

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 10-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE POSTLE
SUBDIVISION FILING NO. 2 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 of Mead’s Planning Commission (the “Planning Commission”), the Planning Commission is required to recommend, to the Board of Trustees, approval of the preliminary plat, or approval with conditions, or denial of a preliminary plat; and

WHEREAS, Mead Investors 2, LLC (the “Owner”) has submitted an application for the Postle Subdivision Filing No. 2 Preliminary Plat (the “Preliminary Plat”) for the properties generally known as the Schulz Property and Lot 1, Block 1 of the Postle Subdivision Filing No. 1, generally located south of WCR 36, and east of the I-25 Frontage Road, 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 Preliminary Plat proposes to add one unplatted tract of land to the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, to create one singular lot including the entirety of the Property; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on September 21, 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 September 21, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Postle Subdivision Filing No. 2 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, *Preliminary Plat*, of the Land Use Code.

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 Land Use Code 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 21st DAY OF SEPTEMBER, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: 
Jeannine Reed, Secretary



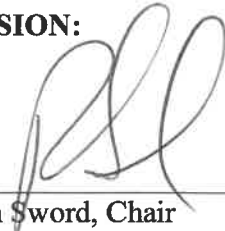

By: Ryan Sword, Chair

EXHIBIT 1

Postle Subdivision Filing No. 2 Preliminary Plat
[Exhibit begins on the next page.]

POSTLE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AND AN UNPLATTED PARCEL OF LAND,
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
PRELIMINARY PLAT

SHEET INDEX
SHEET 1 = COVER SHEET
SHEET 2 = DETAIL SHEET &
GENERAL NOTES



OWNER:
MEAD INDUSTRIAL DEVELOPMENT, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

DEVELOPER/APPLICANT:
MEAD INDUSTRIAL DEVELOPMENT, LLC
252 CLAYTON STREET
4TH FLOOR DENVER CO 80206 US

ENGINEER:
1008 W. CANAL COURT, LITTLETON, CO 80120
720-581-9763

TOWN ENGINEER CERTIFICATE
APPROVED AS TO FORM BY THE TOWN ENGINEER OF THE TOWN OF MEAD, COLORADO,
THIS _____ DAY OF _____, A.D. 20____.

TOWN ENGINEER _____

PLANNING COMMISSION CERTIFICATE
RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL THIS _____ DAY
OF _____, 20____.

CERTIFICATE OF OWNERSHIP
EXECUTED THIS _____ DAY OF _____, 20____.

OWNER: MEAD INDUSTRIAL DEVELOPMENT, LLC
A COLORADO LIMITED LIABILITY COMPANY

BY: RONALD T. CORBETH, MANAGER

STATE OF _____ }
COUNTY OF _____ }
BY _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY AN AUTHORIZED OFFICER OF MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

EXECUTED THIS _____ DAY OF _____, 20____.

OWNER: MEAD INVESTORS 2, L.L.C.
A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF _____ }
COUNTY OF _____ }
BY _____ }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY AN AUTHORIZED OFFICER OF MEAD INVESTORS 2, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

GENERAL NOTES
SEE SHEET 2

NOT FOR RECORDATION

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 1, POSTLE SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 481177 AND ALL OF THAT UNPLATTED PARCEL OF LAND AS RECORDED UNDER RECEPTION NO. 472924, IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDERS' OFFICE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEGINNING.
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING 200.00 FEET, WITH ALL BEARINGS HERON REINTERPRETED THEREIN.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11;
THENCE ALONG SAID WEST LINE, SOUTH 02°02'00" EAST, A DISTANCE OF 49.80 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 80°23'59" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 11;
36 AS RECORDED UNDER RECEPTION NO. 481178 IN SAID OFFICIAL RECORDS, AND THE POINT OF BEGINNING.

THENCE ALONG SAID SOUTHWEST CORNER OF SAID SECTION 11, NORTH 87°10'02" EAST, A DISTANCE OF 3.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET;
1. NORTH 87°10'02" EAST, A DISTANCE OF 3.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 50.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 129°04'01", AN ARC LENGTH OF 138.66 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 38.00 FEET;

3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°06'30", AN ARC LENGTH OF 37.10 FEET;
4. NORTH 87°10'02" EAST, A DISTANCE OF 374.36 FEET TO THE WESTERLY BOUNDARY OF LOT 2, BLOCK 1 AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:
1. SOUTH 00°30'30" EAST, A DISTANCE OF 340.86 FEET;
2. SOUTH 00°30'30" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHERLY BOUNDARY OF TRACT D, AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 87°10'02" WEST, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF INTERSTATE 25 AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1, AND THE POINT OF BEGINNING OF THE WESTERLY BOUNDARY OF TRACT D, AS SHOWN ON SAID POSTLE SUBDIVISION FILING NO. 1, RECORDS OF COLORADO DEPARTMENT OF TRANSPORTATION;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°02'00" WEST, A DISTANCE OF 164.53 FEET TO THE CORNER OF BEGINNING, AND TO HERETOBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME OF POSTLE SUBDIVISION FILING NO. 2, SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACES, AND UTILITY AND EASEMENTS, AND THE PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED;

THIS DESCRIBED FINAL PLAT CONTAINS AN AREA OF 10,242 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

LAND SUMMARY CHART

TYPE	AREA (SQ FT)	AREA (AC)	% OF TOTAL AREA	LAND USE	OWNERSHIP	MAINTENANCE
LOT 1, BLOCK 1	446,136	10.242	100.00	INDUSTRIAL	IND & MIZ	IND & MIZ
TOTALS	446,136	10.242	100.00		MIZ = MEAD INDUSTRIAL DEVELOPMENT, LLC	

MIZ = MEAD INVESTORS 2, L.L.C.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES
THE PRELIMINARY PLAT SHOWN HERON IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____ PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____, 20____. THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BEING SUBJECT TO THE FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID ONE YEAR PERIOD BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 89, C.R.S., AS AMENDED.

MAYOR _____

ATTEST: _____

TOWN CLERK _____

SURVEYOR'S STATEMENT

I, SHARON D. LEE, A DAILY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HAVE PERSONALLY EXAMINED THE INSTRUMENT AND THE SURVEY MADE ON AUGUST 11, 2021, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO RELATING TO INSTRUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF MEAD.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

SHARON D. LEE, PLS. REG. NO. 20053
1000 W. CANAL COURT, LITTLETON, CO 80120
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST INDEPENDENT AVENUE, SUITE 1, LITTLETON, CO 80120

NOTES: ACCORDING TO COLORADO LAW, YOU MUST CHALLENGE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST TAKE POSSESSION OF THE LAND. THIS SURVEY WILL BE CONSIDERED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HERON.

NOTES: THE STATE OF COLORADO BOARD OF LICENSES FOR ARCHITECTS, ENGINEERS AND PROFESSIONAL LAND SURVEYORS HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT THE SURVEYOR HAS MET THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS TO BE A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR. THE SURVEYOR HAS MET THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS TO BE A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR. THE SURVEYOR HAS MET THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS TO BE A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR. THE SURVEYOR HAS MET THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS TO BE A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR.



DEVELOPER
MEAD INDUSTRIAL DEVELOPMENT, LLC
252 CLAYTON STREET, 4TH FLOOR
DENVER, CO 80206 US

DATE OF PREPARATION: 08/07/2022
SCALE: N/A
SHEET 1 OF 2

Drawn By: BSA

LAST REVISED: 2022/09/12

