

**Town of Erie  
Resolution No. 25-018**

**A Resolution of the Town Council of the Town of Erie Approving  
Parkdale North Preliminary Plat No. 4**

**Whereas,** OEO, LLC ("Applicant") owns the real property more particularly described as Parkdale North Preliminary Plat No. 4 (the "Property");

**Whereas,** October 27, 2023, Applicant filed an application for approval of a Preliminary Plat for the Property (the "Application");

**Whereas,** on December 18, 2024, the Planning Commission conducted a properly-noticed public hearing on the Application and recommended the Town Council approve the Preliminary Plat with conditions; and

**Whereas,** on February 11, 2025 and May 27, 2025, the Town Council conducted a properly-noticed public hearing on the Application and decided to continue the application to a date certain.

**Now Therefore be it Resolved by the Town Council of the Town of Erie, Colorado, that:**

Section 1. Findings of Fact. The Town Council, 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 Town Council hereby approves the Application.

**Adopted this 27<sup>th</sup> day of May, 2025.**

---

Andrew J. Moore, Mayor

**Attest:**

---

Debbie Stamp, Town Clerk