DEVELOPMENT GUIDE — GENERAL PROVISIONS

ZAHN DEVELOPMENT GUIDE MINOR AMENDMENT
A PORTION OF EAST HALF OF SECTION 36, TOWNSHIP 1, NORTH RANGE 69/TOWNSHIP OF ERIE/Boulder County/ COLORADO/ 14.39 ACRES COMMERCIAL

STATEMENT OF COMMITMENTS

The Developer and/or his heirs, successors, or assigns shall be responsible for the following development commitments:

1. DEDICATION
   A. R.O.W. extending the length of the development and levying the width of County Line Road shall be dedicated to the Town of Erie. All other public dedications have been satisfied by prior plat approval.

2. ON OFF SITE IMPROVEMENTS
   This development shall be required to participate in the following public improvements as determined by the Town of Erie:
   A. Right of way improvements along County Line Rd.
   B. Stormwater/Grazing Plan
   C. Utility plans (site plan)

4. CONSTRUCTION PHASING
   Phase 1: Complete construction
   Phase 2: 1500 SFO OFFICE ADDITION TO THE HOUSE, PARKING AND DRIVEWAYS. LANDSCAPE PLANS IN PHASE 2 ON SHEET Lt 113 COMPLETE WITH THIS PHASE
   Phase 3: THREE MINI-STORAGE BUILDING IN THE EASTERN LUBE PLANT OR DRIVEWAY. LANDSCAPE PLANS IN PHASE 3 ON SHEET Lt 114 COMPLETE WITH THIS PHASE
   Phase 4: A. Western tier of mini-storage units, starting at top most building or northernmost building and continuing south (downward) for a total of five additional mini-storage buildings, LANDSCAPE PLANS IN PHASE 4 ON SHEET Lt 115 COMPLETE WITH THIS PHASE
   Phase 5: Landscaping along property lines only will be required to be completed upon issuance of building permit

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OWNERSHIP CERTIFICATION

The owners of the property shall present a copy of the deed that they are the record owners of a copy of the deed is signed and recorded in the office of the Clerk and Recorder of Boulder County/Colorado.

BOARD OF TRUSTEES APPROVAL

Prior to the time of execution of the deed, the trustees of the board of trustees of the Town of Erie.

ATTORNEY: MAJOR

TOWN CLERK: REP

PLANNING AND ZONING COMMISSION APPROVAL

The Board of Trustees of the Town of Erie.

CHAIRPERSON:

RECORDING AND DOCUMENTATION

The documents have been recorded in the office of the Clerk and Recorder of Boulder County/Colorado.

RECEIVE NUMBER:

APPROVAL BLOCKS NOT APPLICABLE MINOR AMENDMENT PURSUANT TO ERIE ZONING CODE 16-19-620

SIP MINOR AMENDMENT APPROVAL

This amendment is not approved and shall be effective until September 2, 2021, no portion of the project that has not been approved by the Board of Trustees of the Town of Erie.

DATE: 3-17-00
REVISIONS:
RECEIVED: 3-17-00
ADDED: 2-22-00
DIRECTED TO DEVELOPMENT AND ZONING COMMISSION 3-27-00

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PERMITTED USES
Uses specifically permitted: Self-Service Storage Facility/Mini-Warehouse, Auto or Truck, RV, Boat, and Family-Entered Space. Open Space and Parks, Outdoor Storage Facility. There is to be no commercial storage of farm equipment. All heavy equipment brought to the site shall be brought to the property owner’s contractor or commercial supplier.

STANDARDS FOR PRINCIPAL AND ACCESSORY USES:
Standards for Principal and Accessory Uses including Minimum Building Height, Maximum Coverage and Setbacks are as follows:

Minimum front yard setback: 20 feet for principal uses.
Minimum side yard setback from a street: 5 feet for accessory uses.
Minimum rear yard setback: principal uses — 20 feet; accessory uses — 5 feet.
Minimum setback between detached buildings: 10 feet.
Maximum height: principal uses — 40 feet; accessory uses — 40 feet.

ACCESSORY USE OR BUILDING
A site or building naturally and normally incidental to a principal use, and complying with all of the following conditions:

A. Is clearly incidental and customary to the principal use and commonly associated with the operation of the principal use.
B. Is operated and maintained under the same ownership and on the same property as the principal use, except as otherwise provided in this code.
C. Includes only those structures or structural features consistent with the principal use.

AREA, TABULATION (Building Area includes existing structures and future potential development. Building area includes existing, planned, open, and pavement)
Site Area: 14.39 acres.
Building Area: 125,449 square feet.
Hardscape Area: 32,367 square feet.
Open Space Area: 21,878 square feet.
Additional Road: 34,812 square feet.

ARCHITECTURAL DEVELOPMENT
The goal of this document is to ensure that all permanent buildings within this development have compatible architectural treatment as defined below:

Compatible architectural treatment: use of colors, materials, and general architecture in the exterior design of structures, to ensure said structures are compatible with the use established.

The principal building shall be designed to be consistent with the surrounding environment.

No doors to be located on north side of northermost storage building. All buildings to have 3.12' high doors, 12' high walls. Design and materials to be similar to proposed mini-storage buildings.

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LIGHTING
The overall goal is to provide safety and security for the users of the development while minimizing the off-site impact. Lighting shall be as follows:

Locations of light poles are shown. Maximum pole height shall be 24' high within 100' of property line, 30' high when further than 100' from a property line. The light source is a mercury vapor light 100 watts. The pole shall be of galvanized steel or aluminum. The height of the pole shall be determined by the Town. No light shall exceed 10' in height.

FENCING
The overall goal of fencing is to provide security. The fencing used shall conform to existing ordinances and other fencing on existing property or other fencing approved by the Town. No fencing shall exceed 8' in height.

IN ACCORDANCE WITH ORDINANCE B18, OUTSIDE STORAGE IN THE PD ZONE DISTRICT SHALL BE LIMITED BY A SOLID MATERIAL FENCE OR WALL OR A COMBINATION OF EARTHEN BERRMS, FENCES, WELLS, WALLS AND EVERGREEN PLANT MATERIALS. NO FENCING WILL BE REQUIRED IF THERE IS NO OUTDOOR STORAGE ON SITE.

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN SECTION 36, TOWNSHIP 1, NORTH RANGE 69 WEST OF THE 10TH MERIDIAN IN THE NORTHERN HALF OF THE TOWN OF ERIE, BOLUER COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SECTION 36, FROM WHERE THE NORTH QUARTER CORNER OF SAID SECTION FALLS IN THE SOUTHWEST CORNER OF SECTION 36, ALL 360.43 FEET SOUTHEAST, THENCE N 89° 59' 02" E, 400.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 09° 59' 02" W, 400.00 FEET; THENCE N 89° 59' 02" E, 360.43 FEET; THENCE N 09° 59' 02" W, 400.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89° 59' 02" E, 400.00 FEET; THENCE N 09° 59' 02" W, 43.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 09° 59' 02" W, 100.00 FEET TO THE POINT OF BEGINNING.

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