

**TOWN OF MEAD,  
COLORADO PLANNING  
COMMISSION RESOLUTION  
NO. 01-PC-2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE LIZONDO FUTBOL ACADEMY PLANNED UNIT DEVELOPMENT (PUD) OVERLAY/ZONING MAP, AMENDING THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RSF-4) TO RSF-4 WITH PUD OVERLAY**

**WHEREAS**, in accordance with Section 16-3-160(a)(1) of the Mead Municipal Code (“MMC”), LFA Investment Partners LLC, a Colorado limited liability company (the “Owner”) submitted an application to amend the official Town zoning district map and rezone certain real property generally located northeast of the intersection of Weld County Road 5 and Weld County Road 32 in the Town of Mead, Weld County, Colorado and consisting of a total of 57.21 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

**WHEREAS**, Owner is proposing that the zoning of the Subject Property be changed from Residential Single Family (RSF-4) to RSF-4 with Planned Unit Development (PUD) Overlay, as more particularly shown and set forth in the Lizondo Futbol Academy Planned Unit Development Overlay/Zoning Map, a copy of which is attached to this Resolution as **Exhibit 2** (the “PUD Overlay”); and

**WHEREAS**, a copy of the proposed PUD Overlay has been distributed to the Planning Commission; and

**WHEREAS**, in accordance with Section 16-3-160(c)(4) of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on March 17, 2021 to consider the proposed PUD Overlay; and

**WHEREAS**, the Planning Commission has reviewed the proposed PUD Overlay and other materials distributed to the Planning Commission by Town staff at or prior to the March 17, 2021 meeting and public hearing, and finds that the proposed PUD Overlay satisfies the criteria set out in Section 16-3-160(e) of the MMC; and

**WHEREAS**, the Planning Commission further desires to recommend to the Board of Trustees that the Board of Trustees proceed to amend the zoning designation of the Subject Property, as specifically shown in the PUD Overlay.

**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 Lizondo Futbol Academy Planned Unit Development Overlay/Zoning Map was conducted and concluded in accordance with Section 16-3-160 of the MMC.

**Section 2.** The Planning Commission recommends approval of the Lizondo Futbol Academy Planned Unit Development Overlay/Zoning Map, in substantially the form attached hereto

as **EXHIBIT 1**, based on a determination that the applicable review criteria set forth in Sections 16-3-30(a)(4)(a) and 16-3-160(e) of the MMC have been satisfied, subject to the following conditions of approval:

- a. The Owner shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD Overlay; and
- b. The Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the PUD Overlay 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 PUD Overlay at a public hearing held for that purpose.

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

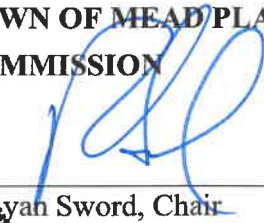
**INTRODUCED, READ, PASSED AND ADOPTED THIS 17TH DAY OF MARCH, 2021.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION**

By:

  
Jeannine Reed, Secretary

  
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Ryan Sword, Chair



Exhibits:

**EXHIBIT 1** – Legal Description

**EXHIBIT 2** - Lizondo Futbol Academy Planned Unit Development Overlay/Zoning Map

**EXHIBIT 1  
LEGAL DESCRIPTION**

LOT B OF RECORDED EXEMPTION NO. 1207-16-3-RE1176 RECORDED JULY 27, 1989 IN BOOK 1239 AS RECEPTION NO. 2186497 BEING A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W1/2SW1/R) OF SECTION SIXTEEN (16) TOWNSHIP 3 NORTH (T.3N.), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO.