

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 70-R-2021**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE ELEVATION 25 PRELIMINARY PLAT**

WHEREAS, the Town of Mead is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code to regulate the subdivision of land; and

WHEREAS, Silver Point Development, LLC, a Colorado limited liability company (“Applicant”) has submitted an application for a subdivision designated as the Elevation 25 Preliminary Plat (“Preliminary Plat”) for property consisting of 74.6 acres, more or less, and located generally west of County Road 9.5, south of State Highway 66 and north of County Road 28, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

WHEREAS, the Applicant is the authorized representative of the Property owners, Maan Farms Corporation; Sukhjeet Randhawa and Surender Singh; and Sukhminder Singh Maan and Jasvir K. Maan; and

WHEREAS, Section 16-4-60(a) of the Mead Municipal Code (“MMC”) sets forth that the purpose of a preliminary plat is to provide the Town with an overall master plan for the proposed development; and

WHEREAS, the Applicant is proposing subdividing the property into nine (9) lots for future office/warehouse distribution development and two (2) tracts to accommodate for open space, in accordance with Light-Industrial (LI) zoning previously approved by the Town Board of Trustees; and

WHEREAS, the Planning Commission considered the Preliminary Plat at a public hearing held on October 20, 2021, and recommended approval of the Preliminary Plat; and

WHEREAS, the Board of Trustees considered the Preliminary Plat at a duly noticed public hearing held on November 8, 2021; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code (including subdivision regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer for this case, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this Resolution; and

WHEREAS, the Board of Trustees has determined that the Elevation 25 Preliminary Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-60(c) of the MMC have been satisfied; and

WHEREAS, the Board of Trustees has further determined that approval of the Preliminary Plat will advance the public health, safety, convenience and general welfare of the residents of the Town,

subject to the conditions of approval as hereinafter set forth.

THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Mead, Colorado, as follows:

Section 1. That the Preliminary Plat designated as the Elevation 25 Preliminary Plat, be approved subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff, including providing a written statement from the Tri-State Generation and Transmission Association regarding location of the detention ponds as shown on the Preliminary Plat, 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 2. Subject to review and approval of the Preliminary Plat mylar by the Director and the Town Attorney, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Preliminary Plat mylar pursuant to the terms contained herein.

Section 3. Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant and Town officials in conformance herewith. The Preliminary Plat shall not be recorded in the Weld County real property records. In accordance with Section 16-4-60 of the MMC, the Preliminary Plat shall be valid for one (1) year and shall automatically expire thereafter. If a final plat is not submitted within one (1) year or within such extended time as may be granted by the Board of Trustees, a new preliminary plat must be submitted and processed in accordance with applicable provisions of the Land Use Code.

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

Section 5. Repealer. All resolutions, or parts thereof, in conflict with this Resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

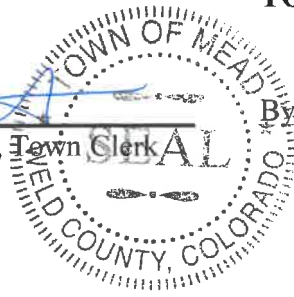
Section 6. Certification. The Town Clerk shall certify to the passage of this Resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED AND ADOPTED THIS 8TH DAY OF NOVEMBER, 2021.

ATTEST:

TOWN OF MEAD

By:  By: 
 Mary E. Strutt, CMC, Town Clerk Colleen G. Whitlow, Mayor



Attachments:

Exhibit 1 - Legal Description

Exhibit 2 – Elevation 25 Preliminary Plat

ELEVATION 25

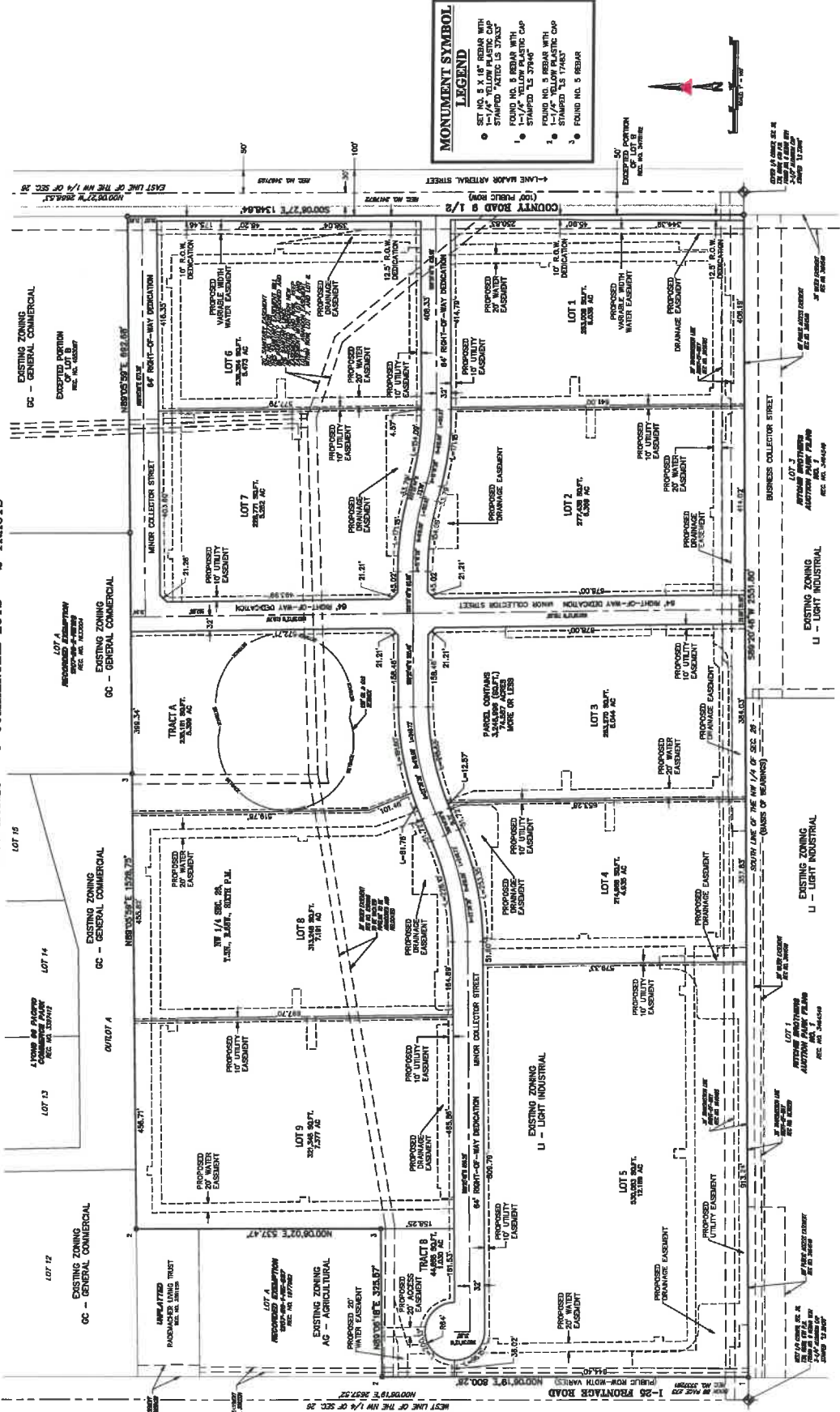
PRELIMINARY PLAT
 A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.
 74.587 ACRES - 9 COMMERCIAL LOTS - 2 TRACTS



NO.	DATE	DESCRIPTION
1	7/21/2021	2ND SUBMITTAL - PRELIMINARY PLAT
2	5/27/2021	

PRELIMINARY PLAT
 ELEVATION 25
 PRELIMINARY PLAT APPLICATION

SHT 2



MONUMENT SYMBOL LEGEND

- SET NO. 8 X 1/4" BEAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC 15 37463"
- FOUND NO. 5 BEAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "15 37463"
- FOUND NO. 5 BEAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "15 37463"
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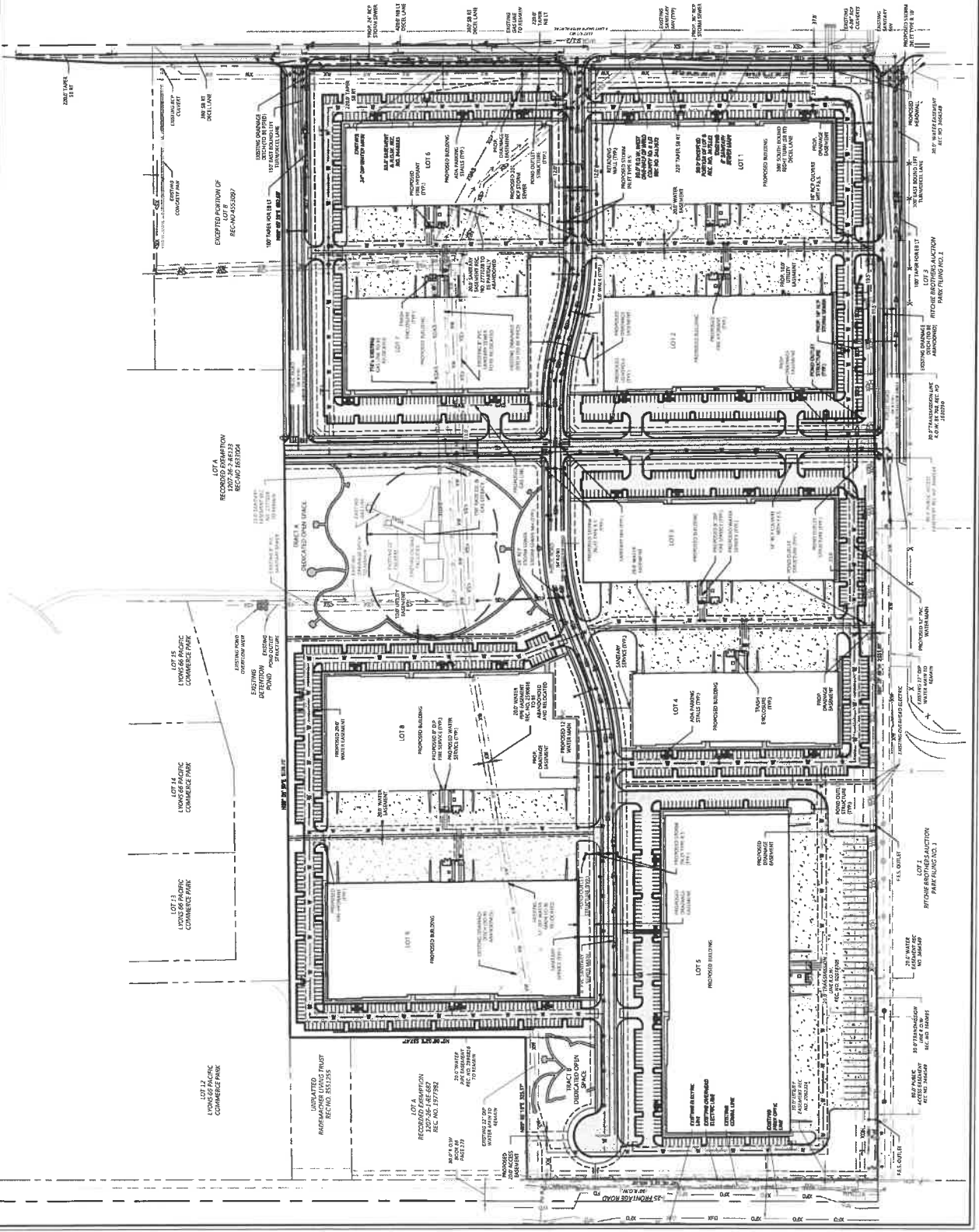
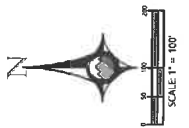




NO.	DATE	DESCRIPTION
1	5/27/2021	PRELIMINARY PLAT
2	7/23/2021	REVISIONS
3	10/1/2021	REVISIONS

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE



NO.	DATE	DESCRIPTION
1	5/21/2021	PRELIMINARY PLAT
2	5/17/2021	REVISED PLAT
3	5/17/2021	REVISED PLAT
4	5/17/2021	REVISED PLAT
5	5/17/2021	REVISED PLAT
6	5/17/2021	REVISED PLAT
7	5/17/2021	REVISED PLAT
8	5/17/2021	REVISED PLAT
9	5/17/2021	REVISED PLAT
10	5/17/2021	REVISED PLAT

