

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2021**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE POSTLE ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)

WHEREAS, by petition for annexation submitted to the Town of Mead by Postle Properties III, LLC (the “Annexation Petition”) annexation proceedings have been initiated for certain real property generally described as the Postle Annexation, consisting of a total of 293 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, a copy of the Annexation Petition and Annexation Map have been distributed to the Planning Commission; 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 rezoned from Weld County Agriculture (AG) to Light Industrial (LI) as more particularly shown and set forth in the “**POSTLE PROPERTIES – ANNEXATION 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 *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on August 18, 2021 to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the August 18, 2021 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 designation of the Subject Property as Light Industrial (LI), as specifically 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 Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property without modifications or conditions, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map.

Section 3. The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) has been satisfied; specifically an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) in accordance with the Proposed Zoning Map.

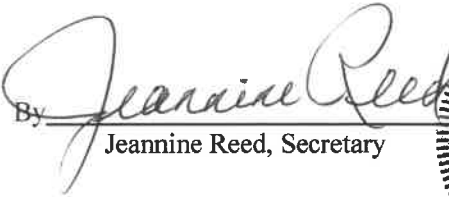
Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.


INTRODUCED, READ, PASSED AND ADOPTED THIS 18TH DAY OF AUGUST, 2021.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By 
Jeannine Reed, Secretary




Ryan Sword, Chairman

Exhibits:

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

Exhibit 1
Legal Description
Postle Annexation

PARCEL ONE:

THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING THEREFROM, A TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 50.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST ALONG SAID NORTH LINE 500.00 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET;
THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 500.00 FEET;
THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SECTION 435.60 FEET TO THE TRUE POINT OF BEGINNING,
ALSO EXCEPT THAT PORTION CONVEYED IN DEEDS RECORDED JANUARY 10, 1995 AT RECEPTION NOS. 2422395 AND 2422396, COUNTY OF WELD, STATE OF COLORADO

PARCEL TWO:

THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

PARCEL THREE:

THE NORTHEAST ¼ OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, EXCEPTING A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 587 AT RECEPTION NO. 1509095,
AND EXCEPT LOT A OF RECORDED EXEMPTION NO. 1052 DESCRIBED IN WARRANTY DEED RECORDED JANUARY 15, 1988 AT RECEPTION NO. 2128111,
EXCEPT A TRACT OF LAND DESCRIBED IN DEED RECORDED JANUARY 31, 1992 AT RECEPTION NO. 2276746, AND
EXCEPT THOSE CERTAIN PARCELS OF LAND CONVEYED IN WARRANTY DEED RECORDED JULY 13, 2005 AT RECEPTION NO. 3302868,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL FOUR:

A TRACT OF LAND BEING LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, 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 NORTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 11 TO BEAR S89°35'25"W, AND WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 11;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 THE FOLLOWING TWO (2) COURSES:

1. N89°25'35"E 657.29 FEET;

2. THENCE N89°29'35"E 657.29 FEET;

THENCE LEAVING THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11

THE FOLLOWING TWO COURSES:

1. S00°18'48"E 662.14 FEET;

2. THENCE S00°18'48"E 662.14 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 S89°30'34"W 15.38 FEET;

THENCE LEAVING THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 N00°08'23"E 20.94 FEET;

THENCE S89°23'44"W 623.36 FEET TO THE EAST SIDE OF TRACT "A" LAND SURVEY PLAT;

THENCE ALONG SAID TRACT "A" THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°18'48"W 794.32 FEET;

2. THENCE S88°47'27"W 672.74 FEET TO THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11;

3. THENCE ALONG THE WEST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 11 N00°34'53"W

518.31 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

(NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE ABOVE-DESCRIBED LAND IS TAX PARCEL NO. 120711000091)

PARCEL FIVE:

INTENTIONALLY REMOVED

PARCEL SIX:

THE MCKAY LAKE WHICH IS A PARCEL OF LAND SITUATED IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COVERED BY WHAT IS KNOWN AS THE "PARKER LAKE", DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHWEST 1/4;

THENCE N00°50'00"W 380.00 FEET;

THENCE N23°20'00"W 345.00 FEET;

THENCE S89°10'00"W 450.00 FEET;

THENCE S44°10'00"W 300.00 FEET;

THENCE S89°10'00"W 150.00 FEET;

THENCE S25°30'00"W 388.32 FEET TO THE SOUTH LINE OF SAID SECTION 2;

THENCE N89°10'00"E 1,023.82 FEET TO THE POINT OF BEGINNING,

COUNTY OF WELD, STATE OF COLORADO.

PARCEL SEVEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 WHENCE THE SOUTHWEST CORNER OF SAID SECTION 2 BEARS S89°10'00"W 303.00 FEET;

THENCE LEAVING THE SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID SECTION 2 N00°19'57"W 575.00 FEET;

THENCE N57°43'03"E 287.95 FEET;

THENCE S86°12'57"E 328.87 FEET;

THENCE S89°10'00"W 136.53 FEET;
THENCE S44°10'00"W 300.00 FEET;
THENCE S21°40'00"W 150.00 FEET;
THENCE S25°30'00"W 388.32 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼
OF THE SOUTHWEST ¼ OF SAID SECTION 2;
THENCE S89°10'00"W 0.16 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL EIGHT:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID
SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING
RELATIVE THERETO:

COMMENCING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP
3 NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;
THENCE N23°20'00"W 293.61 FEET TO THE POINT OF BEGINNING;
THENCE N32°17'57"W 25.37 FEET;
THENCE N86°12'57"W 320.93 FEET;
THENCE N89°10'00"E 313.47 FEET;
THENCE S23°20'00"E 51.39 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL NINE:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID
SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING
RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3
NORTH, RANGE 68 WEST;

THENCE N00°50'00"W 380.00 FEET;
THENCE N23°20'00"W 293.61 FEET;
THENCE S32°17'57"E 220.72 FEET;
THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL TEN:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF
SECTION 2, 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 SOUTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SAID
SECTION 2 TO BEAR N89°10'00"E AND ALL BEARINGS CONTAINED HEREIN BEING
RELATIVE THERETO:

BEGINNING AT THE WEST 1/16 CORNER OF SAID SECTION 2 AND SECTION 11, TOWNSHIP 3
NORTH, RANGE 68 WEST;

THENCE N89°10'00"E 7.64 FEET;

THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 2 COURSES:

1. N00°37'12"W 663.15 FEET;
 2. THENCE N86°20'36"W 132.09 FEET;
- THENCE S23°20'00"E 24.06 FEET;
THENCE S32°17'57"E 220.72 FEET;
THENCE S00°28'49"E 463.01 FEET TO THE POINT OF BEGINNING,
COUNTY OF WELD, STATE OF COLORADO.

PARCEL ELEVEN:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF PARCEL 7;
THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°10'02" WEST, A DISTANCE OF 252.45 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25;
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°33'26" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°10'02" EAST, A DISTANCE OF 252.60 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 7;
THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°16'01" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWELVE:

A TRACT OF LAND BEING A PART OF WELD COUNTY ROAD 36 RECORDED IN BOOK 86 AT PAGE 273 OPENED BY ROAD PETITION RECORDED IN BOOK 2 AT PAGE 325 IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 10;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 10, NORTH 00°36'49" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID WELD COUNTY ROAD 36;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°09'58" EAST, A DISTANCE OF 1319.43 FEET;
2. NORTH 89°35'25" EAST, A DISTANCE OF 190.46 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, SOUTH 02°15'49" EAST, A DISTANCE OF 30.02 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID SOUTH LINE, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°35'25" WEST, A DISTANCE OF 191.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;
2. ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°09'58" WEST, A DISTANCE OF 1319.44 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 293.574 ACRES, (12,788,087 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Exhibit 2
POSTLE PROPERTIES – ANNEXATION
ZONING MAP
(attached)

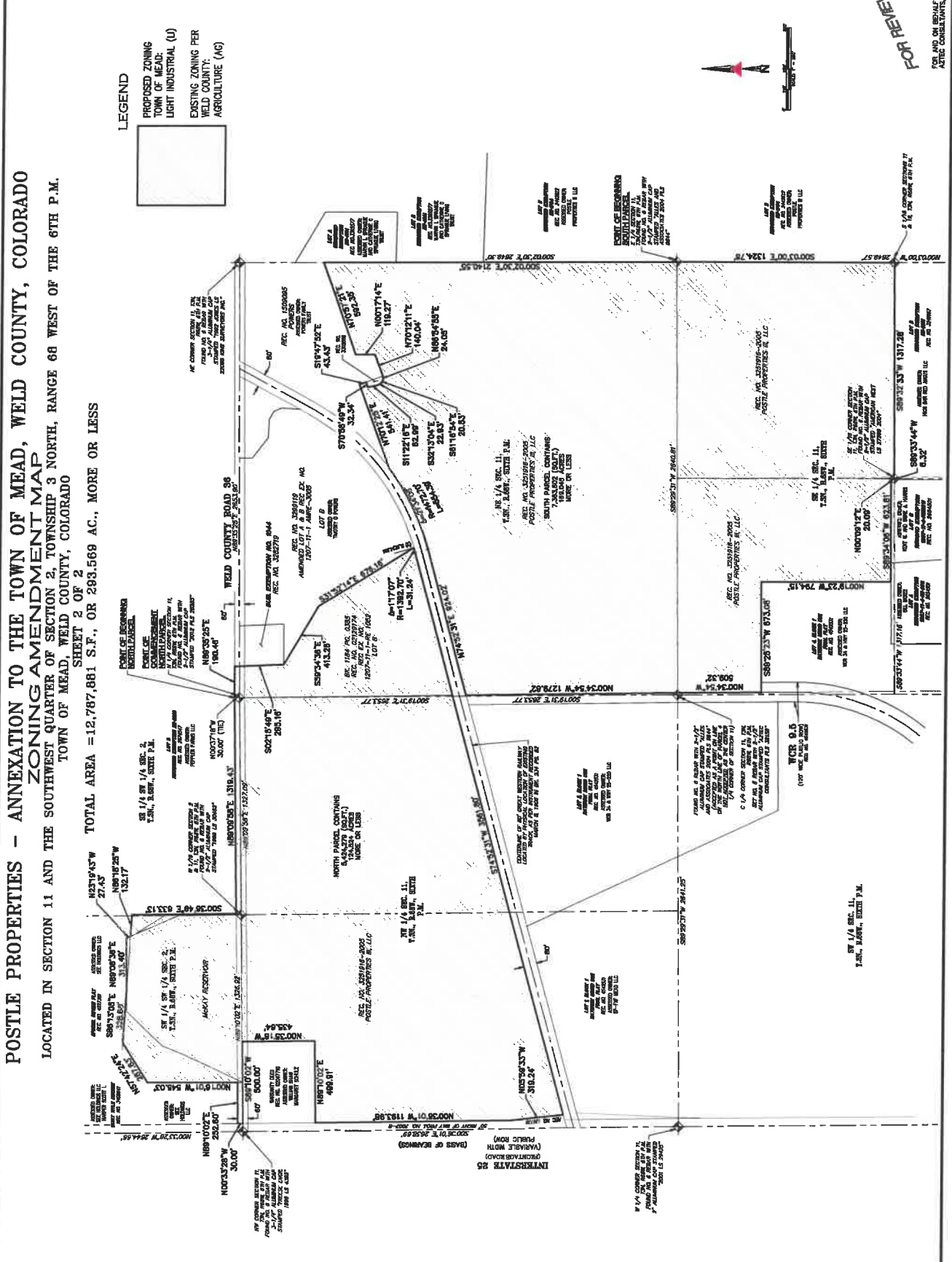
POSTLE PROPERTIES - ANNEXATION TO THE TOWN OF MEAD, WELD COUNTY, COLORADO
ZONING AMENDMENT MAP
 LOCATED IN SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 TOWN OF MEAD, WELD COUNTY, COLORADO
 SHEET 2 OF 2
 TOTAL AREA = 12,787,881 S.F., OR 293.569 AC., MORE OR LESS

DATE	BY	REVISION
8/4/2021		

AZTEC CONSULTANTS, INC.
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ZONING AMENDMENT MAP
 POSTLE PROPERTIES
 TOWN OF MEAD, WELD COUNTY, COLORADO
 800 W CANAL COURT, LITTLETON, CO 80120

TOWN OF MEAD
 OF 2 SHEETS
 84-08-017



FOR REVIEW
 FOR INFO ON BEHALF OF
 AZTEC CONSULTANTS, INC.

