

**TOWN OF ERIE  
PLANNING COMMISSION  
RESOLUTION NO. P20-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ERIE APPROVING WITH CONDITIONS A SITE PLAN FOR NINE MILE CORNER LOT 11, TRACT G AND TRACT H**

**WHEREAS**, The Town of Erie and the Erie Urban Renewal Authority ("Applicant") owns the real property more particularly described as Nine Mile Corner Lot 11, Tract G and Tract H (the "Property");

**WHEREAS**, on November 18, 2016, Applicant filed an application (the "Application") for approval of a Site Plan for the Property; and

**WHEREAS**, on March 18, 2020, the Planning Commission held 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. Upon consideration of the Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

- a. The Application meets the criteria set forth in Section 7.7.C.9 of Title 10 of the Erie Municipal Code (the "UDC");
- b. The Site Plan is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law;
- c. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other applicable land use approvals;
- d. The Site Plan is consistent with any applicable design standards set forth in the UDC; and
- e. The Site Plan is compatible with adjacent uses.

Section 2. Decision. Based on the foregoing findings, the Site Plan is hereby approved with the following conditions:

- a. The approval of the Site Plan shall not be effective until the Final Plat and PD Amendment are approved and recorded;
- b. Prior to the signature of the final Site Plan document by the Planning Commission Chair and the Planning and Development Director, the Applicant shall make technical corrections to the Site Plan and related documents as directed by Town staff.

- c. Prior to the issuance of any Building Permit exercising this approval all fees due to the Town shall have been paid.
- d. A Site Improvement Agreement may be required prior to the issuance of a Public Improvement Permit.
- e. Prior to issuance of a Public Improvement Permit or Building Permit, the existing prescriptive ditch easement for the Boulder Canyon Ditch shall be vacated.

**ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020.**

\_\_\_\_\_  
J. Eric Bottenhorn, Chair

ATTEST:

\_\_\_\_\_  
Melinda Helmer, Secretary