

**TOWN OF MEAD, COLORADO PLANNING COMMISSION
RESOLUTION NO. 03-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE
WATERFRONT FILING NO. 1 PRELIMINARY PLAT**

WHEREAS, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code (the “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, following review of a preliminary plat by the Town’s Planning Commission (the “Planning Commission”), the Planning Commission is required to recommend, to the Board of Trustees, approval, approval with conditions, or denial of a preliminary plat; and

WHEREAS, Bryan Horan and Ventana Capital (together, the “Applicant”), have submitted an application for the Waterfront Filing No. 1 Preliminary Plat (the “Preliminary Plat”) for the 586.07-acre property, known as the Waterfront Property, generally located west of I-25, north of the St. Vrain River, east of Third Street (CR 7), and south of State Highway 66, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, the Applicant is the authorized representative of the Property owner, Tharaldson Ethanol Plant I, L.L.C., a Nevada limited liability company; and

WHEREAS, the Preliminary Plat proposes to subdivide the northernmost 166.80-acre area (Filing No. 1) into 182 small lots, in accordance with the Residential Multi-Family (RMF-8) underlying zoning, and 209 large lots, in accordance with the Residential Single Family (RSF-4) underlying zoning; and

WHEREAS, the Preliminary Plat proposes to plat the remaining 419 acres of the Property as one tract (Tract I), to be replatted at a later date; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on April 20, 2022 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 April 20, 2022 meeting and public hearing, and desires to recommend that the Board of Trustees proceed to approve the Waterfront Filing No. 1 Preliminary Plat, subject to 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 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 the 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 20TH DAY OF APRIL, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: Jeannine Reed
Jeannine Reed, Secretary

By: Diana Kure
Diana Kure, Chair Pro Tem



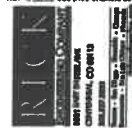
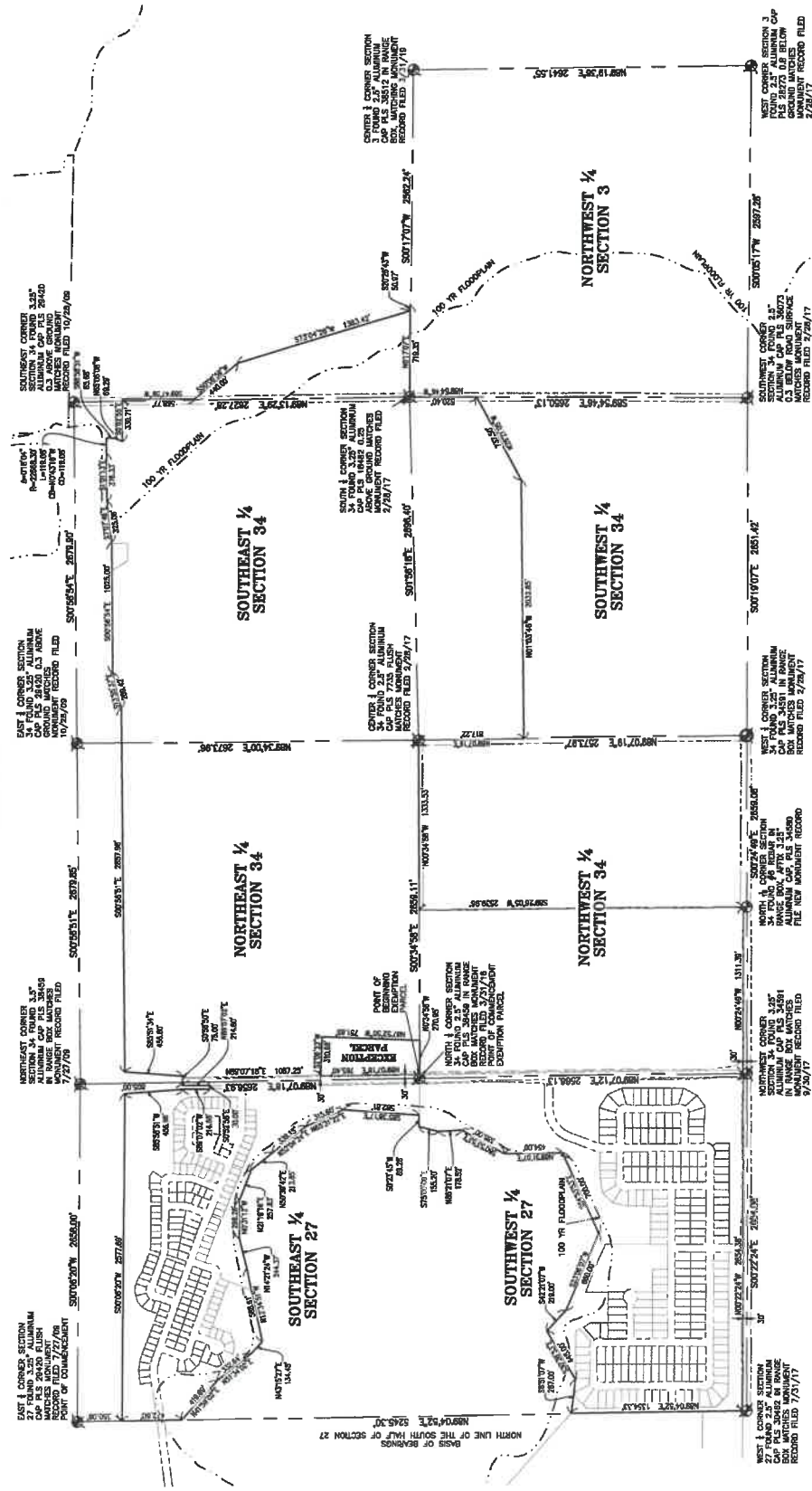
EXHIBIT 1

Waterfront Filing No. 1 Preliminary Plat
[Exhibit begins on the next page.]

WATERFRONT FILING NO. 1

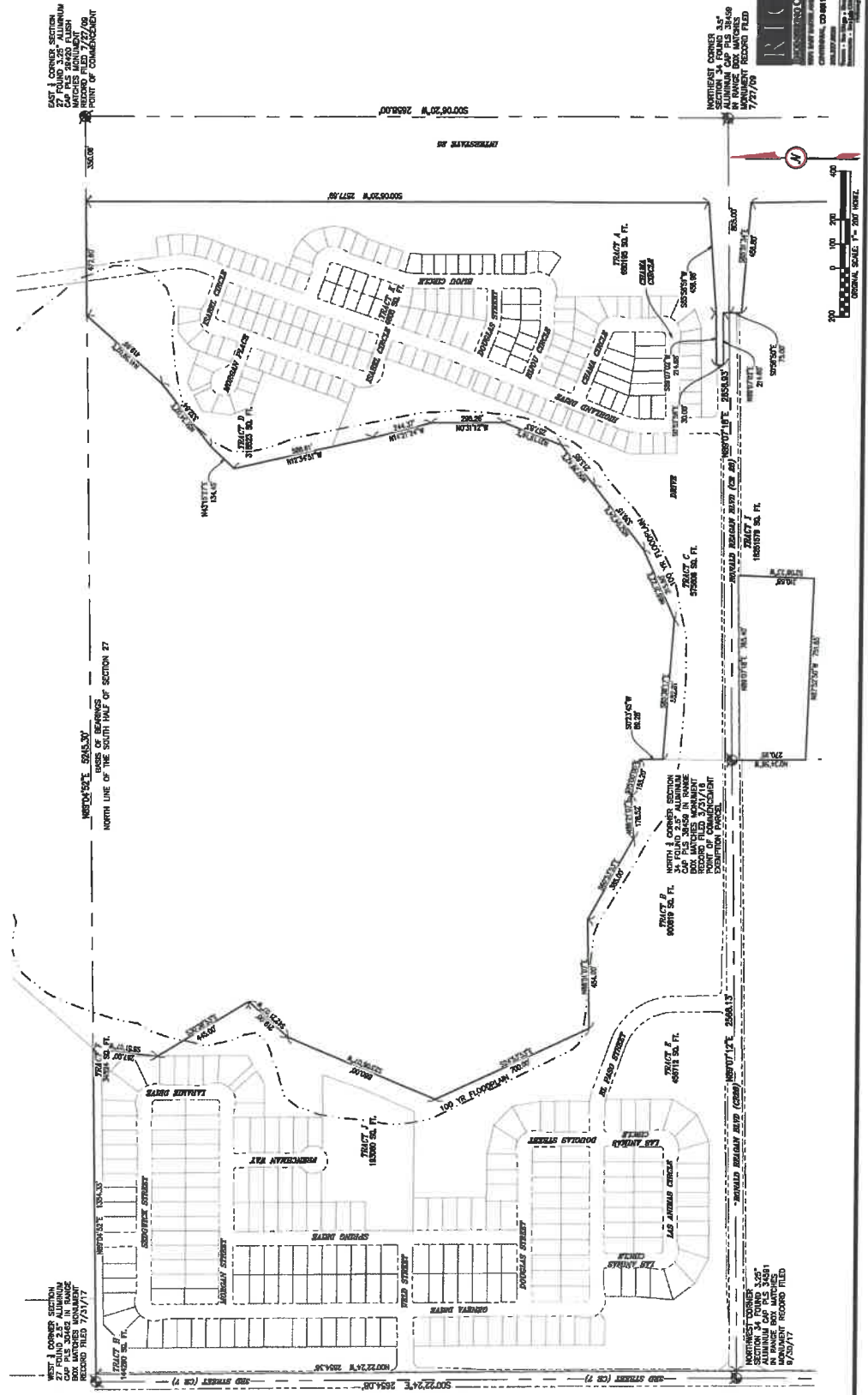
PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M. TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO CONTAINING 586.072 ACRES± SHEET 2 OF 13



WATERFRONT FILING NO. 1

PRELIMINARY PLAT
 LOCATED IN THE SOUTH HALF OF SECTION 27 AND SECTION 34, TOWNSHIP 3 NORTH, AND THE
 NORTH HALF OF SECTION 3, TOWNSHIP 2 NORTH, ALL OF RANGE 68 WEST 6TH P.M.
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 SHEET 3 OF 13



NORTHWEST CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

EAST 1/4 CORNER SECTION 27 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

NORTH 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

WEST 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

NORTH 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

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NORTH 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

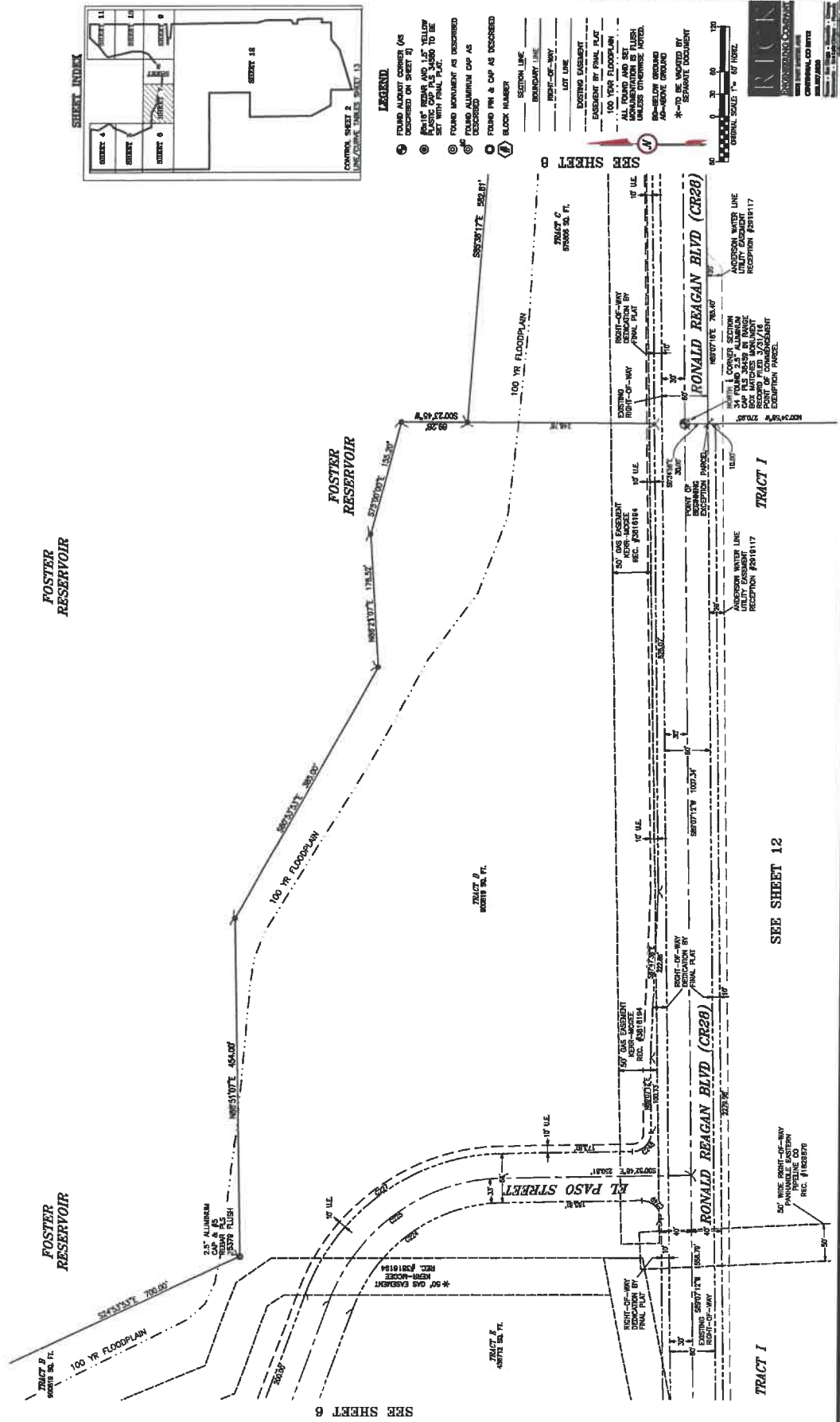
WEST 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

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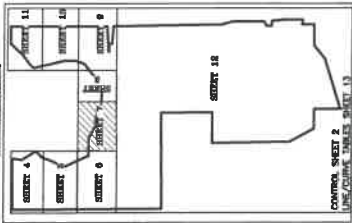
WEST 1/4 CORNER SECTION 34 FOUND 2.5" ALUMINUM MONUMENT IN RANGE BOX MARKING IN PLAT RECORD FILED 8/25/17

WATERFRONT FILING NO. 1

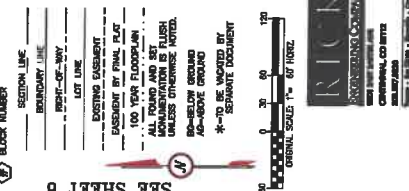
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 SHEET 7 OF 13



SHEET INDEX

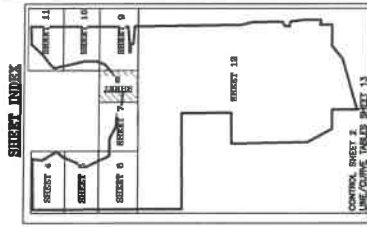


- LEGEND**
- ④ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 11
 - ⑤ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 12
 - ⑥ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 13
 - ⑦ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 14
 - ⑧ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 15
 - ⑨ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 16
 - ⑩ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 17
 - ⑪ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 18
 - ⑫ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 19
 - ⑬ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 20
 - ⑭ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 21
 - ⑮ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 22
 - ⑯ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 23
 - ⑰ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 24
 - ⑱ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 25
 - ⑲ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 26
 - ⑳ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 27
 - ㉑ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 28
 - ㉒ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 29
 - ㉓ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 30
 - ㉔ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 31
 - ㉕ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 32
 - ㉖ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 33
 - ㉗ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 34
 - ㉘ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 35
 - ㉙ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 36
 - ㉚ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 37
 - ㉛ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 38
 - ㉜ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 39
 - ㉝ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 40
 - ㉞ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 41
 - ㉟ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 42
 - ㊱ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 43
 - ㊲ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 44
 - ㊳ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 45
 - ㊴ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 46
 - ㊵ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 47
 - ㊶ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 48
 - ㊷ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 49
 - ㊸ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 50
 - ㊹ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 51
 - ㊺ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 52
 - ㊻ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 53
 - ㊼ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 54
 - ㊽ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 55
 - ㊾ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 56
 - ㊿ FOUND ALUMINUM CAP AS DESCRIBED ON SHEET 57



WATERFRONT FILING NO. 1

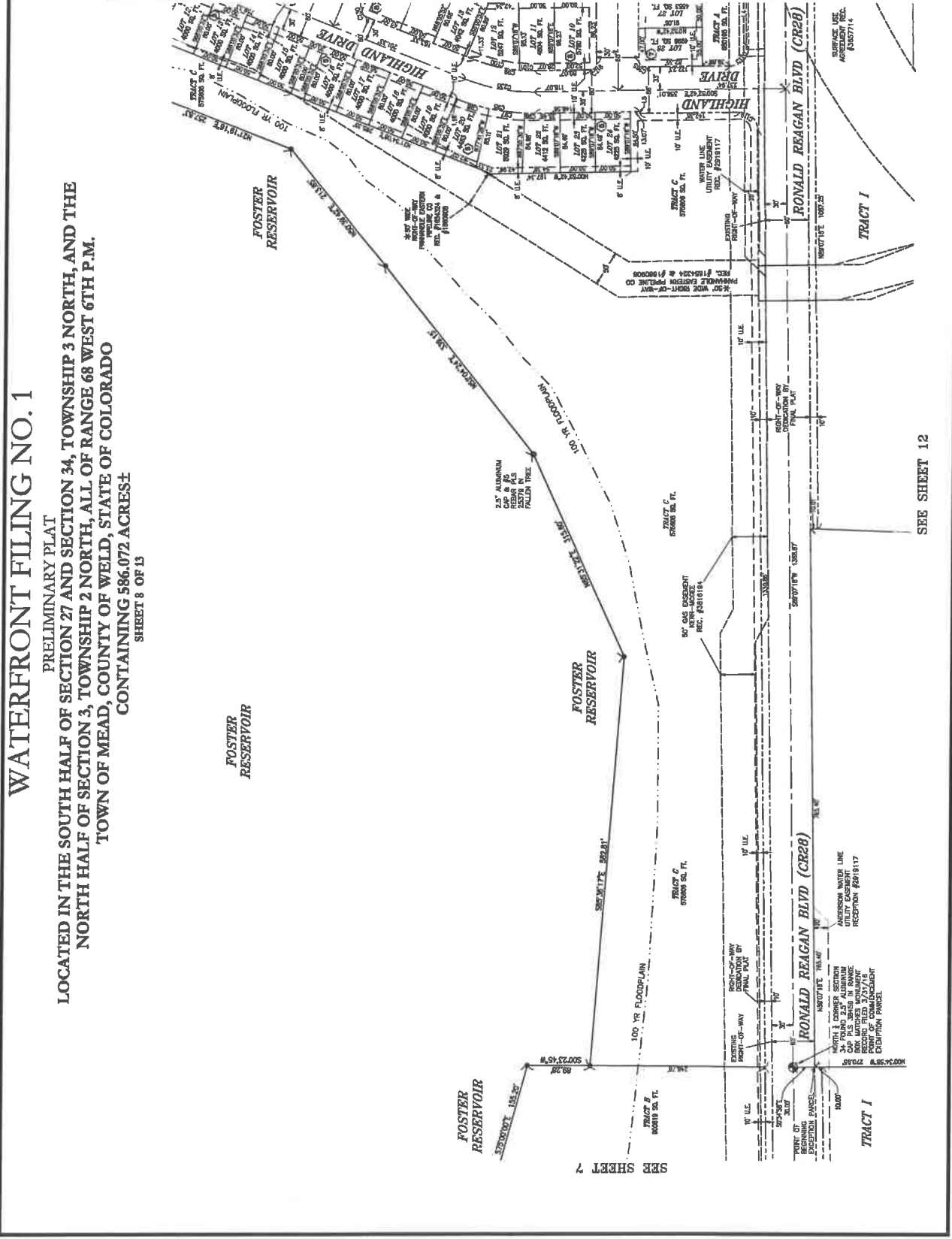
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 TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
 CONTAINING 586.072 ACRES
 SHEET 8 OF 13



SEE SHEET 9

SEE SHEET 7

- LEGEND**
- FOUND ALUMINUM COP (AS DESCRIBED ON SHEET 2)
 - FOUND ALUMINUM COP AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - FOUND ALUMINUM COP AS DESCRIBED
 - FOUND PIN & CAP AS DESCRIBED
 - BLOCK NUMBER
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - EASEMENT BY FINAL PLAT
 - 100 YR FLOODPLAIN
 - ALL FOUND AND SET FLUSH UNLESS OTHERWISE NOTED.
 - 50'-BELOW GROUND AS-BUILT FOUND
 - *TO BE MOVED BY SEPARATE DOCUMENT

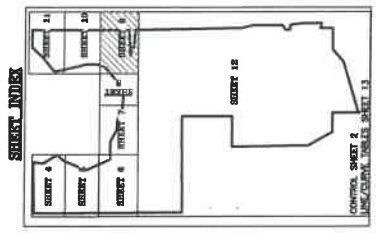
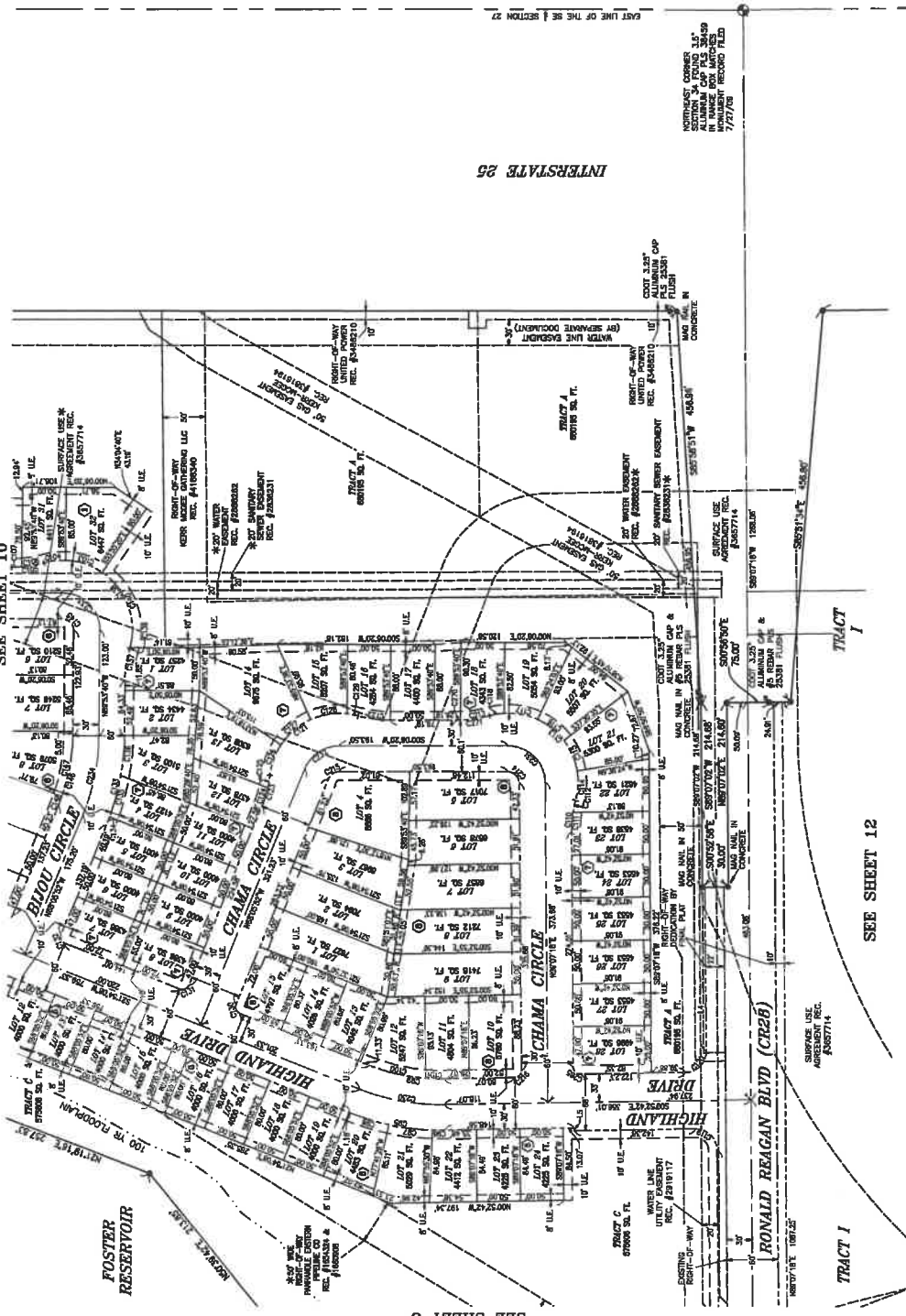


SEE SHEET 12

WATERFRONT FILING NO. 1

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TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
CONTAINING 586.072 ACRES±
SHEET 9 OF 13



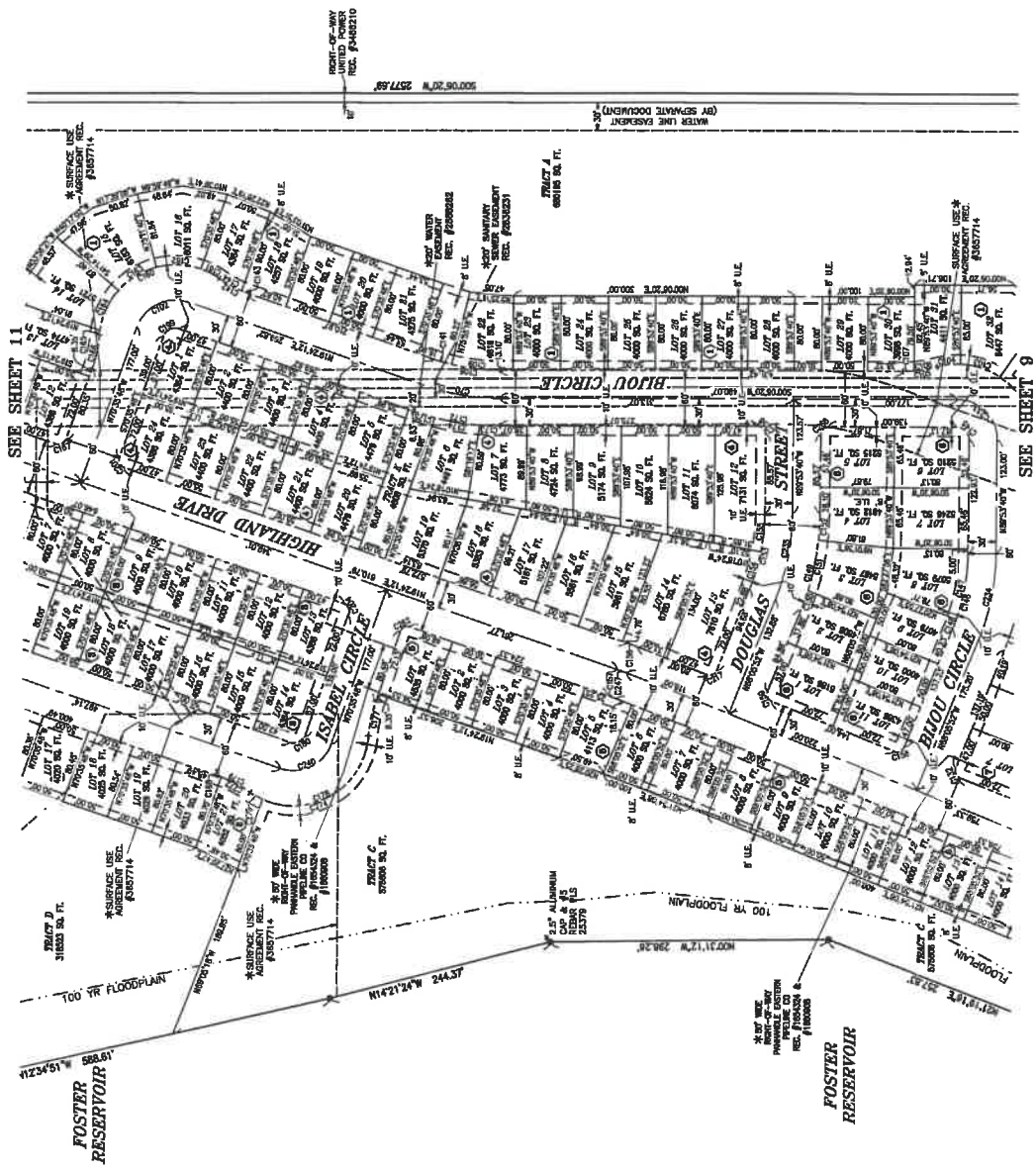
- LEGEND**
- ① FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
 - ② PLASTIC BENCH MARK 1.5" YELLOW PLASTIC CAP P.33 SHOWN TO BE SET WITH FINAL PLAT.
 - ③ FOUND MONUMENT AS DESCRIBED
 - ④ FOUND ALUMINUM CAP AS DESCRIBED
 - ⑤ FOUND PIN & CAP AS DESCRIBED
 - ⑥ BLOCK NUMBER
 - SECTION LINE
 - INDICATED LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - EASEMENT BY FINAL PLAT
 - 100 YEAR FLOODPLAIN
 - 100 YEAR FLOODPLAIN
 - MONUMENTATION BY FLUSH MONUMENTATION BY FLUSH UNLESS OTHERWISE NOTED.
 - 8'-BELLOW GROUND
 - AS-BEING GROUND
 - 8'-BELLOW GROUND
 - SEPARATE DOCUMENT



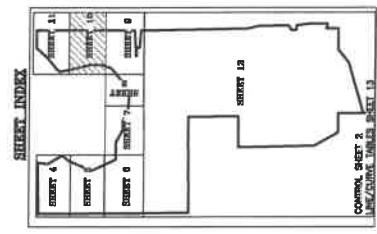
WATERFRONT FILING NO. 1

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INTERSTATE 25



- LEGEND**
- ④ FOUND ALUMINUM CORNER (AS DESCRIBED ON SHEET 2)
 - ⑤ 1/4" PIPER AND 1/2" YELLOW SET WITH FRANK PLAIN
 - ⑥ FOUND MONUMENT AS DESCRIBED
 - ⑦ FOUND ALUMINUM CAP AS DESCRIBED
 - ⑧ FOUND PIN & CAP AS DESCRIBED
 - ⑨ BLOCK NUMBER
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - EASEMENT BY FRANK PLAIN
 - 100 YR FLOODPLAIN
 - ALL FOUND AND SET UNLESS OTHERWISE NOTED
 - 80-BELOW EXISTING AS-BEFORE GROUND
 - X-TO BE MARKED BY SEPARATE DOCUMENT

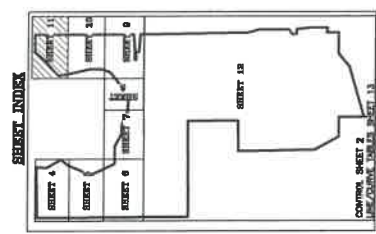
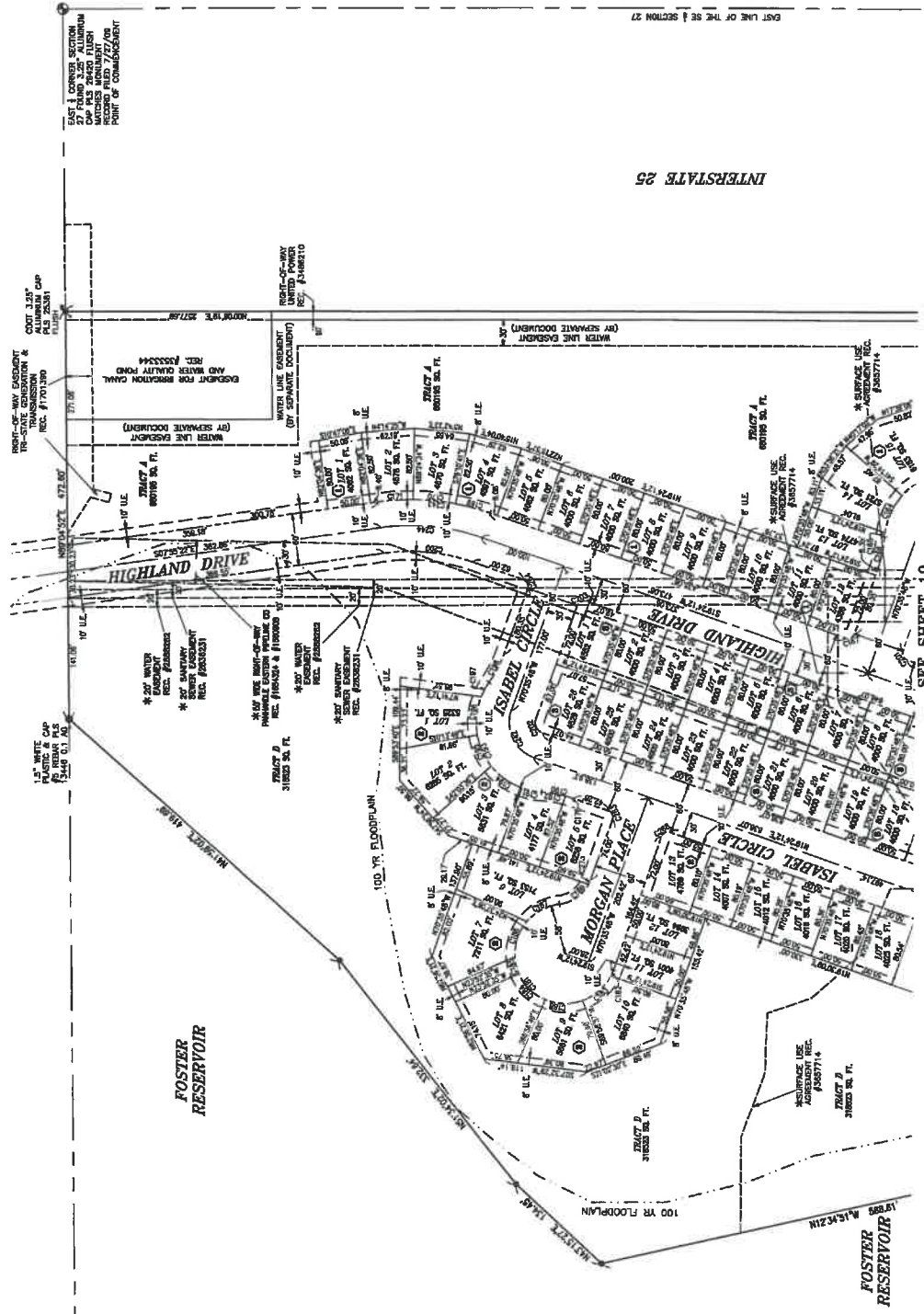
A north arrow pointing upwards and a graphic scale bar showing distances in feet (0, 30, 60, 90, 120). Below the scale bar is the text 'ORIGINAL SCALE 1" = 100' FEET'.

RICK
ENGINEERING CONSULTANTS
1000 14TH STREET
DENVER, CO 80202
TEL: 303.733.1111
WWW.RICKENGINEERING.COM

WATERFRONT FILING NO. 1

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- LEGEND**
- ① FOUND ALIQUOT CORNER (AS DESCRIBED ON SHEET 2)
 - ② 1/4" P. REBAR AND 1/4" YELLOW CONCRETE MONUMENT TO BE SET WITH FINAL PLAT
 - ③ FOUND MONUMENT AS DESCRIBED (BY SEPARATE DOCUMENT)
 - ④ FOUND PIN & CAP AS DESCRIBED (BY SEPARATE DOCUMENT)
 - ⑤ BLOCK NUMBER
 - SECTION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - LOT LINE
 - EXISTING EASEMENT
 - PROPOSED BY FINAL PLAT
 - 100 YEAR FLOODPLAIN
 - ALL FOUND AND SET MONUMENTS UNLESS OTHERWISE NOTED
 - BE-REAR GROUND
 - AS-BEING GROUND
 - *-TO BE LOCATED BY SEPARATE DOCUMENT

ACK

REGISTERED LAND SURVEYOR
 STATE OF COLORADO
 EXPIRES 12/31/2024

SCALE: 1" = 40' HORIZ.

DATE: 11/15/2024

INTERSTATE 25

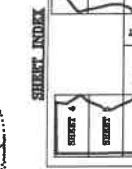
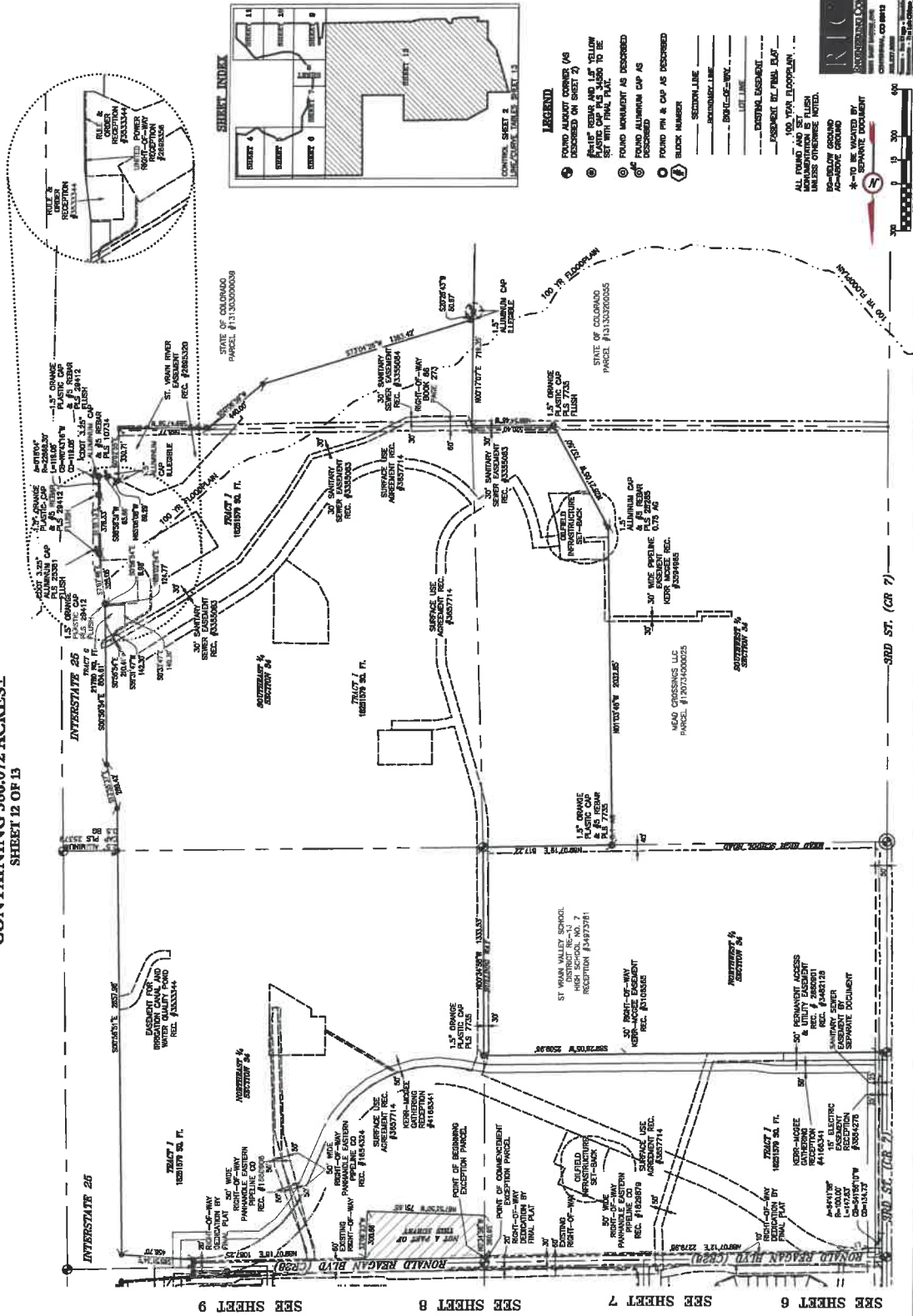
SEE SHEET 10

24-2-22-2790

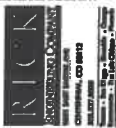
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- LEGEND**
- ① FOUND ALUMINUM CAP (AS FOUND ON SHEET 7)
 - ② FOUND ALUMINUM CAP (AS FOUND ON SHEET 7) PLASTIC CAP IN PLACE TO BE SET WITH FINAL PLAT.
 - ③ FOUND MANHOLE AS DESCRIBED
 - ④ FOUND ALUMINUM CAP AS DESCRIBED
 - ⑤ FOUND PM & CAP AS DESCRIBED
 - ⑥ FOUND PM & CAP AS DESCRIBED
 - ⑦ BLACK NUMBER
 - SECONDARY LINE
 - DOWNSIDE-SW
 - LIT LINE
 - DISTAL EASEMENT
 - POSITIVE REL. FINAL PLAT
 - 100 YEAR EASEMENT
- ALL FOUND AND SET INFORMATION IS PLACED IN CHANGES TO BE MADE TO THE ORIGINAL RECORDING DOCUMENT AS TO BE VACATED BY SEPARATE DOCUMENT



SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 0

SEE SHEET 11

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 0

SEE SHEET 11

SEE SHEET 10

SEE SHEET 9

SEE SHEET 8

SEE SHEET 7

SEE SHEET 6

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

SEE SHEET 2

SEE SHEET 1

SEE SHEET 0

