

**RESOLUTION NO. P16-17**

**A RESOLUTION REGARDING THE VISTA RIDGE FILING NO. 1A, 1<sup>ST</sup> AMENDMENT PRELIMINARY PLAT, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, considered the Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat on Wednesday, October 19, 2016 on the application of Mountain View Fire Protection District, 3561 North Stagecoach Road, Unit 200, Longmont, CO 80504, such Preliminary Plat being a plat of the following real property; to wit:

Lot 2 of Vista Ridge Filing No. 1A located in the Southwest Quarter of Section 32, Township 1 North, Range 68 West of the 6<sup>th</sup> Principle Meridian, Town of Erie, County of Weld, State of Colorado.

**WHEREAS**, the Preliminary Plat is detailed on the attached "Exhibit A" Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat; and

**WHEREAS**, said Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat is incorporated herein and made part hereof by this reference.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:**

**Section 1. Findings of Fact.**

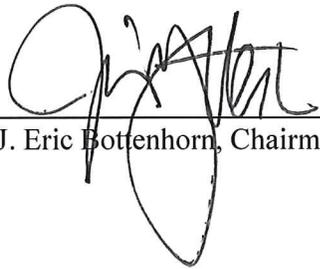
1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Town of Erie Municipal Code shall be followed in the development of the property.
3. A development agreement will be required at such time as the property is approved for the final plat.
4. The Preliminary Plat 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. Concurrent with the Final Plat, the applicant shall vacate a portion of the existing 30-foot utility easement encumbering proposed lots.
  - b. Modifications to the preliminary design of the walls and storms pipes adjacent to the King Property and Colorado National Golf Course may be necessary at the time of Final Plat as determined during the Phase III Drainage Study review.
  - c. Technical corrections to the Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat shall be made to the Town's satisfaction

**Section 2. Conclusions and Order Recommending Approval of the Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat to the Board of Trustees.**

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Vista Ridge Filing No. 1A, 1<sup>st</sup> Amendment Preliminary Plat application to the Board of Trustees with the Planning Commission's recommendation for approval with the conditions of approval listed above.

**INTRODUCED, READ, SIGNED AND APPROVED this 19<sup>th</sup> day of October 2016.**

TOWN OF ERIE, PLANNING COMMISSION

  
\_\_\_\_\_  
J. Eric Bottenhorn, Chairman

ATTEST:

  
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Hallie S. Sawyer, Secretary

EXHIBIT A