

RESOLUTION NO. 16-R-2001

**A RESOLUTION AMENDING THE *MEAD AREA COMPREHENSIVE PLAN 1997, LAND USE MAP* REGARDING THE DESIGNATED LAND USES ON PROPERTY KNOWN AS THE PRAIRIE HILLS ESTATES, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE AMENDMENT AND ORDERING THE AMENDMENT TO THE OFFICIAL *MEAD AREA COMPREHENSIVE PLAN 1997, LAND USE MAP*.**

WHEREAS, the Mead Planning Commission, as authorized by C.R.S. § 31-23-206 has considered the petition of the CJK Ranch Partnership, 7075 Brigadoon Drive, Carriage House, Niwot, CO 80503, for an amendment to the *Mead Area Comprehensive Plan 1997, Land Use Map* with respect to the following real property; to wit:

That portion of the West ½ of the Southeast ¼ and the Southeast ¼ and all that part of the Southwest ¼ of Section 10, Township 3 North, Range 68 West, of the 6th. P.M., Weld County, Colorado being more precisely described in Exhibit A attached hereto;

and

WHEREAS, by motion duly adopted by the Mead Planning Commission on June 20, 2001, the Mead Planning Commission has determined that the amendment of the *Mead Area Comprehensive Plan 1997, Land Use Map* to reduce the total number of dwellings on the property, to increase the amount of commercial property adjacent to I-25 and Welker Avenue, and provide for a collector streets between Walker Avenue in the northern boundary of the property in accordance with the plan designated as the "Amendment to Mead Comprehensive Plan, Prairie Hills Estates," prepared by Keith A. Ames, dated 2/21/01 and revised 3/15/01 and 5/4/01; and

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, reviewed the proposed amendment at its regularly scheduled meeting on Monday, July 9, 2001, to consider the proposed amendment to the *Mead Area Comprehensive Plan 1997, Land Use Map* in accordance with the determination previously made by the Mead Planning Commission;

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO, AS FOLLOWS:

**Section 1. Findings of Fact.**

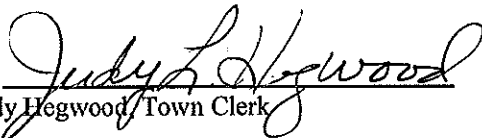
- a. The applicant's petition is in substantial compliance with the requirements contained in the *Mead Area Comprehensive Plan 1997* for amendments to said Comprehensive Plan; and
- b. The amendment improves the implementation of one or more of the goals, policies, and strategies of the *Mead Area Comprehensive Plan 1997*; and
- c. The amendment will not pose a detrimental impact on existing or planned town facilities, services or transportation arteries; and
- d. The proposed amendment has received approval by the Mead Planning Commission as required by C.R.S. § 31-23-206.

**Section 2. Conclusions and Order Amending the *Mead Area Comprehensive Plan 1997* for a portion of the West ½ of the Southeast ¼ and the Southeast ¼ and all that part of the Southwest ¼ of Section 10, Township 3 North, Range 68 West, of the 6th. P.M., Weld County.**

- a. The proposed amendment to the *Mead Area Comprehensive Plan 1997, Land Use Map* in accordance with the plan designated as the "Amendment to Mead Comprehensive Plan, Prairie Hills Estates," prepared by Keith A. Ames, dated 2/21/01 and revised 3/15/01 and 5/4/01, hereinafter called "Amendment," and as herein modified, complies with the applicable sections of the C.R.S. § 31-23-206 and the *Mead Area Comprehensive Plan 1997*.
- (1) The northern portion of the property designated as "MD" on the *Mead Area Comprehensive Plan 1997*, is hereby designated "MD" on the "Amendment" map and may be developed at the density of three units per acre, with a maximum overall density of 210 units.
  - (2) The southern portion of the property designated as "QP" on the *Mead Area Comprehensive Plan 1997*, is hereby designated "MD" on the "Amendment" map and may be developed at the density of 4.5 units per acre with maximum overall density of 135 units.
  - (3) A part of the western portion of property designated as "CRD" on the *Mead Area Comprehensive Plan 1997*, is hereby designated HD on the "Amendment" map may be developed at a density not to exceed 42 units.
  - (4) A part of the western portion of property designated as "CRD" on the *Mead Area Comprehensive Plan 1997*, and designated as IP on the "Amendment" map is to be referred to the Planning Commission for designation as "an area under further consideration.
  - (5) There shall be provided a connecting street through the property from Welker Avenue (WCR 34) northward, to an eventual connection with WCR 36. The precise location of the road through the intervening properties is not designated at this time.
- b. The applicant shall prepare and submit an appropriate map amendment to the official *Land Use Map* to bring the property into conformance with the designated land uses as approved by the Mead Planning Commission and Board of Trustees.
- c. The applicant shall proceed with the zoning of the property to bring it into compliance with the official *Mead Area Comprehensive Plan 1997, Land Use Map* as required by C.R.S. § 31-12-115 and no building permits shall be issued for the property until such zoning is accomplished.
- d. The Mayor, Chairman of the Mead Planning Commission and the Town Clerk are hereby authorized to affix their signatures to the map amendment and provide for its publication and distribution as may be appropriate.

INTRODUCED, READ, PASSED AND ADOPTED THIS 9<sup>th</sup> DAY OF July, 2001.

ATTEST:

By   
Judy Hegwood, Town Clerk

TOWN OF MEAD

By   
Keith A. Goshia, Mayor

## EXHIBIT A

### PRAIRIE HILLS ESTATES

#### Legal Description

The W1/2 of the SE 1/4 and the SE1/4 of the SE1/4 and. all that part of the SW 1/4 of Section 10, in Township 3 North of the Range 68 West of the 6<sup>th</sup> P.M., WORLD COUNTY, COLORADO, more particular described as follows:

Beginning at the South quarter corner of Section 10, thence West 1717 feet along the South line of said Section, thence North 340 feet, thence West 129 feet, thence North 460 feet, thence West 426 feet, thence North 9°20' East 969 feet to the right of way of The Great Western Railway Company, thence Northeasterly along the Southerly right of way line of The Great Western Railway Company 1100 feet, more or less on a curve to the right, thence North 75°50' East 1171 feet along said southerly right of way line to the North and South center line of said Section 10, thence South 2575 feet, more or less. to the place of beginning,

EXCEPTING THEREFROM a tract of land situated in the Southwest Quarter (SW 1/4) of Section Ten (10) in Township Three (3) North of Range 68 West of the 6th P.M., WELD-COUNTY, COLORADO, described as follows;

Beginning at a point on the West line of the Southwest Quarter (SW 1/4) of said Section Ten (10) from which point the Southwest corner of said Section Ten (10) bears South 540 feet, thence North, 89°15' East 964.1 feet to the true point of beginning;  
thence North 87°26' East 350 feet;  
thence North 17°26' East 650 feet;  
thence South 87°26' West 350 feet;  
thence South 17°26' West 445.24 feet;  
thence North 89°53' West 225.86 feet to the East line Fairbairn Avenue in the TOWN OF MEAD, COLORADO,  
thence South along the East line of Fairbairn Avenue 20.0 feet;  
thence South 89°53' East 219.66 feet;  
thence South 17°26' West 183.81 feet to the True Point of Beginning.

ALSO EXCEPTING the Evans Reservoirs and the Eli Evans Ditch as conveyed to Charlie E. Evans by Warranty Deed dated September 14, 1893 and recorded September 14, 1893, in Book 116 at Page 242, Weld County Records.

ALSO EXCEPTING THEREFROM a tract of land as conveyed to The Department of Highways, State of Colorado, by Special Warranty Deed recorded February 11, 1959, in Book 1524 at Page 340, Weld County Records, and being described as follows:

Part of the SE 1/4 of the SE 1/4 of Section 10, Township 3 North, Range 68 West, of the Sixth Principal Meridian, in WELD COUNTY, COLORADO, said tract being more particularly described, as follows;

Beginning at a point on the S. line of Section 10, Township 3 North, Range 68 West from which point the SE corner of Section 10 bears N. 89°06'30" E., a distance of 1090.0 feet;

- 1) Thence N. 0°53'30" W., a distance of 30.0 feet;
- 2) Thence N. 80°06' E., a distance of 507.4 feet;
- 3) Thence N. 15°21' E., a distance of 1260.7 feet, to the N. line of the SE 1/4 of the SE 1/4 of Section 10;
- 4) Thence along the N. line of the SE 1/4 of the SE 1/4 of Section 10., N. 89°24'30" E., a distance of 250 feet to the E. line of Section 10;
- 5) Thence along the E. line of Section 10, S. 0°17'30" E., a distance of 1318.6 feet to the SE corner of Section 10;
- 6) Thence along the S. line of Section 10, S. 89°06'30" W., a distance of 1090.0 feet, more or less, to the point of beginning.