

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-22**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF ERIE MAKING CERTAIN FINDINGS OF FACT AND
CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR VISTA RIDGE
FILING NO. 6, LOT 1**

WHEREAS, Bonanza Yard, LLC, 8082 S. Interport Blvd., # 200 Englewood, CO 80112 (the “Developer”) has submitted a Site Plan (“Vista Ridge Filing No. 6, Lot1 Site Plan”) for those certain lands within the Town known as Vista Ridge, Under the authority provided by the Erie Municipal Code:

WHEREAS, the Planning Commission considered the Vista Ridge Filing No. 6, Lot 1 Site Plan at a public hearing held on August 21, 2019, for which meeting public notice was legally given, being a Site Plan for the following real property: Lot 1, Vista Ridge Filing No. 6, Situated in the Southwest One-Quarter of Section 32, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado

**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 the Town of Erie Municipal Code, Title 10.
2. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria in Municipal Code Title 10, Section 10.7.12 F.9. Approval Criteria:
 - a The Site Plan is generally consistent with the Town’s Comprehensive Master Plan;
 - b The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
 - c The Site Plan complies with all applicable development and design standards set forth in this UDC,
 - d Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
 - e The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.
3. Staff finds the Vista Ridge Filing No. 6, Lot 1 Site Plan in compliance with the Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P19-22 recommending approval with the following conditions of approval:

- a. Staff may direct the applicant to make technical corrections to the documents.
- b. The applicant shall receive approval of all relevant engineering documents, and make technical corrections as directed by staff before the Site Plan approval comes into effect.
- c. The applicant shall obtain or provide any necessary offsite/onsite easements as directed by staff before the Site Plan approval comes into effect.

APPROVED this 21st day of August 2019.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary