

**RESOLUTION NO. 6-R-2003**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF MEAD WESTERN MEADOWS, FILING ONE, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, on April 10, 2000, reviewed the application of Mead Western Meadows, LLC, a Colorado Limited Liability Corporation whose address is 14491 Weld County Road 5, Longmont, Colorado 80504, for the final plat of the following real property; to wit:

A tract of land located in the Southeast Quarter of Section 9, Township 3 North, Range 68 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, being more particularly described in Exhibit A; and

WHEREAS, the conditions placed on this Final Plat reflect the motion of the Board of Trustees on April 10, 2000, as modified by subsequent agreement of the parties in the Memorandum of Agreement for Public Improvements for the Mead Western Meadows, Filing One;

**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 Memorandum of Agreement for Public Improvements (MOAPI) 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 the Mead Western Meadows Subdivision, Filing One.**

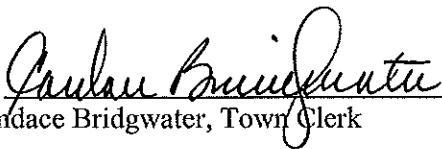
- a. The proposed Mead Western Meadows, Filing One subdivision complies with the applicable sections of "*Chapter 16, Land Use Regulations, of the Mead Municipal Code.*"
- b. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.
- c. During the construction phase for Filing One, a temporary construction access road shall

be constructed on the west side of the lots from Welker Avenue to Palmer Avenue. Construction traffic shall not use 7<sup>th</sup> Street.

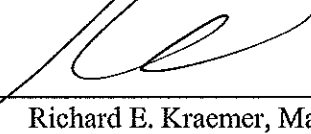
- d. Three-way stop signs are to be placed at Welker Avenue and 7<sup>th</sup> Street.
- e. Pedestrian shelters are not required at school bus stops within the development.
- f. The developer shall be responsible for the development of the park in accordance with a design to be developed in cooperation with the Town's Recreation Committee. The land for the park will be deeded to the Town by Special Warranty deed following the completion of the Phase 1 Environmental Assessment and the test boring of the park to determine any subterranean pollution and a report provided satisfactory to the Town. Park improvements are to be constructed as part of Filing Two.
- g. 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.
- h. The developer shall be entitled to recover a portion of his expenses under the MOAPI from the town for the rebuilding of Palmer Avenue between 6<sup>th</sup> Street and 7<sup>th</sup> Street. The estimated portion to be reimbursed by the Town is \$6,000. Payment shall be made upon completion of construction and conditional acceptance of Palmer Avenue.
- i. The proposed Final Plat of Mead Western Meadows Subdivision, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 9<sup>th</sup> DAY OF June, 2003.

ATTEST:

By   
Candace Bridgwater, Town Clerk

TOWN OF MEAD

By   
Richard E. Kraemer, Mayor

## EXHIBIT A

### Legal Description:

A Tract of land located in the Southeast Quarter of Section 9, Township 3 North, Range 68 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado, said Tract being more particularly described as follows:

BEGINNING at a point on the South line of the Southeast Quarter of Section 9, Township 3 North, Range 68 West of the 6<sup>th</sup> P.M., from whence the Southwest corner of said Southeast Quarter bears South 89 degrees 41' 21" West, 953.34 feet and with all other bearings contained herein relative thereto:

Thence North 00 degrees 04' 34" East, 1568.83 feet; thence North 89 degrees 53' 30" East, 150.00 feet to the Northwest corner of Mead Square, a recorded subdivision in the Town of Mead, Weld County Colorado; thence South 00 degrees 01' 49" East, 1568.29 feet to the South line of the Southeast Quarter of Section 9; thence South 89 degrees 41' 21" West, 152.91 feet to the POINT OF BEGINNING.

Also to be known as Lots 1 -21, Mead Western Meadows, County of Weld, State of Colorado.