

RESOLUTION NO. P17-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR 2700 VISTA PARKWAY, VISTA RIDGE MASTER FINAL PLAT, LOT 15, TOWN OF ERIE, COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan for 2700 Vista Parkway, Vista Ridge Master Final Plat, Lot 15, Town Of Erie, Colorado, on Wednesday, April 5, 2017, on the application of Retherford Enterprises/Verizon Wireless, 7093 Silverthorn Drive, Evergreen, Colorado, 80439 for the following real property; to wit:

Vista Ridge Master Final Plat, Lot 15, Town Of Erie, Colorado; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Site Plan has met Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria:
 - a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
 - b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
 - c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
 - d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.
3. The Site Plan as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. Prior to execution of the Special Review Use Site Plan Approval Certificate on the Site Plan, technical corrections shall be made to the Site Plan document to Town staffs satisfaction.

Section 2. Conclusions and Order Recommending Approval with Conditions, to the Board of Trustees, of the Site Plan for 2700 Vista Parkway, Erie, Colorado.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Site Plan has met Town of Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria.
3. The Site Plan as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. Prior to execution of the Special Review Use Site Plan Approval Certificate on the Site Plan, technical corrections shall be made to the Site Plan document to Town staffs satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 5th day of April 2017.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary