

RESOLUTION NO. P16-16

A RESOLUTION REGARDING THE MINOR SUBDIVISION PLAT OF VISTA RIDGE FILING NO. 14, 2nd AMENDMENT, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE MINOR SUBDIVISION PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Minor Subdivision Plat of Vista Ridge Filing No. 14, 2nd Amendment on Wednesday, September 7, 2016, on the application of State Highway 7 Market Place, 4915 S. Gaylord St., Englewood, Colorado, 80113 for the following real property; to wit:

Lot 2, Vista Ridge Filing No. 12 Minor Subdivision; Tracts A1 & A2, Vista Ridge Filing No. 12, 1st Amendment Final Plat; Tracts A & C, Vista Ridge Filing No. 14 Final Plat.

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 Section 7.7.F.10 (Minor Subdivision Plat – Non-Residential Parcels) of Title 10, Town of Erie Municipal Code.
2. The Minor Subdivision Plat as proposed, subject to the following condition, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. Prior to recordation of the minor subdivision plat, the applicant shall obtain an easement from the property owner to the north for construction and maintenance of the retaining wall.
 - b. Prior to recordation of the minor subdivision plat, the applicant shall provide a recorded Shared Parking Agreement for Lot 10.
 - c. Prior to recordation of the minor subdivision plat, technical corrections to the plat and associated construction plans shall be made to the Town's satisfaction.

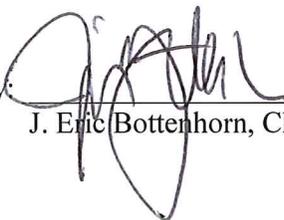
Section 2. Conclusions and Order Recommending Approval of the Minor Subdivision Plat of Vista Ridge Filing No. 14, 2nd Amendment.

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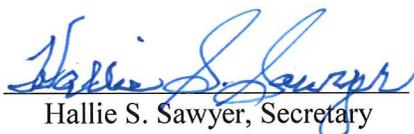
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INTRODUCED, READ, SIGNED AND APPROVED this 7th day of September, 2016.

TOWN OF ERIE, PLANNING COMMISSION

By: 
J. Eric Bottenhorn, Chair

ATTEST:

By: 
Hallie S. Sawyer, Secretary