

**Town of Erie
Resolution No. 25-164**

**A Resolution of the Town Council of the Town of Erie Approving
the Canyon Creek Filing No. 11 Preliminary Plat with Conditions**

Whereas, Stratus Canyon Creek LLC ("Applicant") owns the real property more particularly described as Canyon Creek Filing No. 11 Preliminary Plat (the "Property");

Whereas, on April 15, 2024, Applicant filed an application for approval of a Preliminary Plat for the Property (the "Application");

Whereas, on September 17, 2025, the Planning Commission conducted a properly-noticed public hearing on the Application and recommended that the Town Council approve the Preliminary Plat with conditions; and

Whereas, on October 28, 2025, the Town Council conducted a properly-noticed public hearing on the Application.

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 Application is hereby approved with the following conditions:

- a. At the time of Final Plat, Applicant shall execute a Development Agreement in the form provided by the Town staff; and
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by the Town.

Adopted this 28th day of October, 2025.

Andrew J. Moore, Mayor

Attest:

Debbie Stamp, Town Clerk