

RESOLUTION NO. P18-

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan for 6 duplexes (12 dwelling units) in Canyon Creek Subdivision Filing No. 5, 1st Amendment, on Wednesday, July 18, 2018, on the application of Heshmat Properties LLC, 5385 Lookout Ridge Drive Boulder, Colorado, 80301, for the following real property; to wit:

Lots 1-12 and Tracts B-1, H, I, Canyon Creek Subdivision Filing No. 5, 1st Amendment,
Town Of Erie, County Of Boulder, State Of Colorado,

and has held at a public hearing on the proposed Site Plan on Wednesday, July 18th, 2018.

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. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria in 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 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. The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded.
 - b. Staff may direct the consultants to make technical corrections to the documents.

Section 2. Conclusions and Order Recommending Approval of the Site Plan for the 6 duplexes (12 dwelling units) in Canyon Creek Subdivision Filing No. 5, 1st Amendment.

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. The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded.
 - b. Staff may direct the consultants to make technical corrections to the documents.

INTRODUCED, READ, SIGNED AND APPROVED this 18th day of July 2018.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary