

RESOLUTION NO. P17-__

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR LOT 7A, VISTA RIDGE FILING NO. 14, 4TH AMENDMENT, 2389 STATE HIGHWAY 7, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan for a Car Wash at 2389 State Highway 7, on Wednesday, November 1, 2017, on the application of Grant & Dana Huntley, PO Box 99, Brighton, Colorado for the following real property; to wit:

Lot 7A, Vista Ridge Filing No. 14, Fourth Amendment, Town of Erie, County of Weld, State of 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 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. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
 - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.

- c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment.
- d. Staff may direct the consultants to make technical corrections to the documents.

Section 2. Conclusions and Order Recommending Approval of the Site Plan for Lot 7A, Vista Ridge Filing No. 14, 4th 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, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
 - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.
 - c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment
 - d. Staff may direct the consultants to make technical corrections to the documents.

INTRODUCED, READ, SIGNED AND APPROVED this 1st day of November, 2017.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary