



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: 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: Coal Creek Park

PROJECT ADDRESS: 575 Kattell Street, Erie, CO 80516

PROJECT DESCRIPTION:

Re-zoning of Coal Creek Park from OTR to DT

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: East Addition

Filing #:

Lot #:

Block #:

Section: 18

Township: 1

Range: 68

OWNER (attach separate sheets if multiple)

Name/Company: Town of Erie

Contact Person: Malcolm Fleming

Address: 645 Holbrook St., P.O. Box 750

City/State/Zip: Erie, CO 80516

Phone: 303-926-2711

Fax:

E-mail: mfleming@erieco.gov

AUTHORIZED REPRESENTATIVE

Company/Firm: Town of Erie

Contact Person: Luke Bolinger

Address: 150 Bennell Ave., P.O. Box 750

City/State/Zip: Erie, CO 80516

Phone: 303-926-2796

Fax:

E-mail: lbolinger@erieco.gov

☐ 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: DT

Gross Acreage: 6.22

Gross Site Density (du/ac):

Lots/Units Proposed:

Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel

Metro District:

Water (if other than Town):

Gas:

Fire District: MVRD

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
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input checked="" 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-Resl. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resl. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resl. (<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 type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	\$600.00	
MISCELLANEOUS		METRO DIST SERVICE PLAN	
<input type="checkbox"/> Outdoor Café Permit	\$50.00	\$10,000.00	
<input type="checkbox"/>			

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 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 staff, 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: _____
 Owner: Malcolm Fleming
 Applicant: _____

Date: _____
 Date: 12/14/21
 Date: _____

STATE OF COLORADO)
) ss.
 County of Weld)

The foregoing instrument was acknowledged before
 me this 14th day of December, 20 21,
 by Malcolm Fleming, Town of Erie.
 My commission expires: 6/3/2022
 Witness my hand and official seal.



Notary Public

575 Kattell Street-Coal Creek Park_Rezoning_Narrative

Coal Creek Park is owned by the Town of Erie and maintained by the Parks & Recreation Department. It is undergoing redevelopment with new park amenities and features beginning in November of 2021. Once the two parcels have been combined into one via a Minor Plat Amendment (currently in process), the park site will be re-zoned to Downtown (DT) from Old Town Residential (OTR) in order to comply with setback standards associated with the redevelopment of the park.

There are no covenants, special conditions, or easements that apply this Vacation. The current site is an existing park.

There are no oil/gas SUAs, conveyances, restrictions or covenants that govern the use or maintenance of the proposed re-zoning.

Since the re-zoning is within an existing park, there is no impact to the transportation network or surrounding residents. Parks & Recreation staff have confirmed with Town Planning and Town Engineering that re-zoning to DT is acceptable.

Included as attachments hereto:

1. Coal Creek Park Conceptual Plan;
2. East Addition Coal Creek Park Amendment;
3. Original Plat Map