



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 9/5/2018**

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**File #:** 18-311, **Version:** 1

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**SUBJECT:** Review of Rex Ranch Filing No. 3 Sketch Plan

**DEPARTMENT:** Planning & Development

**PRESENTER:** Chris LaRue, Senior Planner

**STAFF RECOMMENDATION:** N/A; See staff review comments and attachments

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Rex Ranch Filing No. 3 Sketch Plan is generally located west of North 119<sup>th</sup> Street and is surrounded by Rex Ranch Filing No. 1 single family lots to the north, west, and south. The subject property is approximately 3.76 acres in size. This Sketch Plan proposes ten single-family lots.

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred. The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute.

**ATTACHMENTS:**

- 18-311 Staff Memo
- 18-311 Staff Review Comments
- 18-311 Sketch Plan
- 18-311 Applicant Materials