

**Town of Erie  
Planning Commission  
Resolution No. P21-06**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Board of Trustees Approve an  
Amendment to the 2015 Town of Erie Comprehensive Plan**

**Whereas**, Juanita Razo, 436 Hickory Lane, Broomfield, CO 80020; Patrick & Debra Gonzales, 10994 Arapahoe Road, Lafayette, CO 80026; and Olvin Galdamez Sosa, 1445 N 111<sup>th</sup> Street, Lafayette, CO 80026 (the "Applicants") own the real property more particularly described as a portion of the NE ¼ of Section 34, Township 1 North, Range 69 West of the 6th P.M.; A part of the N ½ of the NE ¼ of Section 34, Township 1 North, Range 69 West of the 6th P.M.; and a parcel of land located in the NE ¼ of Section 34, Township 1 North, Range 69 West of the 6th P.M. (the "Property");

**Whereas**, on October 22, 2020, Applicants filed an application (the "Application") for a Comprehensive Plan Amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map;

**Whereas**, the Comprehensive Plan Amendment is detailed on "Exhibit A" attached hereto; and

**Whereas**, on May 5, 2021, 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 is in substantial compliance with the "Plan Amendment Procedure" set forth in Chapter 1 of the Town of Erie, Colorado, 2015 Comprehensive Plan; and
- b. The Application satisfies the following approval criteria set forth in Chapter 1 of the Town of Erie, Colorado, 2015 Comprehensive Plan:
  - i. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment.
  - ii. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan.

- iii. The proposed amendment will have no major negative impacts on transportation, services, and facilities.
- iv. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision.
- v. The proposed amendment, if for an area that is outside of the Town's current municipal boundaries, is consistent with the Town's ability to annex the property.
- vi. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.
- vii. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

Section 2.    Decision.    The Planning Commission hereby recommends that the Board of Trustees adopt the resolution approving the Comprehensive Plan Amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map.

**Adopted this 5<sup>th</sup> day of May 2021.**

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Kelly Zuniga, Chair

**Attest:**

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Melinda Helmer, Secretary