

**Town of Erie
Planning Commission
Resolution No. P25-06**

**A Resolution of the Planning Commission of the Town of Erie
Approving the Lot 1 - Erie Air Park Replat D Site Plan**

Whereas, Real Investments, LLC, 3000 Airport Drive, Unit 203, Erie, CO, 80516, ("Applicant") filed an application (the "Application") for approval of a Site Plan (the "Lot 1 – Erie Air Park Replat D Site Plan") for the real property legally described as Lot 1, Erie Air Park Replat D, Town of Erie, County of Weld, State of Colorado (the "Property");

Whereas, on August 1, 2023, the Applicant filed the Application with the Town of Erie; and

Whereas, on May 7, 2025, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission wishes to approve the Lot 1 Erie Air Park Replat D Site Plan.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. The Lot 1 Erie Air Park Replat D Site Plan is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b. Specifically, the Application satisfies the following criteria set forth in Section 10.7.10(F)(2) of the UDC:
 - i. The site plan is generally consistent with the town's comprehensive plan;
 - ii. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;
 - iii. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

- iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
- v. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.
- c. The Lot 1 Erie Air Park Replat D Site Plan will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission approves the Lot 1 Erie Air Park Replat D Site Plan.

Adopted this 7th day of May, 2025.

Tim Burns, Chair

ATTEST:

Doug Trettin, Secretary