



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 10/13/2020**

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**File #:** 20-485, **Version:** 1

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**SUBJECT: Consent Agenda**

**A Resolution of the Board of Trustees of the Town of Erie Approving A Development Agreement for Vista Ridge Filing No. 6, Lot 1 and Approving an Associated Permanent Utility Easement**

**DEPARTMENT:** Planning and Development

**PRESENTER:** Chris LaRue, Senior Planner

**STAFF RECOMMENDATION:**

Approval

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

On August 21, 2019 the Planning Commission reviewed and approved the Site Plan for Vista Ridge Filing No. 6, Lot 1 for a Self-Storage/Mini Warehousing and Office/Commercial Facility. The property is 4.015 acres in size, and is located at 2831 Bonanza Drive (northeast of Bonanza Drive and Highway 7). The site plan consists of 95,122 square feet of building use floor area. The total building area will be used as follows:

- 6 buildings consisting of 88,447 square feet of mini warehouse/self-storage;
- 1,925 square feet of office space to administer the mini warehousing/self-storage;
- 1,750 square feet for a caretaker dwelling for the min storage; &
- 3,000 square feet of office/commercial separate from the min warehousing use

The Planning Commission approval of the site plan was conditioned upon receiving approval for all relevant engineering documents. As part of the engineering review, it was determined a development agreement is necessary to ensure all improvements are installed, and an appropriate guarantee is provided to ensure compliance. In addition, it was determined an easement is necessary for the Town to use, operate, inspect, maintain and repair sanitary sewer, water, and stormwater facilitates and related appurtenances and facilities on, over, across and under the easement property.

**ATTACHMENTS:**

1. Resolution
2. Development Agreement
3. Permanent Utility Easement Agreement
4. Exhibit B - Permanent Utility Easement Agreement