

**TOWN OF MEAD
RESOLUTION NO. 1- R-2003**

A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF KNAPTON REPLAT OF LOT 96, FEATHER RIDGE ESTATES, 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 on Monday, November 25, 2002, such hearing being continued to December 9, 2002, and further continued to January 13, 2003, reviewed the application of Robert K. and Sandra J. Knapton, 16558 WCR 7, Mead, Colorado 80542, for the Final Plat of a replat of Lot 96, Feather Ridge Estates, Town of Mead, County of Weld , State of Colorado.

NOW, THEREFORE, 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 application was submitted simultaneously with the application for a Preliminary Plat.
- 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. A Memorandum of Agreement for Public Improvements (MOAPI) is not required as the public improvements were completed with the development of the Feather Ridge Subdivision and accepted by the Town and no further public improvements are anticipated.
- e. 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 Knapton Replat of Lot 96, Feather Ridge Subdivision.

- a. The proposed Knapton Replat of Lot 96, Feather Ridge Subdivision complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. The Town will vacate the existing emergency and utility access easement on Lot 96, of Feather Ridge Estates and in exchange accept dedication on the plat of an outlot consisting of the southern 50 feet of the eastern 231 feet and the southern 30 feet of the western 215 ± feet of existing Lot 96, of Feather Ridge Estates, and grant an access

easement over the Western 215 ± feet thereof benefitting the proposed Lot 1, and a temporary construction access easement over the entire outlot benefitting Lots 2, 3 and 4.

- c. The replat must meet all of the requirements contained in the Town Engineer's letter dated November 7, 2002.
- d. The three new Lots 2, 3, 4 shall be 77 feet wide.
- e. The three new Lots 2, 3, 4 are required to become part of the Feather Ridge Home Owners Association if the association properly amends its declaration to allow additional lots to be annexed into the association.
- f. All homes on Lots 1,2,3, and 4 shall be connected to the Town's sewer system, and the septic field currently serving the home on Lot 1 will be properly abandoned prior to the issuance of the certificate of occupancy on any of the new lots.
- g. The mobile home shall be removed by the time when the certificate of occupancy is issued, or August 1, 2003, whichever comes first.
- h. The accessory structure located in the current emergency access easement (new dedicated outlot) shall be removed prior to the issuance of a building permit on any of the new lots.
- i. Impact fees shall be applicable to construction on Lots 2, 3, and 4.
- j. The new dedicated outlot must be used for construction traffic on the new lots.
- k. The petitioner will be required to remove the adjacent wood fence on Lot 14, Feather Ridge Estates.
- l. The petitioner shall provide a grading and drainage plan for the replat, which shall not channel storm water into existing Feather Ridge lots.
- m. Each new lot, Lots 2, 3, and 4, shall be charged a school benchmark fee of \$2,756.
- n. New home construction shall conform with the minimum size and design standards in the Feather Ridge Estates declaration, regardless of whether the lots are annexed into the Feather Ridge Home Owners Association.
- o. The proposed Final Plat of the Knapton Replat of Lot 96, Feather Ridge Estates, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 13th DAY OF January, 2003.

ATTEST:

By Candace Bridgwater
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By Richard E. Kraemer
Richard E. Kraemer, Mayor