

**TOWN OF ERIE  
PLANNING COMMISSION  
RESOLUTION NO. P19-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
ERIE APPROVING A SITE PLAN FOR COMPASS FILING NO. 4**

**WHEREAS**, CalAtlantic Homes ("Applicant") filed an application (the "Application") for approval of a site plan (the "Site Plan") for the real property legally described as Tracts B, C, and J Compass Filing No. 1, a Portion of Section 25, Township 1 North, Range 69 West 6<sup>th</sup> P.M. Town of Erie, County of Boulder, State of Colorado (the "Property");

**WHEREAS**, on May 15, 2019, 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 finds and determines as provided below.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, THAT:**

Section 1. Findings of Fact.

- a. The 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 7.12.F.9 of the UDC:
  - i. The Site Plan is generally consistent with the Town's Comprehensive Plan;
  - ii. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
  - iii. The Site Plan complies with all applicable development and design standards set forth in the UDC;
  - iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent 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 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 Site Plan, subject to the following conditions:

a. The Compass Filing No. 4 Final Plat and PUD shall be approved and recorded before the approval of the Site Plan is effective; and

b. Applicant shall make technical corrections to the Site Plan as directed by Town staff.

**ADOPTED this 15<sup>th</sup> day of May, 2019.**

---

J. Eric Bottenhorn, Chair

ATTEST:

---

Melinda Helmer, Secretary