

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 33-R-2004**

**A RESOLUTION REGARDING THE REVIEW OF THE PRELIMINARY PLAT
OF THE SUBDIVISION NAMED LIBERTY RANCH, ADOPTING CERTAIN
FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE
PRELIMINARY PLAT**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, on Monday, November 29, 2004, reviewed the application of Bruce and Marcia Frederiksen and Centex Homes, 10333 East Dry Creek Road, Suite 300, Englewood, CO 80112, hereinafter called "developer" for the Preliminary Plat of the following real property; to wit:

A parcel of land lying within the northeast quarter of Section 28, Township 3 North, Range 68 West, of the Sixth Principal Meridian, in the County of Weld, State of Colorado, more particularly described in Appendix A; and

WHEREAS, the developer has proposed a change in the preliminary plat originally submitted to the Town, to relocate the primary commercial retail area to the northwest corner of the property with access from the proposed WCR 5 ½, instead of the northeast corner of the property with access from WCR 7. This change is depicted on the "Sketch Plat" dated October 13, 2004;

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

Section 1. Findings of Fact.

- a. The application and supporting documents are in substantial compliance with "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. The Preliminary 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. The Preliminary 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 Preliminary Plat of the Liberty Ranch Subdivision.

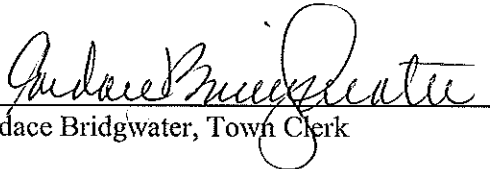
- a. The proposed Liberty Ranch Subdivision complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.
- c. The Town and developer shall consult with the St. Vrain Valley School District regarding an IGA for joint development and use of the playground portion of the

dedicated school site. In exchange for the joint use IGA or letter of agreement, the Town will allow the developer credit for up to four acres of required park land dedication. If no credit is given, the plat shall comply with the Town's open-space requirements.

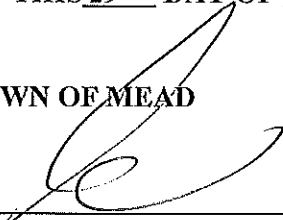
- d. The proposed change to the preliminary plat depicted on the "Sketch Plat" dated October 13, 2004, to relocate the primary commercial retail area to the northwest corner of the property with access from the proposed WCR 5 1/2, instead of the northeast corner of the property with access from WCR 7, is approved.
- e. The developer shall provide a bus stop for the school district - interior to the development if possible.
- f. In accordance with the annexation agreement for the Frederiksen Farms property, this preliminary plat constitutes a site-specific development plan pursuant to CRS 24-68-101, et seq. for that portion so platted, and in addition that the rights which vest pursuant to the "vested rights act" shall vest for a period of six years.
- g. The proposed Preliminary Plat of the Liberty Ranch Subdivision, subject to the above conditions, is granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 29th DAY OF November, 2004.

ATTEST:

By 
Candace Bridgewater, Town Clerk

TOWN OF MEAD

By 
Richard E. Kraemer, Mayor

Appendix A
Liberty Ranch Subdivision

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER, SOUTH 00°22'47" EAST 2651.97 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER, SOUTH 89°01'14" WEST 2657.71 FEET TO THE CENTER QUARTER CORNER OF SECTION 28;

THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER, NORTH 00°05'08" WEST 2587.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COLORADO STATE HIGHWAY 66, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11505.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°59'33" WEST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°16'10" AN ARC LENGTH OF 859.00 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 84°43'43" EAST 434.42 FEET TO THE NORTHERLY LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°01'28" EAST 1353.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 160.160 ACRES (6,976,536 SQ. FT.), MORE OR LESS.