

**RESOLUTION NO. 4-R-2002**

**A RESOLUTION REGARDING THE REVIEW OF THE FINAL PLAT OF COYOTE RUN SUBDIVISION, 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, January 14, 2002, reviewed the application of U.S. Home Corporation, 9990 Park Meadows Drive, Lone Tree, Colorado 80124, for the Final Plat of the following real property; to wit:

A parcel of land being located in Section 10, Township 3 north, Range 68 West of the Sixth Principal Meridian, Town of Mead, County of Weld, State of Colorado being more particularly 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.** The Board of Trustees of the Town of Mead hereby make the following "findings of fact" following consideration of testimony given during the public hearing held Monday, January 14, 2002, and continued to January 28, 2002 to consider the request for approval of the final plat for the Coyote Run Subdivision in the Town of Mead.

- 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 within twelve months of the approval of the Preliminary Plat.
- c. The Final Plat is in general conformance with the Preliminary Plat including those modifications or conditions specified by the Board of Trustees.
- d. 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.*"
- e. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been prepared, or will be completed prior to the recording of the Final Plat.
- f. 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 Coyote Run Subdivision.** Board of Trustees of the Town of Mead hereby adopt the following conclusions and make the following orders concerning the approval of the final plat for the Coyote Run Subdivision in the Town of Mead.

- a. The proposed Coyote Run 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 approval of the Final Plat of the Coyote Run Subdivision shall be subject to the following conditions:
  - (1) The marketing literature and sales displays shall accurately and clearly depict all stub streets and the proposed Sanford Street extension crossing the Great Western Railroad tracks for the purpose of notifying purchasers of lots in the subdivision in advance of these issues.
  - (2) The development will have a negative impact on Mead Middle School and the developer may obtain the letter from the St. Vrain Valley School District stating that the Developer has provided satisfactory mitigation.
- d. The proposed Final Plat of Coyote Run a Subdivision, subject to the above conditions, should be granted approval by ordinance.

INTRODUCED, READ, PASSED, AND SIGNED THIS 28<sup>th</sup> DAY OF January, 2002.

ATTEST:

TOWN OF MEAD

By Judy Hegwood  
Judy Hegwood, Town Clerk

By Keith A. Gosha  
Keith A. Gosha, Mayor

EXHIBIT A

Coyote Run Subdivision

**Legal Description:**

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 10, WHENCE THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 10 BEARS NORTH 88°52'59" EAST A DISTANCE OF 1313.66 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE SOUTH 00°23'13" EAST ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 88°52'59" EAST, ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 36AS DESCRIBED IN BOOK 86 AT PAGE 273 OF THE WELD COUNTY RECORDS A DISTANCE OF 1313.71 FEET;  
THENCE SOUTH 00°29'21" EAST ALONG THE EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 2607.76 FEET;  
THENCE SOUTH 88°55'10" WEST ALONG THE SOUTHERLY LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 1318.35 FEET;  
THENCE NORTH 00°23'13" WEST ALONG SAID WEST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 2606.98 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 10, WHENCE THE EAST ONE-SIXTEENTH CORNER OF SAID SECTION 10 BEARS NORTH 88°52'59" EAST A DISTANCE OF 1313.66 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE SOUTH 00°23'13" EAST ALONG THE WEST LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 30.00 FEET;

THENCE N 88°52'59" EAST, ALONG A LINE 30.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 36 AS DESCRIBED IN BOOK 86 AT PAGE 273 OF THE WELD COUNTY RECORDS A DISTANCE OF 1313.71 FEET;  
THENCE SOUTH 00°29'21" EAST ALONG THE EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 2256.53 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 217 PAGE 563 OF SAID WELD COUNTY RECORDS THE FOLLOWING FIVE COURSES:  
SOUTH 00°29'21"EAST CONTINUING ALONG SAID EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 103.34 FEET;  
THENCE SOUTH 74°54'44" WEST A DISTANCE OF 1024.09 FEET;  
THENCE SOUTH 88°55'10" WEST ALONG THE SOUTH LINE OF SAID WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 327.27 FEET;  
THENCE NORTH 00° 23'13" WEST ALONG SAID WEST LINE OF THE WEST ONE-HALF OF THE NORTH EAST ONE-QUARTER OF SECTION 10 A DISTANCE OF 21.50 FEET;  
THENCE NORTH 74°54'44" EAST A DISTANCE OF 1362.22 FEET TO THE TRUE POINT OF BEGINNING.