

**TOWN OF ERIE
RESOLUTION NO. 20-__**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
ERIE APPROVING THE REX RANCH FILING NO. 3 PRELIMINARY
PLAT WITH CONDITIONS**

WHEREAS, HT Flatiron LP ("Applicant") owns the real property more particularly described as located in the North Half of the Northeast Quarter of Section 26, Township 1 North, Range 69 West of the 6th Principal Meridian, Town of Erie, County of Boulder, State of Colorado (the "Property");

WHEREAS, August 19, 2019 Applicant filed an application for approval of a Preliminary Plat for the Property (the "Application");

WHEREAS, on July 15, 2020 the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Board of Trustees approve the Application; and

WHEREAS, on August 11, 2020, the Board of Trustees conducted a properly-noticed public hearing on the Application.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF ERIE, COLORADO, THAT:**

Section 1. Findings of Fact. The Board of Trustees, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, finds and determines as follows:

- a. The Application complies with Title 10 of the Erie Municipal Code (the "UDC") and other applicable law and is consistent with the Town's Comprehensive Plan;
- b. The Preliminary Plat is consistent with and implements the intent of the zone district in which it is located;
- c. The Preliminary Plat will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- d. The Preliminary Plat will not result in significant adverse impacts on adjacent properties; and
- e. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the Property, while maintaining sufficient levels of service to existing development.

Section 2. Decision. Based on the foregoing findings of fact, the Application is hereby approved with the following conditions:

- a. At the time of final plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town; and
- b. Applicant shall make technical corrections to the Rex Ranch Filing No. 3 Preliminary Plat as directed by Town staff.

ADOPTED this 11th day of August, 2020.

Jennifer Carroll, Mayor

ATTEST:

Heidi Leatherwood, Town Clerk