



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: SRU-001009-2018 DATE SUBMITTED: 8/6/2018 FEES PAID: \$200

credit card.

PROJECT/BUSINESS NAME: Fitness 1440 - Erie
 PROJECT ADDRESS: 651 Mitchell Way, Erie Colorado 80516
 PROJECT DESCRIPTION: 11,500 Sqft Building is being proposed for use as a fitness facility.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Coal Creek Center, 2nd Amendment
 Filing #: _____ Lot #: 3B-1 Block #: _____ Section: _____ Township: _____ Range: _____

OWNER (attach separate sheets if multiple)

Name/Company: CCC LOT 3B-1, LLC
 Contact Person: Irwin Properties
 Contact Person: Phil Irwin
 Address: 720 Huston Ave #200
 City/State/Zip: Erie, CO 80516
 Phone: 303-893-4454 Fax: 303-833-4460
 E-mail: phil@irwin-companies.com

AUTHORIZED REPRESENTATIVE

Company/Firm: Fitness 1440 - Erie Co
 Contact Person: Matt Mauch
 Address: 630 Benton LN
 City/State/Zip: Erie CO, 80516
 Phone: 724-217-0027 Fax: _____
 E-mail: Fitness1440erieco@gmail.com

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: N/A
 Address: _____
 City/State/Zip: _____

LAND-USE & SUMMARY INFORMATION

Present Zoning: LI Light Industrial
 Proposed Zoning: NA
 Gross Acreage: 1.31 acres

Gross Site Density (du/ac): _____
 # Lots/Units Proposed: 1 building
 Gross Floor Area: 11,672 sq

SERVICE PROVIDERS

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

Gas: _____
 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	\$ 200.00	<input type="checkbox"/> 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: _____

Date: _____

Owner: _____

Date: _____

Applicant: Matthew Mauch

Date: 8-6-18

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 6th day of August, 2018, by Matthew Mauch.

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

Melinda R. Helmer
Notary Public



TOWN OF ERIE

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PROJECT DESCRIPTION: 11,500 sq. ft. Building is being proposed for use as a fitness facility.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: _____

Filing #:	Lot #:	Block #:	Section:	Township:	Range:

OWNER (attach separate sheets if multiple)

Name/Company: CCC LOT 3 B-1, LLC

Contact Person: Phil/Heath Irwin

Address: 720 Austin Ave #200

City/State/Zip: Erie, CO 80516

Phone: 303-833-4454 Fax: 303-833-4460

E-mail: phil@irwin-companies.com

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Owner: *Philip D. Irwin* Date: 8-7-18

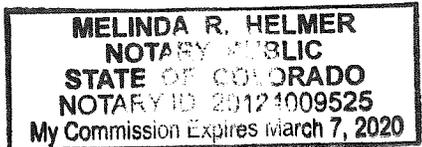
Owner: _____ Date: _____

Applicant: _____ Date: _____

STATE OF COLORADO)
 County of Weld) ss.
 The foregoing instrument was acknowledged before
 me this 7th day of August, 2018
 by Philip D. Irwin.

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

Melinda R. Helmer
 Notary Public



Fitness 1440 – Erie, CO (Owners Robbie & Matt Mauch)

651 Mitchell Way

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 Fitness Club in a Light zoned area. Fitness 1440 provides group training, personal training, & a facility for its members to use to continue to evolve their fitness goals.
- B. Fitness 1440 would like to open our doors to our clients on March 1, 2019 as soon as construction is completed on the building.
- C. This concept fits well into a light industrial setting because of the open interior warehouse space. Our structural needs do not require anything more than an open lay out and feel leaving the building open for future needs. Adjacent properties are already utilizing light industrial zoning for similar fitness concepts due to the nature of Erie's market. We do not see any conflict being in a light industrial zone. Within a two block radius of 651 Mitchell Way, several other fitness concepts exist such as; Veledrome, Crossfit, Elevate Fit, Yoga Studio, & Tennis & Golf instruction.

Question 7: Management & Operational Plan

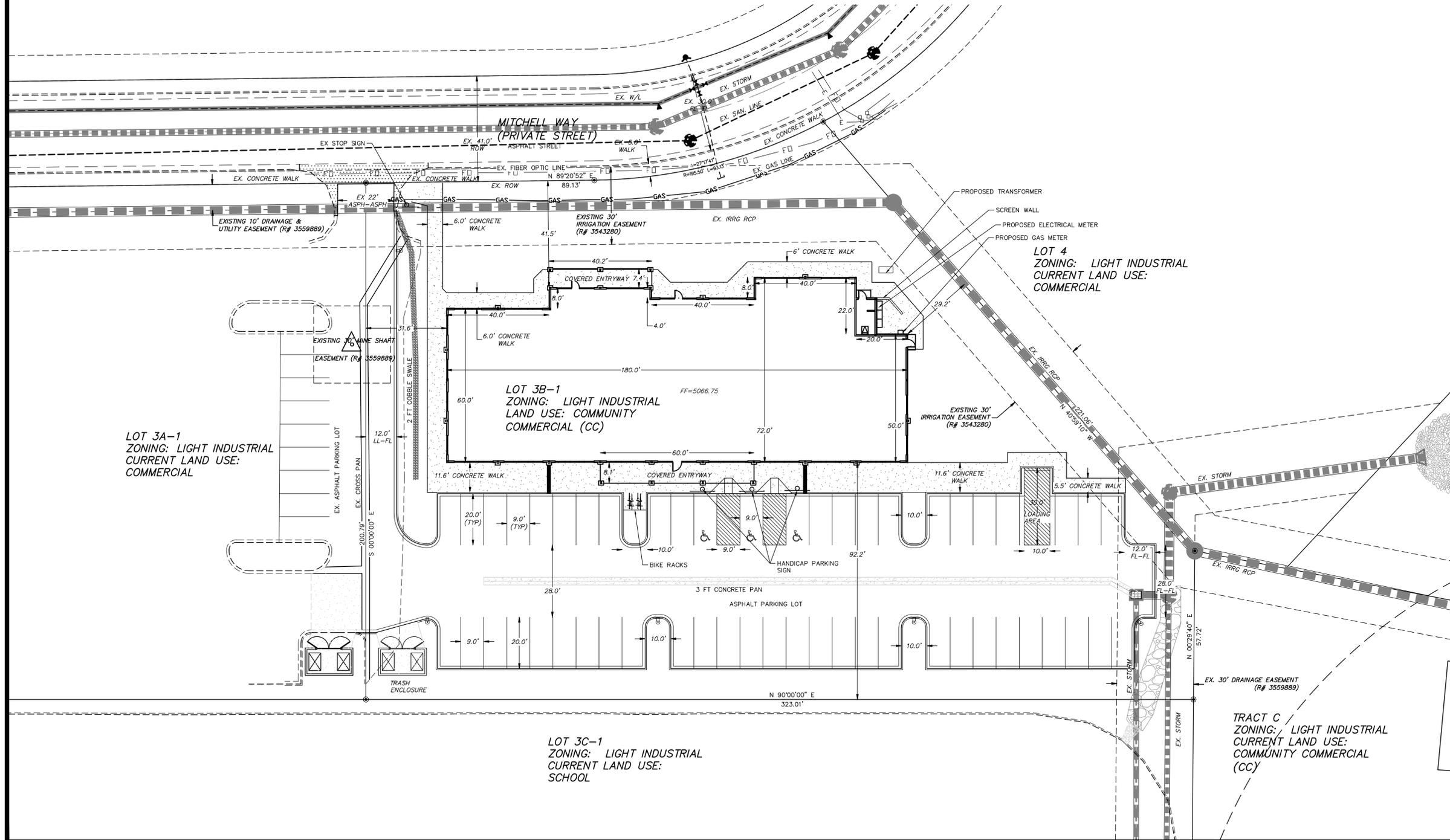
- A: Our opening goal is to provide 1-2 classes daily per day with one instructor with about 10-15 students & 8 to 10 sessions of personal training held daily.
- B: Our Facility will be a 24-hour badge access facility where only member will have access via our badge security system. We will man the operation with employees from 8AM-8PM M-Thursday, 8AM-2PM Friday-Sunday.
- C: At time of opening of Fitness 1440, there will be one General Manager, Fitness Director, Operations Manager, & one part time front desk attendant. Staff will be added as growth of business dictates.
- D: We require no outside storage or loading. The parking zoned for the building is more than adequate to service the clientele during their visit.
- E: Fitness 1440- Erie, CO is a franchise purchased under out the LLC name of Robbie's Pump House, LLC. It will be owned & operated by Robbie & Matt Mauch. Robbie's Pump House is in good standing with the State of Colorado.

LOT 3B-1, COAL CREEK CENTER AMENDMENT 2

651 MITCHELL WAY
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF ERIE, WELD COUNTY, COLORADO
 1.31 ACRES, MORE OR LESS
 SITE PLAN - SP-000985-2018

LAST SAVED: 7/24/2018 9:56 AM

G:\22948 LOT 3B-1\SP\SITE PLAN-22948.dwg



LEGEND

- Manhole
- ▲ Thrust Block
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Plug
- Existing Waterline
- Existing Sewerline
- Existing Stormline
- W Water Service
- S Sewer Service
- 10' Type 'R' Inlet
- 5' Type 'R' Inlet
- ⊕ Proposed Light
- Gas Existing Gas line
- FO Existing Fiber Optic

ALL UTILITIES ARE PROPOSED UNLESS OTHERWISE NOTED

72 HOURS BEFORE YOU DIG
 CALL THE UTILITY NOTIFICATION
 CENTER OF COLORADO (U.N.C.C.)
 811
 GAS, ELECTRIC, TELEPHONE, CATV AND
 PANHANDLE EASTERN PIPELINE LOCATIONS

811

↑

0 20' 40'

SCALE: 1" = 20'

axiomdesign
 ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 AXIOM DESIGN P.C.
 303.669.6773
 axiomdesign@comcast.net
 2900 DELAND DRIVE
 BOULDER, CO 80501

HURST & ASSOCIATES INC
 1265 S. Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105

HURST
 CIVIL ENGINEERING
 PLANNING
 SURVEYING

651 MITCHELL WAY
 LOT 3B-1, COAL CREEK CENTER
 ERIE, COLORADO
 CLIENT: CCC LOT 3B-1 LLC

NO	DATE	REVISION	COMMENTS
1	7-27-18	REVISED PER TOWN COMMENTS	

DRAWN BY: RH
 CHECKED: OCH
 APPROVED: DATE: 5-31-2018
 © 2018 JOB # 17694
 SITE PLAN
 3 OF 13

Audem Gonzales

From: Matt Mauch <mauchmatt@hotmail.com>
Sent: Wednesday, August 22, 2018 5:00 PM
To: Audem Gonzales
Subject: Meeting notes: Fitness 1440 Erie, CO

Fitness 1440 Erie, CO

Topic: Special land use at 651 Mitchell Way Erie, CO 80516

Held 8-22-18 at Erie rec center in Lehigh Room

4-5 pm

No attendees

Is this enough to capture meeting notes?

Thanks

Matt Mauch

Sent from my iPhone