



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:	345 Briggs St.	
FILE NO:	SRU-000771-2016	DATE SUBMITTED: 5/10/16
		FEES PAID: 400 - CC

PROJECT/BUSINESS NAME: Riley's Carriage House

PROJECT ADDRESS: 345 Briggs St., Erie, CO 80516

PROJECT DESCRIPTION: Addition of a detached (2 car) garage with apartment (Carriage House).

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: (Old Town Erie)

Filing #: _____ Lot #: 25, 26 Block #: 3 Section: _____ Township: Erie Range: _____

OWNER (attach separate sheets if multiple)

Name/Company: Michael Riley

Contact Person: Michael or Kathleen Riley

Address: 345 Briggs St.

City/State/Zip: Erie

Phone: 303-990-6230 Fax: _____

E-mail: michaelriley@hotmail.com

AUTHORIZED REPRESENTATIVE

Company/Firm: NA

Contact Person: _____

Address: _____

City/State/Zip: _____

Phone: _____ Fax: _____

E-mail: _____

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: NA

Address: _____

City/State/Zip: _____

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: NA

Address: _____

City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: NMU

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): _____

Gas: Xcel

Fire District: _____

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 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.

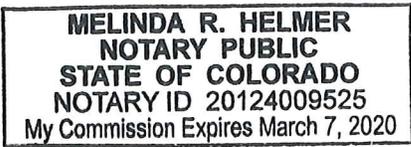
The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process 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: [Signature]
 Owner: _____
 Applicant: _____

Date: 4/29/2016
 Date: _____
 Date: _____

STATE OF COLORADO)
 County of Weld) ss.

The foregoing instrument was acknowledged before me this 29th day of April, 2016, by Michael Riley.



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

[Signature]
 Notary Public

WRITTEN NARRATIVE

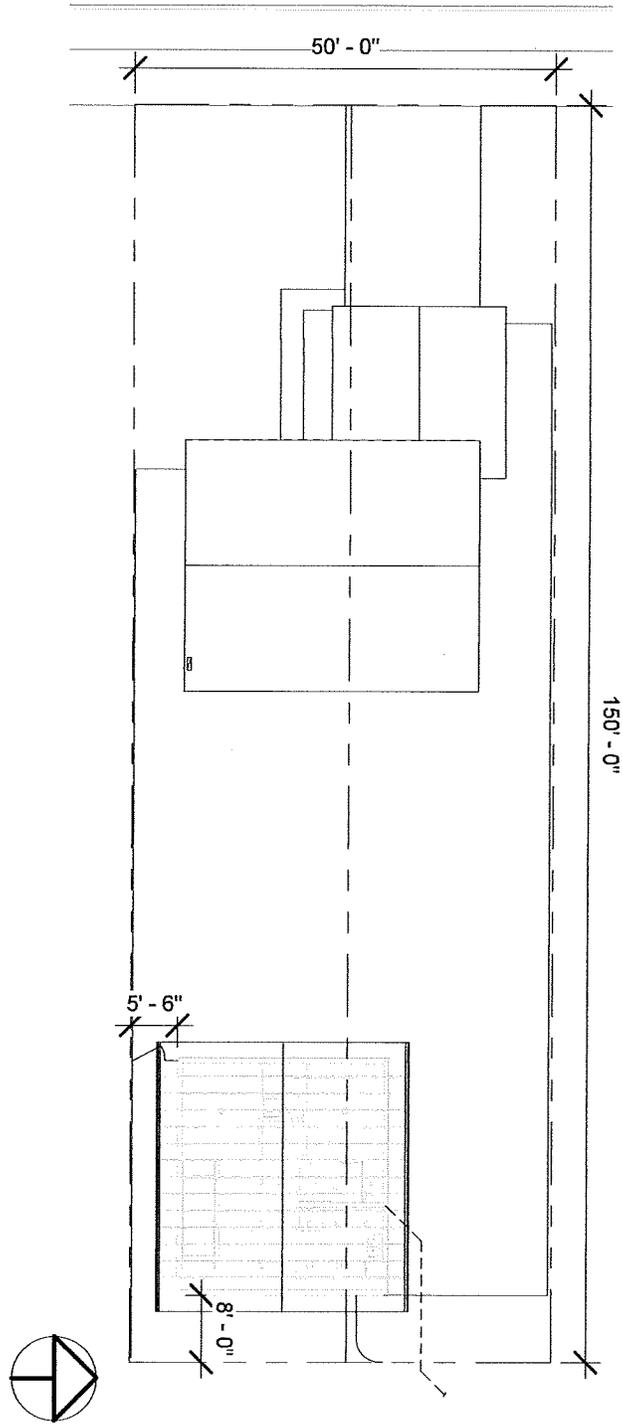
REF: Riley's Carriage House

LOCATION: 345 Briggs St. Erie, CO

The owner proposes the development/addition of a two car, detached garage with second floor apartment. The "Carriage House" is to be located on the backside of the property, facing the alley. We would like to see construction begin by July 30th and be complete by September 30th. The structure will utilize existing utilities (i.e. sanitation, water, electrical, gas). Additionally, the structure will conform in appearance to the existing structure and city ordinances.

The purpose of the structure is to provide additional "off-street" parking and provide additional "living-space" for family and guests.

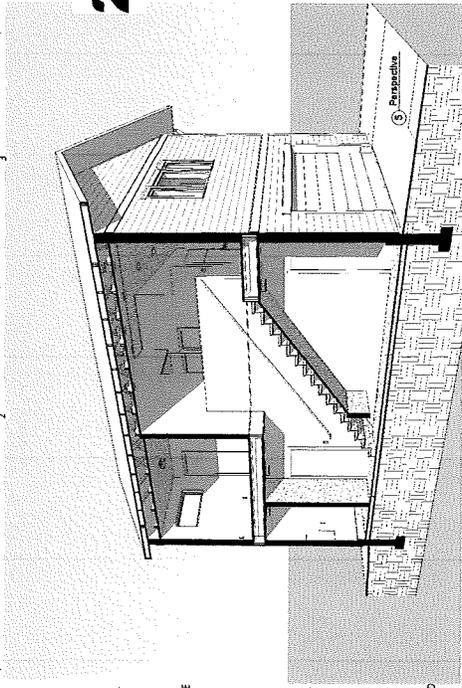
1 Site Plan - Exhibit A
 1" = 20'-0"



	Owner Riley Garage	Garage Addition		Exhibit A
		Project number 15-371	Issue Date	
		Drawn by	Author	Scale 1" = 20'-0"
		Checked by	Checker	

2 Story Garage/ Apt. Building

345 Briggs Street
Erie, Colorado 80516



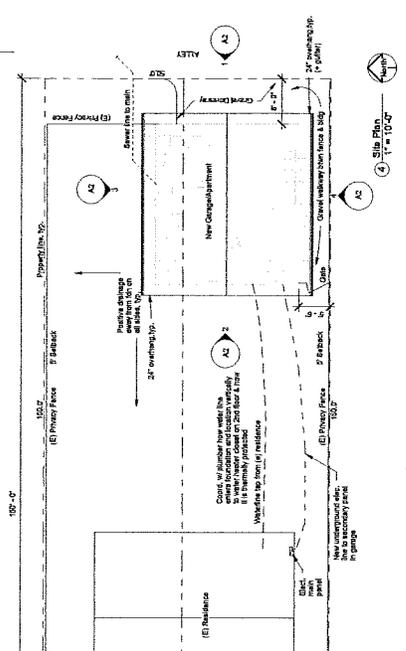
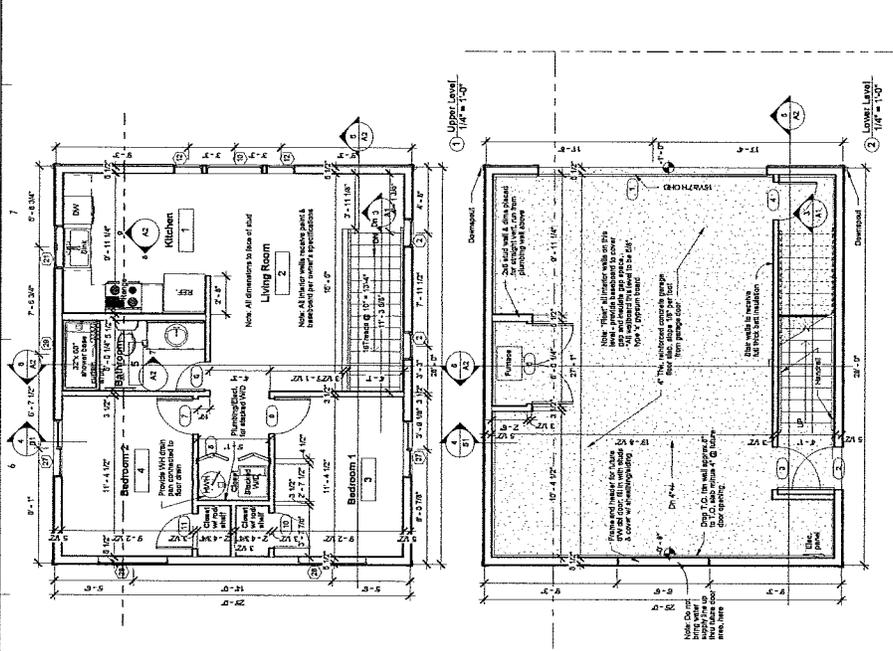
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COMPARO KALINOWSKI
ARCHITECTURAL DESIGN SERVICES/
LATES PRECISION ARCHITECTS
1150 Normandie Drive
Erie, Colorado 80516

Architect: Dan Walker
Phone: 303.818.8272
Email: plans@cmv37.com

Riley Garage 345 Briggs Street Erie, Colorado

PROJECT NO.: 15-017
SHEET NO.: 001
DATE: 4/29/2016
DRAWN BY: CMV37
CHECKED BY: CMV37
SCALE: AS SHOWN
SHEET TITLE: Architectural Plans
A1

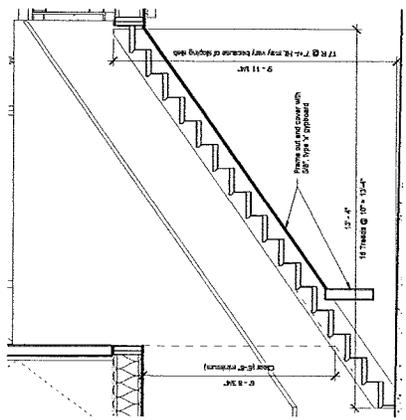


General Notes:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PAYMENT FOR AND ACQUISITION OF ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH HIGHER PORTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL LOCAL, COUNTY, STATE, AND FEDERAL PERMITS AND FEES ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL LOCAL, COUNTY, STATE, AND FEDERAL PERMITS AND FEES ASSOCIATED WITH THE PROJECT.
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5. PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, MATERIALS, AND FINISHES ARE CORRECT AND COMPLETE TO THE REQUIRED LEVEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL LOCAL, COUNTY, STATE, AND FEDERAL PERMITS AND FEES ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL LOCAL, COUNTY, STATE, AND FEDERAL PERMITS AND FEES ASSOCIATED WITH THE PROJECT.
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Door Schedule

Mark	Description	Type	Comments	Frame Material	Width	Height	Thickness	Wall	Level
1	Garage Door	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
2	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
3	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
4	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
5	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
6	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
7	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
8	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
9	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
10	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level
11	Bedroom	Single-Flush w/ Threshold		Wood	3'-0"	8'-6"	0'-1-3/4"	4.58"	Lower Level



3 Stair Section
1/2" = 1'-0"

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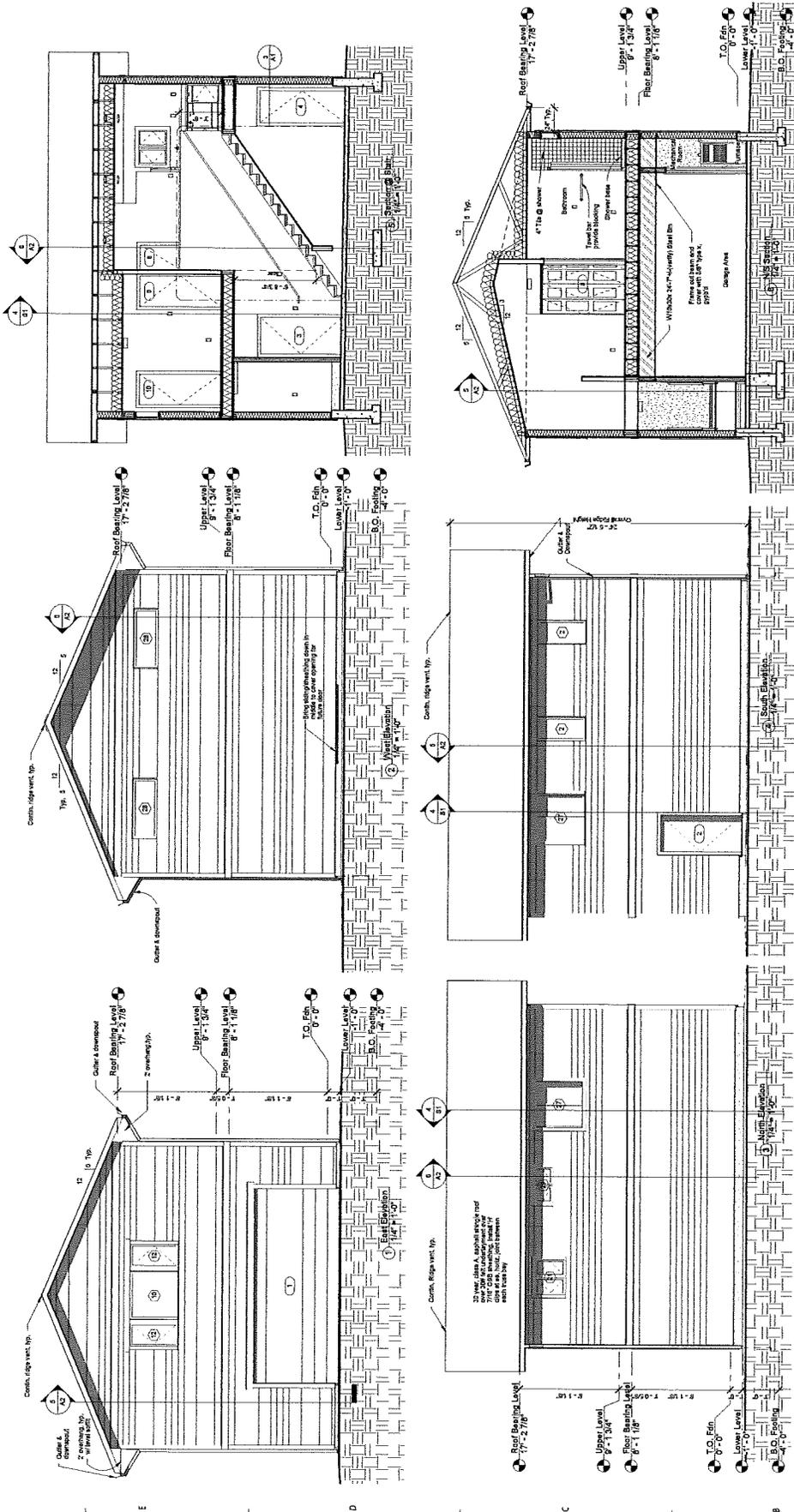
COLORADO PLANNERS
ARCHITECTURAL DESIGN SERVICES
108 Normandie Blvd
Boulder, Colorado 80501
Phone: 303.441.8272
Email: plans@cpw57.com

Architect: Dan Walker
Phone: 303.441.8272
Email: plans@cpw57.com

Riley Garage
345 Briggs Street Erie, Colorado

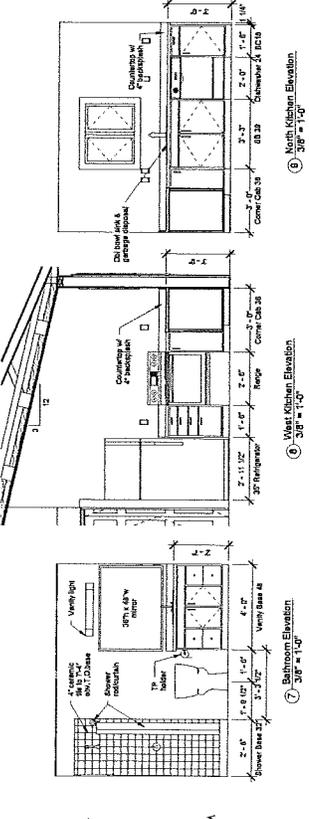
SHEET TITLE
Elevations/Sections

AZ
SHEET #



Window Schedule

Window Mark	Window Description	Width	Height	Count	Description
2	Fixed	2'-0"	4'-0"	2	
10	Fixed	4'-0"	4'-0"	1	
12	Casement with Trim	2'-0"	4'-0"	2	
27	Sliding Door with Trim	4'-0"	4'-0"	2	Must meet Egress requirements
28	Fixed	5'-0"	2'-0"	2	
	Casement Dbl with Trim	3'-0"	1'-6"	1	



1 Bathroom Elevation
3'6" x 1'4"

2 West Kitchen Elevation
3'6" x 1'0"

3 North Kitchen Elevation
3'6" x 1'0"

