

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 4-R-2005**

**A RESOLUTION REGARDING THE REVIEW OF THE REVISED FINAL PLAT  
OF PRAIRIE HILLS SUBDIVISION FILING NO. 1, ADOPTING CERTAIN  
FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL  
PLAT.**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, at a public hearing conducted on Monday, March 28, 2005, reviewed the application of C.J.K. Ranch, signed by its manager Keith J. Ames, 7075 Brigadoon Dr., Longmont, CO 80503, for the Final Plat of the following real property; to wit:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED APPENDIX A.

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Weld County, Colorado, that:

**Section 1. Findings of Fact.**

- a. The applicant's application and supporting documents are in substantial compliance with *Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*.
- b. Because the proposed final plat is in reality a revision of a Final Plat for the property approved in January 2004, but never recorded with Weld County, it is considered appropriate by the Board of Trustees to consider this as a Final Plat and to waive the requirement that a Final Plat application must be submitted within 12 months of the approval of a Preliminary Plat for the same property.
- c. The proposed Final Plat is in general conformance with the Preliminary Plat and the prior Final Plat of the property, including those modifications or conditions specified by the Board of Trustees.
- d. The Final Plat is compatible with adjacent land uses and conforms with the requirements and standards established in *Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*.
- e. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been prepared, or will be completed prior to the recording of the Final Plat.
- f. The Final Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Mead, Colorado.

**Section 2. Conclusions and Order Approving the Final Plat of the Prairie Hills Estates Filing 1.**

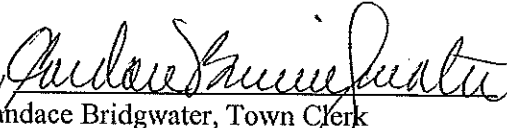
- a. The proposed Prairie Hills Estates Filing 1 complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.
- c. The following conditions for the approval of the final plat are hereby imposed by the Board of Trustees after public hearing:
  - (1) The applicant will authorize an amendment to the *Mead Comprehensive Plan* to reflect the change in land use.
  - (2) Fencing will be extended around the area formerly devoted to the single-family residential lots.
  - (3) The applicant will dedicate an extension of 1st Street northward from Fairbairn Avenue to a distance to be determined by the Town engineer. The dedication will be 30' in width (one-half of a 60' right-of-way).
  - (4) Lighting will be shaded down on site and will be non-light polluting.
  - (5) Landscaping will be placed in the 25-foot space between the wall of the buildings and the property line. The developer will provide a drip irrigation system for the landscaping.
  - (6) On-site drainage and other related engineering issues will be subject to approval by the Town Engineer.
  - (7) The residential structure for the on-site manager shall be a single story building and tied into the Little Thompson Water District water system and the Mead municipal sanitary sewer system.
  - (8) The lease agreements for individual storage units will stipulate that the storage units are for storage only and not for light industrial (manufacturing) use or for use by musicians for a practice area.
  - (9) The developer shall pay to the Town \$350 per lot in the development as reimbursement for water system capacity developed by Anthony Howland on the behalf the Town. Payment shall be made no later than the application for a building permit associated with the water tap. The Town may withhold building permits for the development until the payment is made. Nothing herein shall prohibit the developer from making payment in advance of application for building permits.
  - (10) The approved final plat is that plat presented at the public hearing and dated March 28, 2005.
- d. The proposed Final Plat of Prairie Hills Estates Filing 1, subject to the above conditions,

should be granted approval.

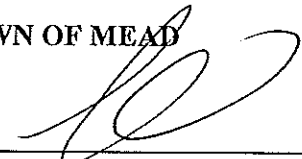
- e. Ordinance No. 485 which approved the Final Plat of the property in 2004 should be repealed in its entirety.

INTRODUCED, READ, PASSED, AND SIGNED THIS 28th DAY OF March, 2005.

ATTEST:

By   
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By   
Richard E. Kraemer, Mayor

## Appendix A

### PRAIRIE HILLS ESTATES FILING NO. 1

#### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION TEN, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, FROM WHENCE THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER BEARS N00°00'00"E 1790.89 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID, POINT ALSO BEING ON THE CENTERLINE OF THE GREAT WESTERN RAILROAD RIGHT-OF-WAY;

THENCE ALONG THE CENTERLINE OF SAID RAILROAD. N20°56'30"E A DISTANCE OF 325.29 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 723.84 FEET, A RADIUS OF 1910.10 FEET. WITH A CHORD BEARING N31°47'53"E A CHORD LENGTH OF 719.52 FEET. AND A CENTRAL ANGLE OF 21°42'45";

THENCE LEAVING SAID CENTERLINE, S47°20'45"E A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILROAD BEING THE POINT OF BEGINNING.

THENCE S09°17'28"W A DISTANCE OF 962.54 FEET TO THE NORTH RIGHT-OF-WAY OF FAIRBAIRN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°07'08"E A DISTANCE OF 418.55 FEET;

THENCE WITH A NON-CONTINUOUS CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 804.75 FEET, A RADIUS OF 610.00 FEET, WITH A CHORD BEARING N36°54'46"E, A CHORD LENGTH OF 747.65 FEET. AND A CENTRAL ANGLE OF 75°35'17";

THENCE N15°17'35"W A DISTANCE OF 142.69 FEET; THENCE S74°42'25"W A DISTANCE OF 21.02 FEET; THENCE N16°53'33"W A DISTANCE OF 324.51 FEET; THENCE N32°08'07"W A DISTANCE OF 120.69 FEET;

THENCE N41°53'02"W A DISTANCE OF 162.94 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILROAD;

THENCE ALONG SAID RIGHT-OF-WAY. WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 503.91 FEET. A RADIUS OF 1870.10 FEET, WITH A CHORD BEARING S50°22'25"W, A CHORD LENGTH OF 502.39 FEET, AND A CENTRAL ANGLE OF 15°26'20" TO THE POINT OF BEGINNING.

THUS DESCRIBED PARCEL OF LAND CONTAINS 14.504 ACRES MORE OR LESS.