

**Town of Erie
Resolution No. 24-062**

**A Resolution of the Town Council of the Town of Erie Approving the
Redtail Ranch Preliminary Plat with Conditions**

Whereas, Stratus, LLC ("Applicant") owns the real property more particularly described as Redtail Ranch (the "Property");

Whereas, on April 15, 2021, the Applicant filed an application for approval of a Preliminary Plat for the Property (the "Application");

Whereas, on January 17, 2024, the Planning Commission conducted a properly-noticed public hearing on the Application and recommended the Town Council approve the Preliminary Plat with conditions;

Whereas, on April 23, 2024, the Town Council conducted a properly-noticed public hearing on the Application;

Whereas, on May 14, 2024, the Town Council moved to place the Application back on the agenda for June 25, 2024 to continue the public hearing; and

Whereas, on June 25, 2024, the Town Council conducted a properly-noticed continued public hearing on the Application.

Now Therefore be it Resolved by the Town Council of the Town of Erie, Colorado, that:

Section 1. Findings of Fact. The Town Council, 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 follows:

- 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 Preliminary Plat is consistent with and implements the intent of the zone district in which it is located;
- c. The Preliminary Plat 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 Preliminary Plat will not result in significant adverse impacts on adjacent properties; and

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, which Development Agreement shall include a requirement for Environmental Disclosures as directed by Town staff; and

b. Applicant shall make all necessary technical corrections and updates to the Application materials as directed by Town staff.

Adopted this 25th day of June, 2024.

Justin Brooks, Mayor

Attest:

Debbie Stamp, Town Clerk