

RESOLUTION NO. 22 - R - 2000

A RESOLUTION REGARDING THE COYOTE RUN PRELIMINARY PLAT HEARING ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Board of Trustees of the Town of Mead, Colorado, held a public hearing on Monday, December 18, 2000, pursuant to the published notice, on the petition of U.S. Home Corporation, 6000 South Greenwood Plaza Blvd., Suite 200, Englewood, Colorado 80111, for the Preliminary 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.

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.

Section 2. Conclusions and Order Approving the Preliminary Plat of the Coyote Run Subdivision.

- a. That the proposed Coyote Run 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 Preliminary Plat of the Coyote Run Subdivision shall be conditioned upon the following:
- (1) A regional concrete trail conforming to the Town of Mead Standard Design Criteria and Construction Requirements shall be constructed adjacent to Tract F, thence through Tracts B and M, across Tract A and along the western property line of the development to the southern boundary of the property, to tie into existing or future trails at that location in conformance with the Town's Master Trails Plan.
 - (2) A concrete trail conforming to the Town of Mead Standard Design Criteria and Construction Requirements shall be constructed from Tract M, along the eastern edge of Tract A to the connector street crossing the Great Western Railroad and Tract G to the C.J. K development.
 - (3) A concrete trail conforming to the Town of Mead Standard Design Criteria and Construction Requirements shall be constructed along the eastern connector street from the northern right-of-way line of the Great Western Railroad, across Tract G to the C. J. K. development and tie into existing or future trails at that location in conformance with the Town's Master Trails Plan.
 - (4) A landscaping plan for all HOA owned property and property to be dedicated to the public shall be provided with the final plat, including the trails and pocket parks. Provisions for implementation of the landscaping plan shall be contained in the MOAPI.
 - (5) Individual lot landscaping requirements are to be contained in the "Covenants, Conditions and Restrictions" for the subdivision. The Developer is to provide landscaping certificates to the homeowner at closing entitling them to a reasonable, specified quantity of sod, shrubbery and a tree. Individual lot landscaping (front, sides and rear yard) is to be completed within two years of initial home occupancy.
 - (6) A hard surfaced pickup point with an adequate shelter for school children shall be provided in a location acceptable to the St. Vrain Valley School District and the Town. Special consideration shall be given to vehicular and pedestrian safety in the selection of the location.
 - (7) All streets within the subdivision shall be public streets. A variance to the Town's Standard Design Criteria and Construction Requirements for the 26' wide, one-way streets shown as Tracts D, I, and K will be approved during the Final Plat review.
 - (8) A fence along the East property line will be required. The applicant is to provide samples for the Board of Trustees to review with the final plat.
 - (9) Acceleration/ the deceleration lanes will be provided at the intersection of Weld County Road 7 and Weld County Road 36 . The developer will pay his proportional share of the cost of these improvements based upon trip generation projections of property feeding WCR36, as determined in the traffic study.

- (10) A connector road crossing the Great Western Railroad and Tract G to the C. J. K. development is to be provided.
 - (11) Offset sidewalks are to be provided on the arterial street (WCR 36).
 - (12) Offset sidewalks are to be provided on the 44 ft. collector street.
 - (13) The capacity of the box covert under Great Western railroad shall be verified by the developer's engineer as part of the final Drainage Plan. On-site storm water detention will be provided on Tracts A and B.
 - (14) The number of dwelling units in the project shall be reduced to 151, from the 174 units stated in the Annexation Agreement. This also recognizes a transfer of density as shown on the MACP to concentrate development in areas suitable for development while preserving environmentally sensitive areas as open space.
 - (15) A connecting street shall be provided to the Tudor property on the East.
 - (16) It is recognized that an amendment to the Mead Area Comprehensive Plan is required to recognize the transfer of density within the property, the trail system and the relocation of collector streets. The Developer shall contribute \$5,000 toward the update of the MACP.
- d. That in conformance with Section 16-4-80 (g) of the *Mead Municipal Code*, the approval of the Preliminary Plat is further conditioned that said approval the Preliminary Plat shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific problems revealed in the review process; and that failure to proceed with the Final Plat in accordance with Section 16-4-90 of the *Mead Municipal Code* within twelve (12) months of the date of this approval shall require the applicant to commence the Preliminary Plat review procedure again; provided, however, that for good cause shown, the Board of Trustees may extend the time period for filing a Final Plat.
- e. That the proposed Preliminary Plat of the Coyote Run Subdivision, subject to the above conditions, is granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 18th DAY OF December, 2000.

ATTEST:

TOWN OF MEAD

By Judy L. Hegwood
 Judy Hegwood, Town Clerk

By [Signature]
 Keith Goshia, Mayor

EXHIBIT A

COYOTE RUN SUBDIVISION

Legal Description:

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 AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OS SECTION 10, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10 AS BEARING N 90°00'00" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATING THERETO.

THENCE N 90°00'00" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, 1313.66 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10; THENCE S 00°37'40" W, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, 2637.76 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SECTION 10; THENCE N 89°57'49" W ALONG THE EAST-WEST CENTERLINE OF SECTION 10, 1318.35 FEET TO THE CENTER CORNER OF SECTION 10; THENCE N 00°43'48" E, ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 10, 2636.98 FEET TO THE NORTH QUARTER CORNER OF SECTION 10 AND THE POINT OF BEGINNING, EXCEPT THAT PORTION AS CONVEYED BY DEED RECORDED IN BOOK 217 AT PAGE 563, IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDERS OFFICE.

SAID PARCEL OF LAND CONTAINS 3,347,711 SQUARE FEET OR 76.85 ACRES.