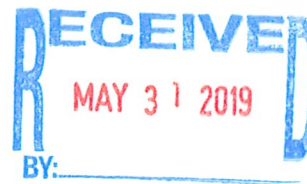


**TOWN OF ERIE**

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](http://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:

MPA-001089-2018

DATE SUBMITTED:

5/31/2019

FEES PAID:

400-

ck #104

**PROJECT/BUSINESS NAME:** 105 Cheesman Street**PROJECT ADDRESS:** 105 Cheesman Street, Erie, Colorado 80516

**PROJECT DESCRIPTION:** An amendment of Lots 1 - 8, Block 43, east addition to Town of Erie situated in the northeast quarter of Section 18, Township 1, Range 68 west of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado. 0.5222 Acre - 1 Lot.

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

Subdivision Name:

Filing #: Lot #: 1-8 Block #: 43 Section: 18 Township: 1 Range: 68 West

**OWNER** (attach separate sheets if multiple)

Name/Company: Kerilyn Marlink &amp; Robert Elrod

Contact Person: Robert Elrod

Address: 105 Cheesman St.

City/State/Zip: Erie, CO 80516

Phone: 216-225-3739

Fax:

E-mail: relrod@allynstreet.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: Union Pacific Coal Company

Address:

City/State/Zip: New York City, NY

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: OTR

Proposed Zoning: OTR

Gross Acreage: 0.5222

Gross Site Density (du/ac):

# Lots/Units Proposed: 1

Gross Floor Area:

**SERVICE PROVIDERS**

Electric: Xcel Energy

Metro District:

Water (if other than Town):

Gas: Xcel Energy

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	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		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]

Date: 5/31/2019

Owner: \_\_\_\_\_

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

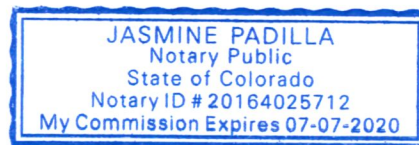
Applicant: \_\_\_\_\_

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

STATE OF COLORADO )  
County of Weld ) ss.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2019, by Elrod Robert Harvey JR.

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



Jasmine Padilla  
Notary Public



# Final Plat Submission Written Narrative

105 Cheesman St., Erie, CO 80516

## General Project Concept and Purpose of the Request

To unify the two parcels of the legal property defined below into a single contiguous lot as requested by the Town of Erie.

### Parcel 1:

The East 60.00 feet of the West 247.50 feet of Lots 1, 2, 3 and 4, Block 43, East Addition to the Town of Erie, County of Weld, State of Colorado, being a part of Section 18, Township 1 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado

### Parcel 2:

Beginning at a point 177 and ½ feet East of the Southwest corner of Lot 1, Block 43, East Addition to the Town of Erie, County of Weld, State of Colorado; Thence East 126 feet; Thence North approximately 116 feet to the Southwest bank of Coal Creek; Thence Northwesternly along the Southwest bank of Coal Creek to a point directly East of the Northwest corner of Lot 8, Block 43, in the East Addition to the Town of Erie; Thence West approximately 90 and ½ feet to a point 177 and ½ feet East of the Northwest corner of said Lot 8; Thence South to the point of beginning;

## Total Land Area to be Subdivided

22,721 SQ.FT. or .522 ACRE

## Total Number of Lots and Residential Density

One Single Family Home

## Existing Infrastructure

- 2 x Electric Service connections
- 2 x Town of Erie Water Service
- 1 x Gas
- 1 x Sewer service

## Existing & Proposed Covenants, Special Conditions, Grants of Easements, and Other Restrictions

### Existing Easement

Said easement over a tract of land beginning at a point 164 and ½ feet East of the Southwest corner of Lot 1 on the South boundary line of said Lot 1; Thence North 136 feet; Thence Northeasterly at a 30 degree angle to the East boundary line of the West 177 and ½ feet of Lots 1 to 8, inclusive, in Block 43; Thence South along the East boundary line of this said tract approximately 162 feet to the Southeast corner of this said tract; Thence West 13 feet to the point of beginning.

### Proposed Easement

We propose an easement on the east side of the property to provide the Town of Erie at least a minimum of 15 feet of access to the Coal Creek levy.