

**TOWN OF ERIE  
RESOLUTION NO.\_\_\_\_-2019**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF  
ERIE APPROVING THE PRELIMINARY PLAT FOR THE  
MEADOWLARK SUBDIVISION**

**WHEREAS**, TI Residential, LLC ("Applicant") owns the real property more particularly described as the Northeast Quarter of Section 13, Township 1 North, Range 69 West, Town of Erie, County of Boulder, State of Colorado (the "Property");

**WHEREAS**, on November 21, 2017 Applicant filed an application for approval of a preliminary plat for the Property;

**WHEREAS**, on February 20, 2019, the Planning Commission conducted a properly-noticed public hearing on the Application and recommended the Board of Trustees approve the Preliminary Plat with conditions;

**WHEREAS**, on March 26, 2019, the Board of Trustees conducted a properly-noticed public hearing on the Application; and

**WHEREAS**, the Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as provided below.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF  
THE TOWN OF ERIE, COLORADO, THAT:**

Section 1. Findings of Fact.

- a. The Application complies with Title 10 of the Erie Municipal Code (the "UDC") and other applicable law and is consistent with the Town's Comprehensive Plan.
- b. The Application is consistent with and implements the intent of the zone district in which it is located.
- c. The Application will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- d. The Application will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- e. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the Property, while maintaining sufficient levels of service to existing development.

Section 2.     Decision.     Based on the foregoing findings of fact, the Application is hereby approved with the following conditions:

- a.        At the time of final plat, Applicant shall execute a Development Agreement in the form provided by the Town.
- b.        On the final plat, Applicant shall dedicate necessary right-of-way for future road improvements, including without limitation area sufficient to accommodate a future roundabout at 123<sup>rd</sup> Street and Jay Road.
- c.        Applicant shall make all technical corrections to the Application directed by Town staff.

**ADOPTED this 26<sup>th</sup> day of March, 2019.**

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Jennifer Carroll, Mayor

**ATTEST:**

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Jessica Koenig, Town Clerk