



**TOWN OF ERIE**  
 Planning & Development – Planning Division  
 645 Holbrook Street – PO Box 750 – Erie, CO 80516  
 Tel: 303.926.2770 – Website: [www.erieco.gov](http://www.erieco.gov)

### LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

**PROJECT/BUSINESS NAME:** Moffat Duplex  
**PROJECT ADDRESS:** 675 Moffat St Erie Co 80516  
**PROJECT DESCRIPTION:** 2 story Duplex w/ detached garage

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: \_\_\_\_\_  
 Filing #: \_\_\_\_\_ Lot #: 7A Block #: 1 Section: 1B Township: North Range: 68 west of the 6th pm

**OWNER** (attach separate sheets if multiple)  
 Name/Company: Nathan & Sara Hill  
 Contact Person: Sarah Hill  
 Address: 380 painted horse way  
 City/State/Zip: Erie Co 80516  
 Phone: 3/258-6781 Fax: \_\_\_\_\_  
 E-mail: calyxpm@yahoo.com

**AUTHORIZED REPRESENTATIVE**  
 Company/Firm: N/A  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

**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: OTR  
 Proposed Zoning: \_\_\_\_\_  
 Gross Acreage: .172 acre

Gross Site Density (du/ac): SF: 5/na MF: 16/na  
 # Lots/Units Proposed: 2 units / attached Duplex  
 Gross Floor Area: \_\_\_\_\_

**SERVICE PROVIDERS**

Electric: TBD  
 Metro District: none  
 Water (if other than Town): town

Gas: TBD  
 Fire District: weld  
 Sewer (if other than Town): town

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

**DEVELOPMENT REVIEW FEES**

ANNEXATION / DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	
<input type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		\$300.00
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	
<input type="checkbox"/>			Cost to Town - \$10000.00 Deposit
SPECIAL REVIEW USE		SITE PLAN	
<input type="checkbox"/> Oil & Gas	\$1200.00	<input checked="" type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
MISCELLANEOUS		<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
OTHER FEES		<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	WIRELESS COMMUNICATION	
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Admin	\$250.00
		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

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.

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 Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.

Owner: Sara Hull

Date: 2/6/23

Owner: NH

Date: 2.6.23

Applicant: \_\_\_\_\_

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

STATE OF COLORADO )  
County of Weld ) ss.

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2023

by Sara & Nathan Hull

My commission expires: 9/14/26  
Witness my hand and official seal.

**KAYLA LOUIE**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224036181  
MY COMMISSION EXPIRES 09/14/2026

Kayla Louie  
Notary Public



ARCHITECTURE | CONSTRUCTION | DEVELOPMENT

825 Crisman Drive #100  
Longmont, CO 80501

p: 585.489.8278  
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### **Project Description and Proposal for 675 Moffat Street**

The information below describes our design goals of the proposed structures; to efficiently utilize the current empty lot for two structures (duplex and detached garage), while using building materials that comply with the town of Erie's initiatives.

We are demonstrating a proposed two-story duplex with a detached garage in the back of the site. Each unit consists of a portion of a finished basement, 4 bedrooms, 3 full bathrooms, kitchen, dining area, living area, laundry room, mudroom, closet storage, an upper balcony, and a shared covered front patio. The detached garage consists of a separate parking area for each unit and a shared upper deck area. The proposed project is on a 7500 square foot lot with a proposed main floor total of 2052 square feet, covered front porch of 108 square feet and a garage floor area total of 1014 square feet. The grade naturally slopes to the back of the property, to the north property line, which leads to a natural break between properties.

The different elements we incorporated to the design were all made keeping the OTR design standards in mind. In chapter two of the development design standards, it refers to the orientation, architectural character, design variety, materials and colors, and garages for a duplex. We have orientated both front entrances facing the street and flush with the front façade of the home, with all sides of the building displaying a similar level of quality and architectural detailing. To match the rest of the neighborhood we designed a covered front porch with a gable roof, a 1'-0" overhang on all roofs, changes in wall planes, and multiple exterior materials used throughout the structures.

In this proposal, we are planning for an exterior material design that incorporates all the different styles seen in the Old Town Residential zoning neighborhoods. This will include a new durable metal roof, brick siding, horizontal cladding siding and vertical board and batten siding. All the design elements we are proposing can be found within the neighborhood. Please see images below:

[Examples of Brick Exteriors: 624 Moffat Street and 342 Main Street](#)



Examples of Metal Roofing: 90 Pierce Street



Examples of two-story homes: 100 Pierce Street, 355 Anderson Street (**Metal Roof**), 504 Main Street (**Brick Exterior**)



Examples of two-story homes cont'd: 504 Main Street (**Brick Exterior**), 345 Main St, 405 Main St



Examples of Duplexes/Apartments: 695 Moffat St



Our client's tentative timeline for this project is as follows: going through the Town of Erie's approval process from planning and zoning through the building department. Once the required disciplines and permits are all approved, construction will take place shortly after and should take around one year to complete.

Sincerely,  
Rebekah Warner