



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: 340 Kattell Ave.
FILE NO: SRU000764-2016 DATE SUBMITTED: 5/4/16 FEES PAID: \$400-2013

PROJECT/BUSINESS NAME:

PROJECT ADDRESS: 340 Kattell St., Erie, CO 80516

PROJECT DESCRIPTION: Garage at this address measures 28x48. Previously, two apartments were installed without permits. One apartment has been removed + I would like to update + make the other apt. a legal accessory dwelling unit. This is a 1 bdrm, 1 bath, 504 sq. ft. apt.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

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

OWNER (attach separate sheets if multiple)

Name/Company: Barbara L. Hooks
Contact Person: Same
Address: 10486 W. 82nd Ave
City/State/Zip: Arvada, CO 80005
Phone: 970.531.0198 Fax:
E-mail: barbarah@tpcarvada.org

AUTHORIZED REPRESENTATIVE

Company/Firm:
Contact Person:
Address:
City/State/Zip:
Phone: Fax:
E-mail:

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Same
Address:
City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Res. OTR Gross Site Density (du/ac):
Proposed Zoning: # Lots/Units Proposed:
Gross Acreage: 3.107575x150 Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Energy Gas: Xcel
Metro District: Fire District:
Water (if other than Town): 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	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	
		\$ 10,000.00	
<p><i>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.</i></p>			

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: Barbara L. Hooks

Date: 5-4-16

Owner: _____

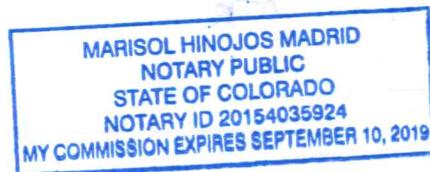
Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 4th day of May, 2016, by Marisol Hinojos Madrid



My commission expires: Sep 10, 2016
Witness my hand and official seal.

Marisol Hinojos Madrid
Notary Public

Barbara Hooks
10486 W. 82nd Ave.
Arvada, CO 80005

May 2, 2016

Deborah Bachelder, Senior Planner
Town of Erie
P.O. Box 750
Erie, CO 80516

Dear Mrs. Bachelder,

In June of 2012, I purchased the property at 340 Kattell St. I have lived in the main house until recently, staying with family through a serious illness. When I purchased the property, it had a large garage, measuring 28'x48'. Inside that garage, previous owners finished two apartments and rented them out for income. I was informed by the real estate company that these apartments had not been built with permits. I met with Byron Horgen, Chief Building Inspector, with the City of Erie. He informed me that it would be necessary to complete things such as new egress windows and proper insulation, get everything inspected, bring some things up to code and I should apply for an accessory dwelling unit permit. I paid the fee at the time (\$450.00) not knowing when or if I would want to go this route.

I have decided that I would like to finish the larger unit (I have removed the smaller one from the garage) into a nice living space for myself. I love living in Erie and feel that with my current circumstances it would be in my best interest to do so. With an Accessory Dwelling Unit permit, I will strip it down and rebuild it into a modern updated apartment. You will find a drawing attached, showing the square footage of 504 sq ft that is inside the garage. I will use the rest of the garage for parking and storage. As I will be down-sizing from the house size of 1,200 sq ft to an apartment of 500 sq ft, the need for storage is necessary.

When I spoke to you last fall, I had no idea it would take me so long to be in a place to complete this project. I'm very excited to see the vision I have come to life. As you remember, I do have three lots $25' \times 150' = 75' \times 150'$ so the lot size is large enough for another unit. With the house square footage at 1,200 sq ft, the city maximum for the unit would be $1/3$ the footage. $1,200/3 = 400$ sq ft. The minimum square footage for a unit is 500 sq ft. I have drawn up a workable space that is as close to 500 square feet as possible. It will involve substantial moving of plumbing and electrical wiring which will be done by professionals.

As you can see from the drawing, there is ample parking for the main house as well as the garage apartment. Access to the apartment will continue to be from inside the garage as well as an entrance from the west side under a patio cover. I will add another entrance to the kitchen from a covered sidewalk that is not visible from any of the property lines. Other than paint, there will be no visible changes to the property.

With all of this information, I would greatly appreciate approval of an accessory dwelling unit. If there is any other information needed, please feel free to contact me.

Thank you,

Barbara Y. Hooks

Barbara Hooks

970.531.0198 (c)

303.422.3656 (w)



**SITE
PLAN**



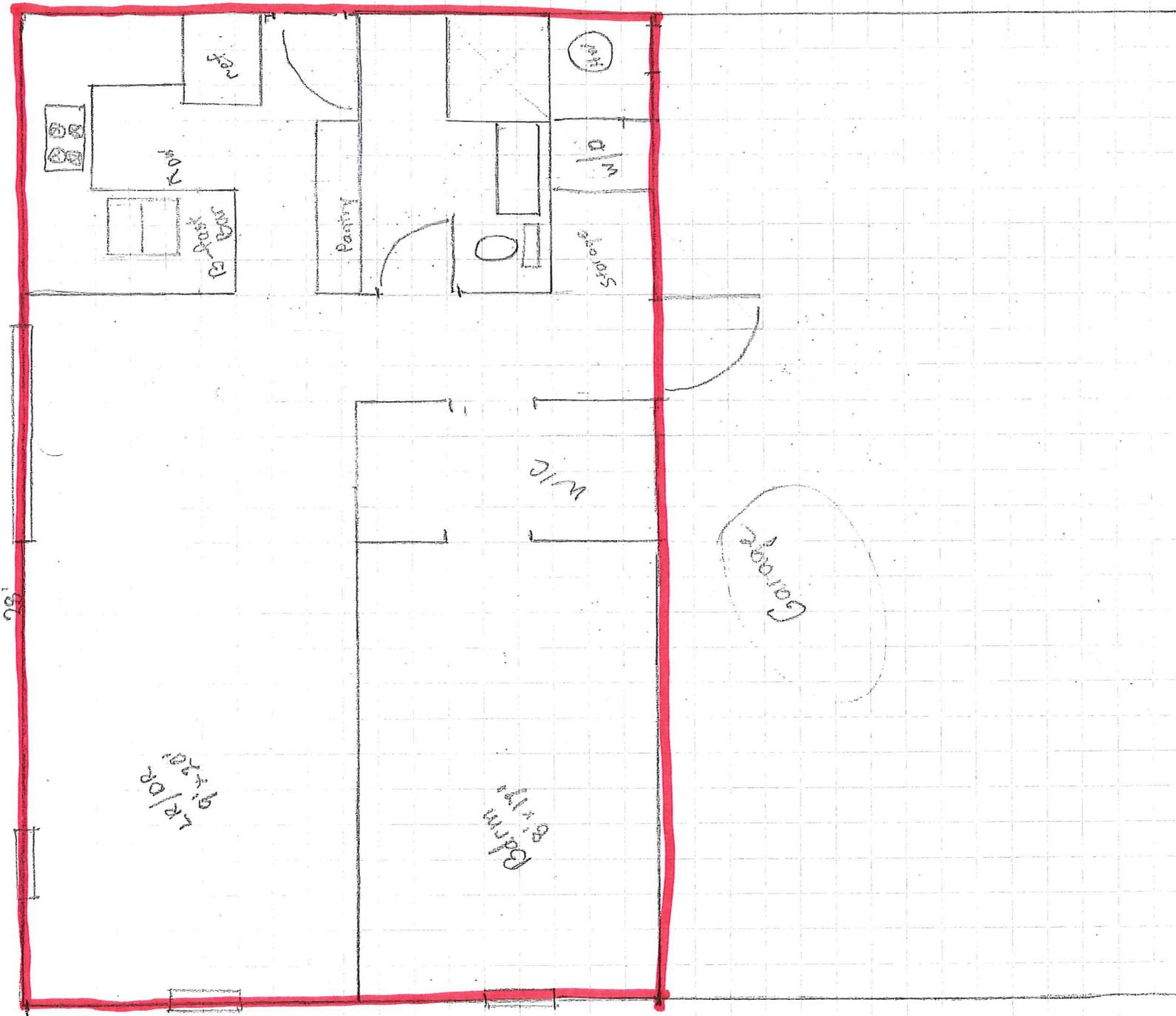


$$\text{Storage} = \frac{48}{1.5} \times \frac{36}{1.5} = 1,440 \text{ sq ft}$$

$$\text{Apt} = \frac{60}{1.5} \times \frac{36}{1.5} = 864 \text{ sq ft}$$

Scale 1 \square = 10 sq ft

ACCESSORY DWELLING UNIT DETAIL



28'

BR/OR
9' x 20'

BRM
8' x 11'6"

W/C

Garage

Storage

W/D

Pantry

Break Room

Table

Chair

W/D

walk