

**RESOLUTION NO. P17-04**

**A RESOLUTION REGARDING THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, considered the Flatiron Meadows Preliminary Plat, Amendment No. 2 on Wednesday, March 1, 2017 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of the South Half of Section 23, Township 1 North, Range 68 West of the 6<sup>th</sup> Principle Meridian, Town of Erie, County of Boulder, State of Colorado.

**WHEREAS**, the Preliminary Plat is detailed on the attached "Exhibit A" Flatiron Meadows Preliminary Plat, Amendment No. 2; and

**WHEREAS**, said Flatiron Meadows Preliminary Plat, Amendment No. 2 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. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
  - b. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 2 shall be made to the Town's satisfaction

**Section 2. Conclusions and Order Recommending Approval of the Flatiron Meadows Preliminary Plat, Amendment No. 2 to the Board of Trustees.**

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Flatiron Meadows Preliminary Plat, Amendment No. 2 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 1<sup>st</sup> day of March 2017.**

TOWN OF ERIE, PLANNING COMMISSION

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J. Eric Bottenhorn, Chairman

ATTEST:

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Hallie S. Sawyer, Secretary

EXHIBIT A