

**Town of Erie
Planning Commission
Resolution No. P25-13**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the Canyon Creek
Filing No. 11 Preliminary Plat with Conditions**

Whereas, on April 15, 2024, STRATUS CANYON CREEK LLC filed an application for approval of the Canyon Creek Filing No. 11 Preliminary Plat (the "Application"); and

Whereas, on September 17, 2025, the Planning Commission conducted a properly-noticed public hearing on the Application.

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

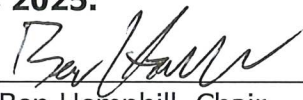
Section 1. Findings. The Planning Commission finds and determines as follows:

- a. The Application, subject to the conditions set forth in Section 2 hereof, meets all the criteria set forth in the Erie Municipal Code (the "Code") and complies with Title 10 of the Code (the "UDC") and other applicable law; and
- b. The Application is consistent with the Town's Comprehensive Plan.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Application with the following conditions:

- a. At the time of Final Plat, Applicant shall execute a detailed Development Agreement in the form provided by the Town;
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by the Town.
- c. Applicant shall make corrections to the maintenance access to the water quality pond related to comments by the Town Engineering Division.
- d. At the time of Final Plat, Applicant shall complete an updated Transportation Impact Study.
- e. At the time of Final Plat, Applicant shall complete a revised Subsidence Report.

Adopted this 17th day of September, 2025.



Ben Hemphill, Chair

Attest:



Doug Trettin, Secretary