

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 76-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO CONDITIONALLY  
APPROVING 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**, 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, and 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 combine the unplatted Schulz Property with the existing Lot 1, Block 1 of the Postle Subdivision Filing No. 1, to create a single lot; 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 recommended conditional approval of the Preliminary Plat to the Board of Trustees, as memorialized in Resolution No. 10-PC-2022; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on September 26, 2022 to consider the Preliminary Plat; and

**WHEREAS**, the administrative record for this case includes, but is not limited to, the Annexation Agreement, the MMC, including the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations of the Town, the staff files and reports of the Community Development Director (the “Director”) and Town Engineer for this case, any and all submittals by the Owner, and the digital recordings and minutes of both the Planning Commission and Board of Trustee meetings at which this application was considered; and

**WHEREAS**, the Board of Trustees has reviewed the proposed Preliminary Plat and has determined that the Preliminary Plat meets all applicable requirements of the MMC and that the review criteria set forth in Section 16-4-60 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, that:

**Section 1.** The recitals contained above are incorporated herein by reference and adopted

as findings and determinations of the Board of Trustees.

**Section 2.** The Postle Subdivision Filing No. 2 Preliminary Plat in the form attached to this Resolution as **EXHIBIT 1** is approved 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 Preliminary Plat; and
- b) The Owner shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**Section 3.** 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 4.** Approval of the Preliminary Plat shall be deemed effective upon signing of the Preliminary Plat mylar by the Owner 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 5. Effective Date.** This Resolution shall become effective immediately upon adoption.

**Section 6. 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 7. 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 26<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**ATTEST:**

**TOWN OF MEAD**

By:   
 Mary E. Strutt, MMC, Town Clerk



By:   
 Colleen G. Whitlow, Mayor

**EXHIBIT 1**

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



