

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 2-R-2004**

**A RESOLUTION REGARDING THE REVIEW OF THE 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, on Monday, January 26, 2004, reviewed the application of C. J. K. Ranch, Keith J. Ames, Manager, 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 EXHIBIT 1.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO, AS FOLLOWS:

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. Due to the size and number of lots involved in the subdivision, a combined application for Preliminary and Final Plat were considered by the Board of Trustees.
- c. 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.*"
- d. The subject property benefits from the water system capacity developed by Anthony Howland on behalf of the Town. Therefore, the developer shall pay to the Town \$350 per water tap installed in the development as reimbursement for said water system capacity improvements.
- 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
Subdivision Filing No. 1.**

- a. The proposed Prairie Hills Subdivision Filing No. 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. Easements requested by the Town Engineers will be supplied.
 - d. Drainage swale engineering will be approved by the Town Engineer.
 - e. All engineering concerns will be satisfied.
 - f. The development of Phase II will require an additional review by the municipality if a structure is to be built.
 - g. The developer will construct the Fairbairn Avenue extension to Town standards.
 - h. Residential lots one through four will have a rear yard setback of 150 feet for the principal dwellings.
 - i. Lighting will be shaded down on site and will be non-light polluting.
 - j. The developer will provide a drip irrigation system for the landscaping.
 - k. The developer will work with Town staff on other technical issues on the site layout.
 - l. First Street from Fairbairn Avenue to the temporary cul-de-sac will be built as a full street, with curb and gutter, and with a sidewalk on the west side.
 - m. The developer shall pay to the Town \$350 per water tap installed 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 for the dwelling associated with the water tap. Town may withhold building permits for the development until the payment is made. Nothing herein shall prohibit the developer for making payment in advance of application for building permits.
 - n. The proposed Final Plat of the Prairie Hills Subdivision Filing No. 1, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 26th DAY OF January, 2004.

ATTEST:

By Marcia David
Marcia David, Acting Town Clerk

TOWN OF MEAD

By Richard E. Kraemer
Richard E. Kraemer, Mayor

Exhibit 1

PRAIRIE HILLS 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.