

RESOLUTION NO. 17-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR LOT 7A, VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT; IMPOSING CONDITIONS OF APPROVAL, APPROVING THE LOT 7A, VISTA RIDGE FILING NO. 14, FOURTH AMENDMENT SITE PLAN WITH CONDITIONS; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, held a public hearing, on Tuesday, November 14, 2017, on the Site Plan application of Grant & Dana Huntley, PO Box 99, Brighton, Colorado, for the following real property; to wit:

Lot 7A, Vista Ridge Filing No. 14, Fourth Amendment, Town of Erie, County of Weld, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES 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. The Site Plan has met Municipal Code, Title 10, Section 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 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 Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
 - d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent 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. The Site Plan Amendment as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
 - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.
 - c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment.
 - d. Staff may direct the consultants to make technical corrections to the documents.

Section 2. Conclusions and Order Approving the Site Plan for Lot 7A, Vista Ridge Filing No. 14, Fourth Amendment:

- 1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
- 2. The Site Plan has met Town of Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria.
- 3. The Site Plan 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. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
 - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.
 - c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment.
 - d. Staff may direct the consultants to make technical corrections to the documents.

**ADOPTED AND APPROVED THIS 14TH DAY OF NOVEMBER, 2017 BY
THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.**

TOWN OF ERIE, COLORADO,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk