

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 01-PC-2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING APPROVAL OF THE GOPHER RV PARK AND
CAMPGROUND ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT
OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS HIGHWAY COMMERCIAL (HC)**

WHEREAS, by that certain annexation petition filed of record with the Town Clerk on or prior to October 1, 2019 (the “Annexation Petition”), GGRV, LLC, a Colorado limited liability company has initiated annexation proceedings for certain real property generally described as the Gopher RV Park and Campground Annexation, consisting of a total of 47.45 acres more or less, and which is described **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, the proposed annexation of the Subject Property has been referred to the Planning Commission by the Board of Trustees for the Commission’s review and recommendation in accordance with Section 16-8-90 of the *Mead Municipal Code* (“MMC”); and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, Town staff has initiated rezoning proceedings for the Subject Property and is proposing that the Subject Property be zoned Highway Commercial (HC), in accordance with the 2018 Comprehensive Plan and as more particularly shown and set forth in the “Gopher RV Park and Campground Zoning Map” a copy of which is attached to this Resolution as **Exhibit 2** (the “Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on February 19, 2020 to consider the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Maps, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the February 19, 2020 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning for the Subject Property as shown in the Proposed Zoning Map.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of Planning Commission.

Section 2. The Planning Commission finds and determines that it reviewed the proposed annexation of the Subject Property as required by Section 16-8-90 of the MMC. The Planning Commission recommends that the Board of Trustees proceed to approve the annexation of the Subject Property.

Section 3. The Planning Commission finds and determines that the public hearing on the establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Sections 16-8-90 and 16-3-160 of the MMC.

Section 4. The Planning Commission recommends approval of the proposed Highway Commercial (HC) zoning of the Subject Property, without modifications or conditions, and therefore recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property in accordance with the Proposed Zoning Map.

Section 5. In accordance with Section 16-8-90 of the MMC, Town Staff shall cause a copy of this Resolution to be provided at the Board of Trustees on or before the date of the eligibility hearing scheduled pursuant to Section 31-12-108, C.R.S.

Section 6. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 19TH DAY OF FEBRUARY, 2020.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD PLANNING
COMMISSION**

By: 
Chairman or Acting Chair

Exhibits:

- EXHIBIT 1** – Legal Description of Subject Property
- EXHIBIT 2** – Proposed Zoning Map

Exhibit 1
Legal Description – Gopher RV Park and Campground Annexation

A PORTION OF LOT B, RECORDED EXEMPTION NO. 1207-21-3-AMRE-2787, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073852, SUBDIVISION EXEMPTION NO. SE-960, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073851, AND A PORTION OF COLORADO STATE HIGHWAY 66, PROJECT NO. S 0054(5), LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, NORTH 89°01'14" EAST, A DISTANCE OF 79.77 FEET TO A POINT ON THE EASTERLY LINE OF HALEY ANNEXATION NO. 2, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON OCTOBER 11, 2011, AT RECEPTION NO. 3797955, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°54'15" WEST, A DISTANCE OF 87.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66, PROJECT NO. S 0054(5);

THENCE DEPARTING SAID EASTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°04'24" EAST, A DISTANCE OF 273.39 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT OF-WAY LINE, AND ALONG THE EASTERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 5, 1924, IN BOOK 757, AT PAGE 362, NORTH 00°27'18" WEST, A DISTANCE OF 111.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND, SOUTH 89°00'40" WEST, A DISTANCE OF 321.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 5, SAID LINE ALSO BEING AN EASTERLY LINE OF SAID HALEY ANNEXATION NO. 2;

THENCE ALONG SAID EASTERLY LINES, NORTH 00°18'27" WEST, A DISTANCE OF 1488.10 FEET;

THENCE DEPARTING SAID EASTERLY LINES, SOUTH 45°47'38" EAST, A DISTANCE OF 341.17 FEET;

THENCE SOUTH 43°50'09" EAST, A DISTANCE OF 936.98 FEET;

THENCE NORTH 89°05'03" EAST, A DISTANCE OF 1291.46 FEET TO A POINT ON AN EASTERLY LINE OF A PORTION OF SAID LOT B;

THENCE ALONG THE EASTERLY LINES OF SAID LOT B, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 19°26'38" WEST, A DISTANCE OF 589.21 FEET;
- 2) THENCE SOUTH 00°15'23" EAST, A DISTANCE OF 118.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66 PROJECT NO. S 0054(5);

THENCE SOUTH 00°54'47" EAST, A DISTANCE OF 149.99 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COLORADO STATE HIGHWAY 66 PROJECT NO. S 0054(5);

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 89°05'13" WEST, A DISTANCE OF 226.01 FEET;
- 2) THENCE SOUTH 80°34'19" WEST, A DISTANCE OF 101.11 FEET;
- 3) THENCE SOUTH 89°05'14" WEST, A DISTANCE OF 600.00 FEET;
- 4) THENCE NORTH 82°22'46" WEST, A DISTANCE OF 101.10 FEET;
- 5) THENCE SOUTH 89°01'35" WEST, A DISTANCE OF 906.05 FEET TO A POINT ON THE EASTERLY LINE OF SAID HALEY ANNEXATION NO. 2;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG SAID EASTERLY LINE, NORTH 00°54'15" WEST, A DISTANCE OF 62.83 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THUS-DESCRIBED PARCEL CONTAINS 2,066,746 SQ. FT. or 47.45 ACRES, MORE OR LESS.

Total acreage (approximate): 47.45 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.

Exhibit 2
Gopher RV Park and Campground Zoning Map

(attached)

GOPHER RV PARK AND CAMPGROUND ZONING MAP

TOWN OF MEAD, WELD COUNTY, COLORADO

A PART OF THE SOUTHWEST 1/4 OF SECTION 21, AND THE NORTHWEST 1/4 OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 2

DATE	10/18/2019
DESIGNER	FLATIRONS, INC.
CHECKED BY	FLATIRONS, INC.
DATE	10/18/2019

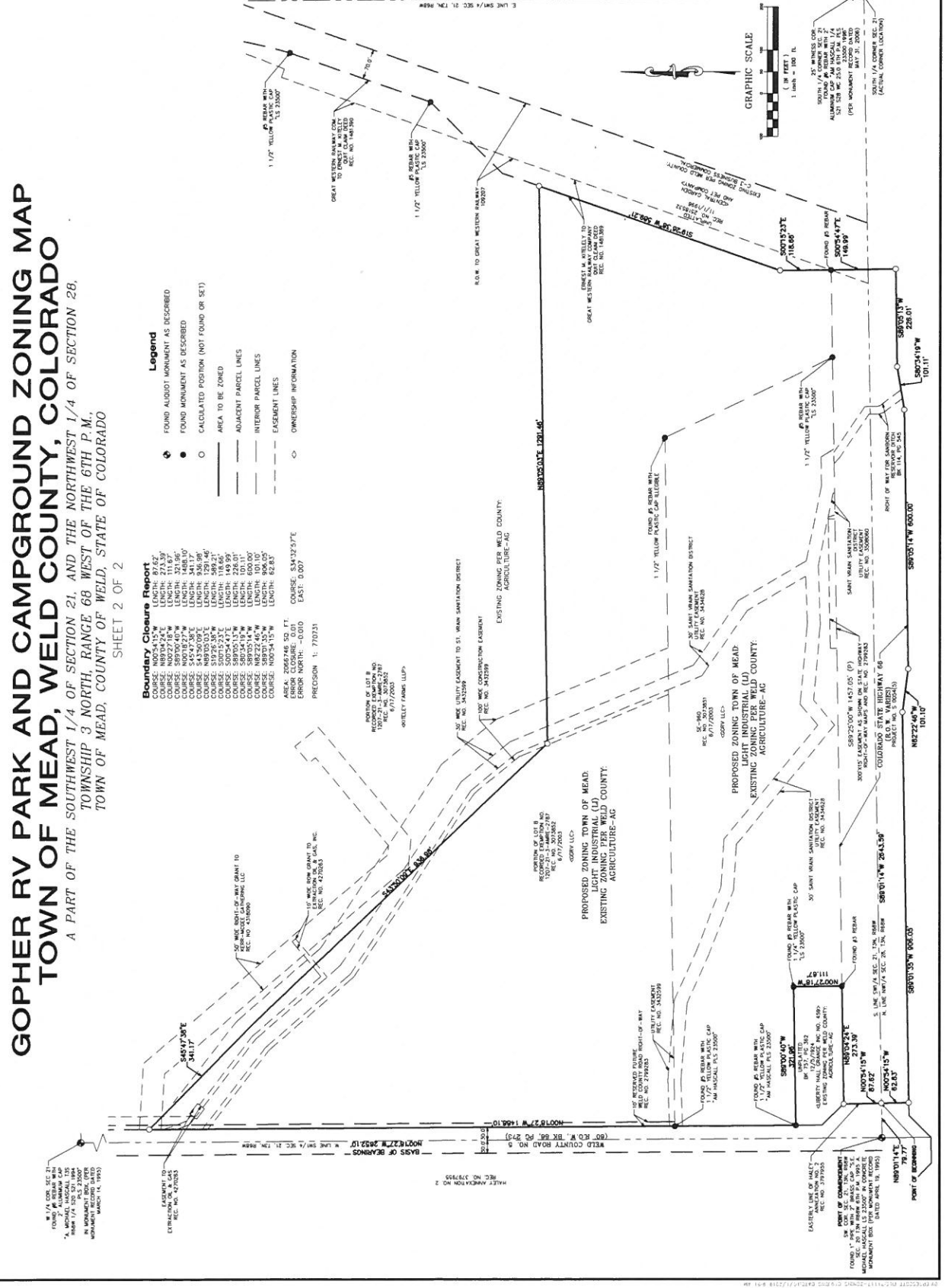
ZONING MAP

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BOULDER, CO 80501
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FAX: (303) 443-8920

DRAFT

FOR REVIEW ONLY
NO CONSTRUCTION PERMITTED
BASED ON THE FOLLOWING:
1. FIELD SURVEY
2. RECORD PLATS
3. RECORD DEEDS
4. RECORD EASEMENTS
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SHEET 2 OF 2