

**TOWN OF MEAD
RESOLUTION NO. 19 -R-2004**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF VALE VIEW
REPLAT A, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE
TO THE FINAL PLAT.**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, at the public hearing conducted on Monday, June 14, 2004, reviewed the application of the Vale View Development Company LLC, P.O. Box 189, Mead, Colorado 80542, for the Final Plat of the following real property; to wit:

A Portion of Section 3, Township 3 North, Range 68 West of the Sixth Principal Meridian, Town of Mead, Weld County, Colorado, including Lots 30 through 59 of the Vale View Subdivision, as more precisely described in Exhibit A

**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. 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.*"
- c. A satisfactory amendment to the Memorandum of Agreement for Public Improvements (MOAPI) for the Vale View Subdivision has been prepared, or will be completed prior to the recording of the Final Plat.
- d. 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 Vale View, Replat A.

- a. The proposed Vale View, Replat A subdivision complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. A detailed Amendment to the Memorandum of Agreement for Public Improvements (MOAPI) for the Vale View Subdivision shall be prepared and signed before the platting process is completed.
- c. The trail between Margil II, as originally approved, will be constructed within six months after a favorable election. The trail will be eight feet wide and concrete.
- d. The Declaration of Covenants, Conditions and Restrictions will be modified to preclude hoofed animals on the interior lots, and restricted to two hoofed animals on the exterior

lots of the second phase.

- e. A fence will be constructed on the northern border similar to the fence on the southern border (three rail fence).
- f. The berm on the east side of Phase I will be landscaped.
- g. In addition to the impact fees per building permits, and the \$20,000 payment schedule in the original MOAPI, the developer will contribute \$350 per lot for each of the additional 22 lots for parks.
- h. A mitigation fee of \$2,756.63 will be paid to the Town as the St. Vrain Valley School District mitigation fee, for each of the first 22 lots to apply for a building permit.
- i. The developer will use its best efforts to obtain a vacation of the easement from the Denver Pacific Railway and Telegraph Company.
- j. The proposed Final Plat of Vale View, Replat A, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 14th DAY OF June, 2004.

ATTEST:

By 
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By 
Richard E. Kraemer, Mayor

Exhibit A

VALE VIEW, REPLAT A

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, WELD COUNTY, COLORADO, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER AS BEARING N 90°00'00" E AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THENCE N 00°46'05" E ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, 30.00 FEET; THENCE N 90°00'00" E ALONG THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 36, 615.33 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" E ALONG THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 36, 1132.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF VALE VIEW LANE AS SHOWN ON THE RECORDED PLAT OF VALE VIEW; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) N 00°00'00" E, 347.79, (2) ALONG A TANGENT CURVE TO THE LEFT 17.36 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A DELTA OF 66°19'02" AND A CHORD THAT BEARS N 33°09'31" W, 16.41 FEET, (3) ALONG A REVERSE CURVE TO THE RIGHT 19.24 FEET, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A DELTA OF 02°04'48" AND A CHORD THAT BEARS N 65°16'38" W, 19.24 FEET; THENCE ALONG THE WEST LINE AND WEST LINE EXTENDED OF OUTLOT F OF SAID VALE VIEW PLAT THE FOLLOWING THREE (3) COURSES: (1) N 28°17'12" E, 622.78 FEET; (2) N 00°00'00" E, 721.16 FEET; (2) N 13°21'03" W, 1010.15 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 3; THENCE N 89°52'36" W ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 3, 1718.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF WELD COUNTY ROAD 7; THENCE S 00°46'05" W ALONG THE EAST RIGHT-OF-WAY OF WELD COUNTY ROAD 7, 1552.32 FEET; THENCE S 29°42'07" E, 117.36 FEET; THENCE S 28°21'28" E, 547.75 FEET; THENCE S 27°17'32" E, 500.18 FEET; THENCE S 27°15'33" E, 50.67 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 36 AND THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 104.49 ACRES. MORE OR LESS.