

**Town of Erie  
Planning Commission  
Resolution No. P21-15**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Board of Trustees Approve a Site Plan for a  
Carwash located on Lot 5, Vista Ridge Filing No. 6, 2<sup>nd</sup> Amendment**

**WHEREAS**, Autowash Vista Ridge Real Estate LLC ("Applicant") owns the real property more particularly described as Lot 5, Vista Ridge Filing No. 6, 2<sup>nd</sup> Amendment (the "Property");

**WHEREAS**, on December 17, 2020, Applicant filed an application (the "Application") for approval of a Site Plan for the Property; and

**WHEREAS**, on September 15, 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 meets the criteria set forth in Section 7.12.F.9 of Title 10 of the Erie Municipal Code (the "UDC");
- b. The Site Plan is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law;
- c. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other applicable land use approvals;
- d. The Site Plan is consistent with any applicable design standards set forth in the UDC; and
- e. The Site Plan is compatible with adjacent uses.

Section 2. Decision. The Planning Commission hereby recommends that the Board of Trustees approve the Site Plan as described in the Application.

**Adopted this 15th day of September, 2021.**

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Kelly Zuniga, Chair

ATTEST:

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Melinda Helmer, Secretary