104.

Notes:

Did not receive any attendees during our meeting.