

**Town of Erie  
Resolution No. 21-088**

**A Resolution of the Board of Trustees of the Town of Erie Approving  
Parkdale Preliminary Plat No. 2 with Conditions**

**Whereas**, OEO, LLC, 7353 South Alton Way, Centennial, CO 80122 and Arlene Penner, 12177 Baseline Road, Lafayette, CO 80026 (collectively "Applicant") own the real property more particularly described as Parkdale Preliminary Plat No. 2, A Portion of Section 36, Township 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Town of Erie, County of Boulder, State of Colorado (the "Property");

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

**Whereas**, on June 2, 2021 the Planning Commission conducted a properly-noticed public hearing on the Application and recommended the Board of Trustees approve the Preliminary Plat with conditions; and

**Whereas**, on June 22, 2021, 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. A migratory bird nest survey shall be conducted prior to vegetation removal on the Property between April 1<sup>st</sup> and August 31<sup>st</sup>.
- b. Off-site easements shown in the Construction Plans along 119<sup>th</sup> Street shall be established prior to Final Plat submittal.
- c. Lot 1, Block 10 access shall be provided on the Final Plat.
- d. All flow lines associated with oil and gas well "Arapahoe #3-36" shall be removed, and documentation of such removal shall be submitted to the Town with the Final Plat.
- e. Comments 2.2, 3 and 6.2 in the Parks and Recreation memorandum dated April 27, 2021 shall be addressed with the Final Plat submittal.
- f. Applicant shall comply with all site development recommendations listed in the Supplemental Preliminary Geotechnical Investigation report CTL Thompson, Inc. dated March 18, 2019.

**Adopted this 22<sup>nd</sup> day of June, 2021.**

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Jennifer Carroll, Mayor

**Attest:**

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Heidi Leatherwood, Town Clerk