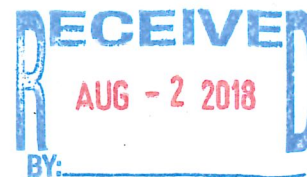


**TOWN OF ERIE**

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](http://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: 200<sup>00</sup>

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			
<b>ANNEXATION</b>		<b>SUBDIVISION</b>	
<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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	<b>SITE PLAN</b>	
<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
<b>SPECIAL REVIEW USE</b>		<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	200.00	<b>VARIANCE</b>	\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<b>SERVICE PLAN</b>	\$ 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.

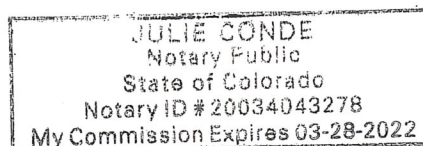
Date: \_\_\_\_\_

Applicant: Deeann Shubylewadi

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 1<sup>st</sup>, 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

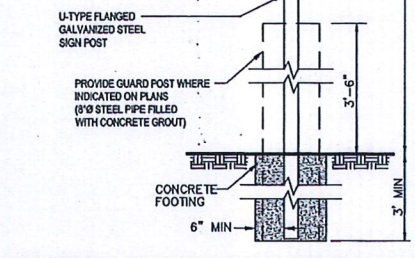


EDGE OF PAVEMENT LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N.E)	END POINT (N.E)
L1	19.43	N70°01'07"E	(1254688.07, 3126334.36)	(1254695.71, 3126352.82)
L2	75.96	S89°59'35"E	(1254687.58, 3126249.85)	(1254687.57, 3126255.81)
L3	12.30	N00°00'25"E	(1254675.28, 3126249.85)	(1254687.58, 3126249.85)
L4	13.25	N89°59'35"W	(1254675.28, 3126249.85)	(1254675.28, 3126236.60)
L5	18.54	N00°00'25"E	(1254655.74, 3126236.60)	(1254675.28, 3126236.60)
L6	17.00	S89°59'35"E	(1254655.74, 3126216.59)	(1254655.74, 3126233.59)
L7	36.00	N00°00'25"E	(1254619.74, 3126216.59)	(1254655.74, 3126216.59)
L8	17.00	N89°59'35"W	(1254619.74, 3126233.59)	(1254619.74, 3126216.59)
L9	3.00	N00°00'25"E	(1254613.74, 3126236.59)	(1254619.74, 3126236.59)
L10	17.00	S89°59'35"E	(1254610.74, 3126216.59)	(1254610.74, 3126233.59)
L11	38.00	N00°00'25"E	(1254574.74, 3126216.59)	(1254610.74, 3126216.59)
L12	17.00	N89°59'35"W	(1254574.74, 3126233.59)	(1254574.74, 3126216.59)
L13	3.00	N00°00'25"E	(1254568.74, 3126236.58)	(1254571.74, 3126236.58)
L14	7.00	S89°59'35"E	(1254565.74, 3126226.58)	(1254565.74, 3126233.58)
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	N00°00'25"E	(1254534.23, 3126265.58)	(1254530.74, 3126265.58)
L22	12.00	S89°59'35"E	(1254534.23, 3126253.58)	(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, 3126253.58)	(1254566.40, 3126265.58)
L27	12.00	S00°00'25"W	(1254578.40, 3126253.58)	(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	(1254599.06, 3126255.58)	(1254599.06, 3126265.58)

EDGE OF PAVEMENT LINE TABLE				
LINE #	LENGTH	DIRECTION	START POINT (N.E)	END POINT (N.E)
L31	12.00	S00°00'25"W	(1254611.07, 3126253.59)	(1254599.07, 3126253.59)
L32	12.00	N89°59'35"W	(1254611.07, 3126265.59)	(1254611.07, 3126253.59)
L33	20.87	S00°00'25"W	(1254631.73, 3126265.59)	(1254611.07, 3126265.59)
L34	12.00	S89°59'35"E	(1254631.73, 3126253.59)	(1254631.73, 3126265.59)
L35	12.00	S00°00'25"W	(1254643.73, 3126253.59)	(1254631.73, 3126253.59)
L36	12.00	N89°59'35"W	(1254643.73, 3126265.59)	(1254643.73, 3126253.59)
L37	6.01	N00°00'43"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°00'25"W	(1254653.58, 3126260.59)	(1254649.74, 3126260.59)
L40	43.00	N89°59'35"W	(1254653.57, 3126313.60)	(1254653.57, 3126270.60)
L41	154.00	N00°00'25"E	(1254495.73, 3126323.58)	(1254653.57, 3126323.58)
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, 3126313.55)
L44	7.00	S89°59'35"E	(1254475.73, 3126320.57)	(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)	(1254465.73, 3126323.57)
L47	18.50	N89°59'37"W	(1254466.59, 3126367.57)	(1254466.59, 3126349.07)
L48	72.00	S00°00'25"W	(1254538.59, 3126367.58)	(1254466.59, 3126367.57)
L49	17.00	S89°59'35"E	(1254538.59, 3126350.58)	(1254538.59, 3126367.58)
L50	3.00	S00°00'25"W	(1254544.99, 3126347.58)	(1254544.99, 3126347.58)
L51	17.00	N89°59'35"W	(1254547.59, 3126367.58)	(1254547.59, 3126350.58)
L52	72.00	S00°00'25"W	(1254619.59, 3126367.59)	(1254547.59, 3126367.58)
L53	17.00	S89°59'35"E	(1254619.59, 3126350.59)	(1254619.59, 3126367.59)
L54	41.78	S00°00'19"W	(1254664.85, 3126347.60)	(1254623.07, 3126347.60)
L55	8.16	S70°03'08"W	(1254671.65, 3126356.68)	(1254669.55, 3126350.89)
L56	18.71	S23°50'12"E	(1254685.51, 3126355.42)	(1254670.23, 3126362.17)

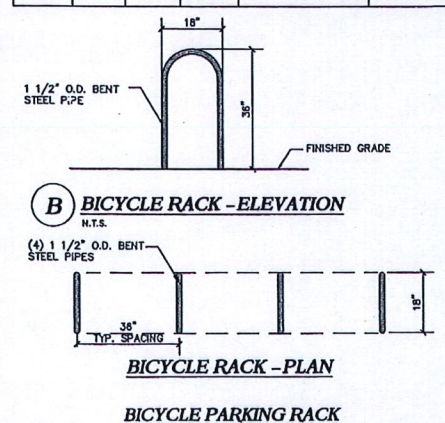
#### NOTES:

- SIGNS SHALL CONFORM TO 2009 MUTCD SECTIONS 2B.46 AND 2B.47.
- R-7 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-SP 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 SUPERCEDED BY THE 2012 SUPPLEMENT.

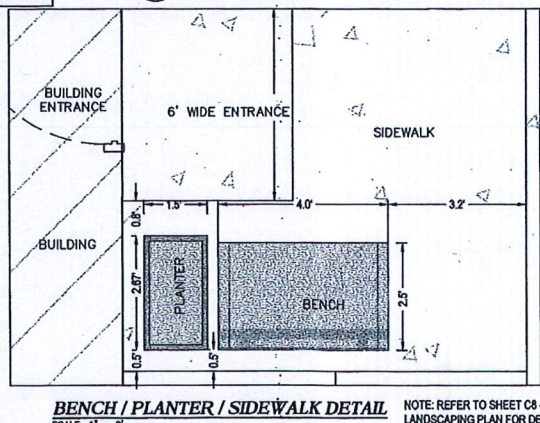


**ACCESSIBLE PARKING SIGN**  
N.T.S.

EDGE OF PAVEMENT CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	STARTING POINT (N.E)
C1	5.88	4.99	51°13'32"	(1254695.71, 3126352.82)
C2	25.00	8.72	19°59'18"	(1254687.57, 3126334.36)
C4	3.00	4.71	90°00'00"	(1254655.74, 3126233.59)
C5	3.00	4.71	90°00'00"	(1254619.74, 3126236.59)
C6	3.00	4.71	90°00'00"	(1254613.74, 3126236.59)
C7	3.00	4.71	90°00'00"	(1254571.74, 3126236.58)
C8	3.00	4.71	90°00'00"	(1254565.74, 3126233.58)
C9	10.00	15.71	90°00'00"	(1254653.58, 3126270.60)
C10	10.00	15.71	90°00'00"	(1254653.57, 3126313.60)
C11	3.00	4.71	90°00'00"	(1254472.73, 3126323.57)
C12	1.55	2.12	78°42'24"	(1254466.59, 3126349.07)
C13	3.00	4.71	90°00'00"	(1254541.99, 3126347.58)
C14	3.00	4.71	90°00'00"	(1254544.99, 3126347.58)
C15	3.00	4.71	89°59'37"	(1254622.99, 3126347.59)
C16	5.00	6.11	70°02'44"	(1254669.55, 3126350.89)
C17	4.54	6.12	77°15'05"	(1254671.65, 3126356.68)
C18	33.13	13.84	23°58'19"	(1254695.51, 3126355.42)



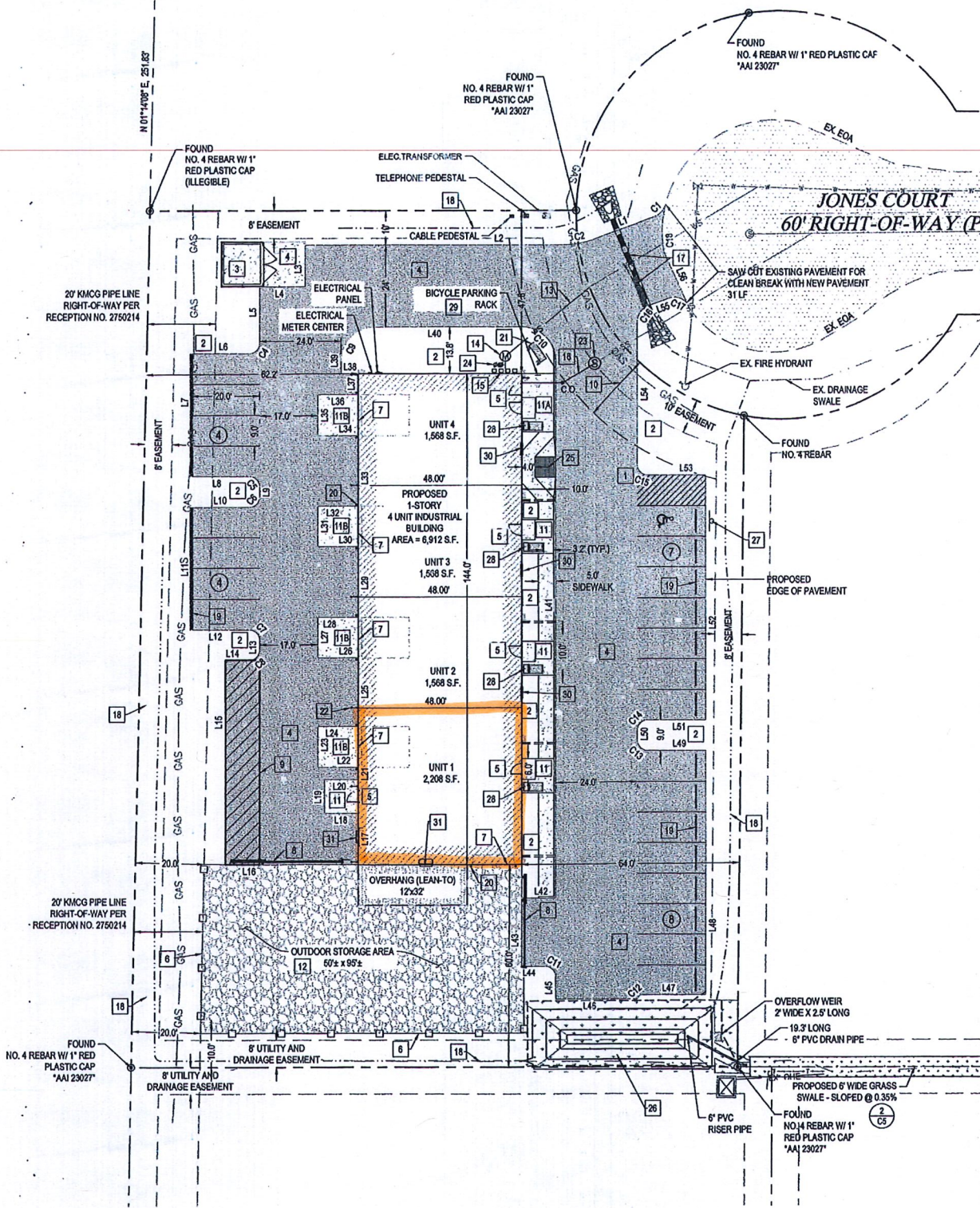
**BICYCLE PARKING RACK**



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

## 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 1987 TECHNICAL 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 18' 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 SW5
- WATER QUALITY POND
- ACCESSIBLE PARKING SIGN
- PLANTER BOX AND SITTING BENCH
- BICYCLE PARKING RACK
- APPROXIMATE LOCATION OF FUTURE ACHHEATER LOCATION (3'-6" WIDE X 15' HIGH) (1' - 10' 1/2" FROM GROUND)
- ACHHEATER LOCATION

SCALE: 1" = 20'

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

COMMUNITY DEVELOPMENT - TOWN OF ERIE  
COMMUNITY DEVELOPMENT - TOWN OF ERIE  
TOWN REVIEW COMMENTS  
DESCRIPTION  
REVISION BLOCK

3  
2  
1  
REV.  
DATE

12/17/17  
1/13/18  
07/26/18

UNCC  
UNIVERSITY OF NORTHERN COLORADO  
811  
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www.permontesgroup.com

permontesgroup  
17770 864-8881  
625 Main Street  
Longmont, CO 80501  
P: (866) 583-9212  
www.permontesgroup.com

PREPARED FOR:  
SHEET TITLE:  
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
PROJECT NO.:  
DATE:  
SCALE:  
SHEET NO.

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

ML  
SDW  
ML  
JHP  
197.001  
3/13/17  
AS SHOWN  
C2  
SHEET 2 OF 14



**Erie Training Systems – Special Review Use  
Neighborhood Meeting Minutes – August 23<sup>rd</sup>, 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.