

RESOLUTION NO. 2 -R-2001

**A RESOLUTION REGARDING THE LAKE RIDGE SUBDIVISION
FINAL PLAT HEARING ADOPTING CERTAIN FINDINGS OF FACT
AND CONCLUSIONS FAVORABLE TO THE APPROVAL OF THE
FINAL PLAT.**

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, held a public hearing on Monday, February 12, 2001, pursuant to the published notice, on the petition of William E. Harper, 5425 WCR 32, Longmont, Colorado 80504, for the platting of the following real property; to wit:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A.

and,

WHEREAS, following the public hearing, during which testimony from the interested parties and the public were duly entered into the record, the Board of Trustees made the following findings of fact and entered the order as stated below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO, as follows:

Section 1. Findings of Fact.

- a. Notice of the Public Hearing was published and mailed to adjacent property owners as required by Section 16-4-80 of the *Mead Municipal Code*.
- b. The applicant's application and supporting documents are in substantial compliance with Section 16-4-80 of the *Mead Municipal Code*.
- c. The Preliminary Plat is compatible with adjacent land uses and conforms with the requirements and standards established in Chapter 16 of the *Mead Municipal Code*.
- d. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) will be completed prior to the recording of the Final Plat.
- e. The Preliminary Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Mead, Colorado.

- f. Upon the request of the applicant and with the approval of the Board of Trustees, the Preliminary Plat shall be considered as a minor impact and reviewed as such with the Preliminary Plat becoming the Final Plat of the property.

Section 2. Conclusions and Order Regarding the Lake Ridge Final Plat.

- a. That the proposed Lake Ridge Subdivision complies with the applicable sections of Chapter 16 of the *Mead Municipal Code*.
- b. That a detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.
- c. That the approval of the Final Plat of the Lake Ridge Subdivision shall be conditioned upon the following:
 - i. That the dedicated right-of-way for Adams Street (WCR 32) be expanded to fifty (50') feet from the section line or the length of the property;
 - ii. That the utility easements granted on the property be revised to be "utility and drainage" easements;
 - iii. That any existing irrigation ditches on the property be located within a describe easement;
 - iv. That on-site detention ponds will not be required for the property due to its proximity to Thomas Lake;
 - v. That the multi-family dwellings on Lot 3 be designated for Independent Living for Senior apartments under the fair housing exemptions granted by FHA (Fair Housing Act) Title 24, Chapter 1, Part 100, Subpart E - Housing for Older Persons;
 - vi. That the multi-family building on Lot 3 contain not more than 21 one bedroom and 7 two bedroom apartments;
 - vii. That as an Independent Living for Senior apartments, 24 hour, 7 day per week security service not be provide to the building, except as may be provided to individual apartment units by its residents;
 - viii. Recognition of the Town's "Right to Farm" ordinance be attached to the plat as a plat note;
 - ix. That William Harper contribute to the Mead Park System Impact Enterprise Fund, land or the cash equivalent of 0.16 acres for the two new residential dwellings;

- x. That William Harper provide landscaping adjacent to Adams Street as depicted on the landscaping plan approved as part of the final plat;
- xi. That an open split rail fence be provided along the Adams Street frontage of the subdivision.
- xii. That although 24/7 security for the Independent Living for Senior apartments is prohibited, the owner of the building will provide a resident maintenance/caretaker person for the building and grounds;
- xiii. That an improved trail system surrounding the Independent Living for Senior apartments as depicted on the landscaping plan approved as part of the final plat be provided;
- xiv. No more than two additional principal buildings, one each on Lots 1 and 2, shall be permitted in the subdivision; and
- xv. That the proposed Final Plat of the Lake Ridge Subdivision, subject to the above conditions, is granted approval.

INTRODUCED, READ, PASSED AND ADOPTED THIS 12th DAY OF February,
2001.

ATTEST:

TOWN OF MEAD

By Judy L. Hegwood
Judy L. Hegwood, Town Clerk

By Keith A. Goshia
Keith A. Goshia, Mayor

Exhibit A

LAKE RIDGE SUBDIVISION

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION THIRTEEN, TOWNSHIP THREE NORTH, RANGE SIXTY-EIGHT WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF SECTION THIRTEEN, FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BEARS EAST, A DISTANCE OF 166.20 FEET, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH AT A RIGHT ANGLE TO THE SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N00°00'00"E A DISTANCE OF 459.90 FEET; THENCE S68°00'00"W A DISTANCE OF 263.00 FEET; THENCE S88°00'00"W A DISTANCE OF 103.21 FEET; THENCE S88°00'00"W A DISTANCE OF 42.79 FEET; THENCE E S00°00'00"E A DISTANCE OF 64.10 FEET; THENCE S78°00'00"W A DISTANCE OF 340.50 FEET; THENCE 63°00'00"W A DISTANCE OF 232.87 FEET; THENCE N90°00'00"W A DISTANCE OF 430.04 FEET; THENCE S00°00'00"E A DISTANCE OF 327.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 32; THENCE PARALLEL TO AND 30 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13, N90°00'00"E A DISTANCE OF 1013.35 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N90°00'00"E A DISTANCE OF 347.00 FEET TO THE TRUE POINT OF **BEGINNING**.

THUS DESCRIBED PARCEL OF LAND CONTAINS 10.000 ACRES, MORE OR LESS.