



**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:** Autowash @ Vista Ridge

**PROJECT ADDRESS:** Lot 1, Vista Ridge Filing No. 6, 2nd Amendment

**PROJECT DESCRIPTION:** Proposed car wash on currently vacant land. Car wash to include 3 self-serve bays, 3 Automatic Bays and 2 self-serve dog wash bays.

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

Subdivision Name: Vista Ridge

Filing #: 2      Lot #: 1      Block #: \_\_\_\_\_      Section: 32      Township: 1N      Range: 68W

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

Name/Company: Autowash Vista Ridge Real Estate LLC

Contact Person: Dennis Dreeszen

Address: 7005 E. 46th Avenue Drive B

City/State/Zip: Denver, CO 80216

Phone: 303-514-0905      Fax: 877-464-9952

E-mail: Dennis@AutowashCo.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Hover Architecture

Contact Person: Troy Kirschman

Address: 8920 Barrons Blvd

City/State/Zip: Littleton, CO 80129

Phone: (720) 773-2800      Fax: \_\_\_\_\_

E-mail: jtkirschman@hoverarchitecture.com

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: P.U.D. Commercial	Gross Site Density (du/ac): n/a
Proposed Zoning: P.U.D. Commercial	# Lots/Units Proposed: 1
Gross Acreage: .82 Acres	Gross Floor Area: 4392 sq ft

**SERVICE PROVIDERS**

Electric: _____	Gas: _____
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
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 type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre		
<input type="checkbox"/> Minor PD Amendment	\$ 500.00		
SPECIAL REVIEW USE		SITE PLAN	
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input checked="" type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	<input checked="" type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
		<input type="checkbox"/> Amendment (major)	\$ 1100.00
		<input type="checkbox"/> Amendment (minor)	\$ 350.00
			\$ 600.00
MISCELLANEOUS		VARIANCE	
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$ 50.00		
<input type="checkbox"/>			
		METRO DIST 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.

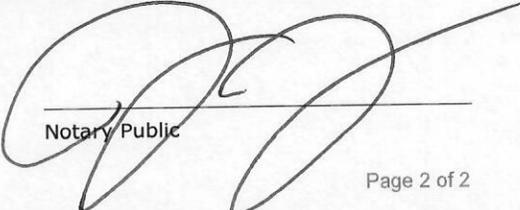
The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process 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 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. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.**

Owner:  Date: 8-11-2020  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant:  Date: 8-11-2020

STATE OF COLORADO )  
 ) ss.  
 County of \_\_\_\_\_ )  
 The foregoing instrument was acknowledged before me this 11th day of August, 2020, by Dennis Leroy Dreeszen.

**JOSHUA THOMPSON**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20114075829  
 MY COMMISSION EXPIRES 12/13/2023

My commission expires: 12-13-2023  
 Witness my hand and official seal.

  
 Notary Public



April 19, 2021

Town of Erie  
645 Holbrook St.  
PO Box 750  
Erie, CO 80516

**RE: Autowash at Vista Ridge  
Site Plan and Special Review Use  
Narrative**

To Whom It May Concern,

On behalf of Autowash, LLLP, please find enclosed the Site Plan and Special Review Use Planning Submittal materials for the proposed Autowash at Vista Ridge at the NE intersection of Bonanza Dr. and SH 7/Baseline Rd. The development proposal is to construct an approximate 4,400-sf Autowash carwash, including (3) automatic bays, (3) self-serve bays, and (2) dog washes on Lot 5 of the Vista Ridge filing No. 6, 2<sup>nd</sup> Amendment, an approximate 0.83-acre lot.

This proposal is consistent with the Town's Comprehensive Master Plan by its location within the existing commercial district along SH7/Baseline Road, it's pedestrian scale, earth tones and has a small-town character. This lot development is currently a vacant lot zoned as PUD Commercial and do not foresee any compatibility conflicts. The adjacencies of the site include an existing gas-station to the west, a potential automotive lube facility to the east, and drainage easements to the north and south. This facility incorporates advanced water-saving features that preserve the Town's resources and providing a service to the community.

The proposed site plan reflects stacking for (33) cars, vacuum spaces for (6) vehicles as well as (3) additional parking spaces. A shared curb cut with the existing Kum-n-Go to the west shall be utilized to access the site. There are detention areas within the development, but there is currently no SIP agreement in place for maintenance of these public /shared spaces. It is assumed the land owner will maintain the grass and landscape between their property and the street to the north.

The proposed development timeline is to begin construction in Summer of 2021 with a projected construction period of 5 months. This project shall be completed in its entirety, without phasing.

There is no outside storage included or planned for on this project. There is also no designated loading areas for this project either. Parking and stacking are depicted on the Site Plan exhibit. The UDC defines off-street parking in Table 6.6-1 for a Full Service Car Wash as 4 spaces per bay plus stacking. But the table does not seem to define off-street parking for Self-Service Car Washes. Thus, we are inferring no off-site parking is required for our proposed self-serve and automatic wash bays. As indicated on the site plan, we are showing (9) nine total parking stalls, six (6) with vacuums and three (3) standard spaces for the dog wash users. Stacking for Car Washes is identified per Table 6.6-5 of the UDC with six (6) stacking spaces required per automatic bay and three (3) stacking spaces are required per self-serve bay. This would require a minimum of 27 stacking spaces for this development, and we currently have room for 33 stacked cars.

This project site is under 1 acre and there are no State or Federal permits required for the development of this site. As this project falls within the Town of Erie Jurisdiction, there are no additional Weld County permits required and all required Town of Erie Permits shall be obtained prior to commencement of work on site.

The proposed building was carefully designed to be consistent with the overall character of Vista Ridge and surrounding area. The single-story building incorporates several architectural design features to create visual interest on all four elevations. Those features include a tower with an angled roof at the equipment room, offset walls with raised roof lines along the wash bays and canopy elements over the automatic wash bays. No ground mounted or roof equipment should be visible. The use of these design features create interest by varying the building masses and scale to fit within the Vista Ridge Development.

The materials used are similar to those found in existing buildings in Vista Ridge and include faux stone veneer, beige stucco and standing-seam metal roofing. The selected colors are intended to tie in to the surrounding building materials, evoke a feeling of a clean, advanced wash facility.

The scale of the materials relates to predominantly vehicular traffic and includes sections of stucco, stone and standing seam metal around the wash bays and equipment room. Additional faux stone veneer is used at the tower.

The facility shall be open 24-hours a day with maintenance staff onsite daily, following a detailed checklist program to keep the site clean and in good operating order. Typically, a single employee maintains the facility. The building is approximately 4,362 SF with a projected total project value of \$750,000-\$1,000,000. There are no known restrictions for development on the site.

Zoning for the property will remain P.U.D. Commercial. No variances or waivers are requested with this application.

The existing developer and the new owner will not have mineral rights to the property. Those rights were not part of the sale of the property, and the new owner is attempting to ascertain the current mineral rights owner.

Please feel to call me at (720) 773-2800 or email me at [jtkirschman@hoverarchitecture.com](mailto:jtkirschman@hoverarchitecture.com) if you should have any questions or need any additional information.

Regards,



James T. Kirschman  
Hover Architecture

Cc: Dennis Dreeszen, Autowash, LLLP