

**Town of Erie
Resolution No. 24-104**

**A Resolution of the Town Council of the Town of Erie Approving the
Westerly Preliminary Plat No. 3**

Whereas, Erie Land Company, LLC ("Applicant") owns the real property more particularly described as a Portion of the East ½ of Section 21, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, Colorado (the "Property"); and

Whereas, on June 4, 2021, the Applicant filed an application (the "Application") for approval of Westerly Preliminary Plat No. 3 for the Property; and

Whereas, on June 5, 2024, the Planning Commission held a properly noticed public hearing on the Application and recommended that the Town Council approve the Preliminary Plat with conditions; and

Whereas, on July 9, 2024, 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. 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 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, the Town Council hereby approves the Application.

Adopted this 9th day of July, 2024.

Mayor Justin Brooks

Attest:

Debbie Stamp, Town Clerk