

**RESOLUTION NO. 11-R-2003**

**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, on Monday, July 14, 2003 at a continuation of the June 30, 2003 public hearing, 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.

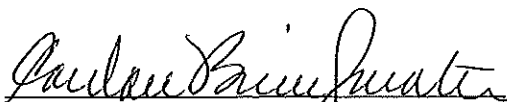
**Section 2. Conclusions and Order Approving the Final Plat of Vale View, Replat A.**

- 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 roadside ditches are to be constructed in conformance with the Town's "*Storm Drainage Criteria and Construction Standards, Volume 2, Town of Mead, Colorado.*" Driveway crossing culverts shall be installed at the established ditch grade in conformance with the Town's "*Storm Drainage Criteria and Construction Standards, Volume 2, Town of Mead, Colorado.*"

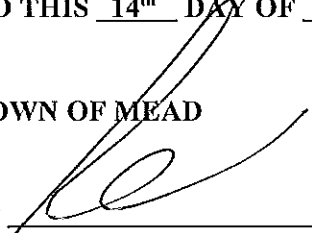
- d. The outlots shown on the plat are to be owned and maintained by the Vale View Homeowner's Association for the purposes stated on the Final Plat.
- e. The bike trail between Margil Farms II and Vale View is to be constructed as an 8' concrete bicycle/pedestrian trail as specified by the "*Standard Design Criteria and Construction Requirements, Volume 1, Town of Mead, Colorado,*" instead of crushed gravel.
- f. The berm adjacent to I-25 is to be appropriately landscaped, including any necessary regrading, within 90 days of the adoption of an ordinance approving the final plat of Replat A. Landscaping and regrading plans are to be approved by the Town Staff prior to construction and landscaping.
- g. The five lots (lots 8 through 12) between WCR 7 and Primrose Lane are to be reduced to four lots of approximately equal size by adjustments to the lot lines.
- h. No lots within the subdivision are to have direct access to WCR 7 or WCR 36.
- i. Appropriate utility easements are to be provided on the north side of the Subdivision.
- j. A title commitment for the property is to be provided before the platting is finalized.
- k. Approval of the vacation of those portions of Vale View Lane, Elderberry Lane and Primrose Lane affected by the replat is to be accomplished before the platting is finalized.
- l. The "Declaration of Covenants, Conditions and Restrictions of Vale View" dated April 24, 1999, shall not be altered to reduce minimum home size.
- m. The developer shall donate the sum of \$7,700 (\$350 x 22new lots) to the Town's Park Fund upon the recording of the final plat.
- n. The developer shall agree that each of the 22 new lots shall pay the St. Vrain Valley School District RE-1J at the time of building permit issuance the school mitigation fee then in effect (currently \$2756.63 per dwelling unit) in order to obtain a positive referral letter from the District.
- o. The proposed Final Plat of Vale View, Replat A, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 14<sup>th</sup> DAY OF July, 2003.

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.