

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 04-PC-2020**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,  
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE LIBERTY  
RANCH FILING NO. 3 PRELIMINARY PLAT**

**WHEREAS**, the Town of Mead (“**Town**”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (“**MMC**”) to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

**WHEREAS**, pursuant to Section 16-4-60 of the MMC, preliminary plats are reviewed by the Town of Mead Planning Commission (“**Planning Commission**”); and

**WHEREAS**, following review by the Planning Commission, the Planning Commission is required to recommend approval, conditional approval, or denial of a preliminary plat to the Board of Trustees; and

**WHEREAS**, Lorson South Land Corp., a Colorado corporation, as the applicant (“**Applicant**”), submitted an application for the Liberty Ranch Filing No. 3 Preliminary Plat (“**Preliminary Plat**”) for the development of the property located generally at the southeast corner of the intersection of Highway 66 and Weld County Road 5.5, in the Town of Mead, County of Weld, State of Colorado, which property consists of 12.80 acres more or less, and is described with particularity in the Preliminary Plat (“**Property**”); and

**WHEREAS**, the proposed Preliminary Plat provides for residential development of the Property consistent with General Commercial (GC) zoning previously approved by the Town Board of Trustees; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on August 19, 2020 to consider the Preliminary Plat; and

**WHEREAS**, the Planning Commission has reviewed the proposed Preliminary Plat and other materials distributed to the Planning Commission by Town staff at or prior to the August 19, 2020 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Liberty Ranch Filing No. 3 Preliminary Plat consistent with the conditions set forth in this Resolution.

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

**Section 1.** The Planning Commission finds that the public hearing on the proposed Preliminary Plat was conducted and concluded in accordance with Section 16-4-60(b) of the MMC.

**Section 2.** The Planning Commission recommends approval of the Preliminary Plat, in substantially the form attached hereto as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Section 16-4-60(c)(1) through (6) of the MMC have been satisfied, subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the Preliminary Plat; and

- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**Section 3.** Town staff shall distribute a copy of this Resolution to the Board of Trustees at or prior to date at which the Board of Trustees is scheduled to consider the Preliminary Plat at a public hearing held for that purpose.

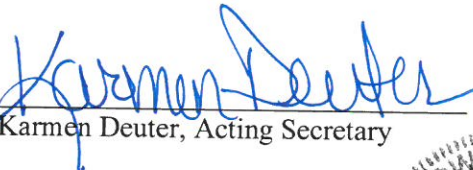
**Section 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

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

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By:

  
Karmen Deuter, Acting Secretary

By:

  
Jeff Kurtz, Presiding Officer

Exhibits:

**EXHIBIT 1 – Liberty Ranch Filing No. 3 Preliminary Plat**

