

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 01-PC-2023**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE LIBERTY
RANCH FILING NO. 3 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, Lorson South Land Corp., a Colorado corporation, as the applicant and owner of the Property (“Applicant”), submitted an application for the Liberty Ranch Filing No. 3 Preliminary Plat (“Preliminary Plat”) for the development of the property located generally at the southeast corner of the intersection of Highway 66 and Weld County Road 5.5, in the Town of Mead, County of Weld, State of Colorado, which property consists of 12.80 acres more or less, and is described with particularity in the Preliminary Plat (“Property”); and

WHEREAS, the Preliminary Plat proposes to subdivide the Property into seven (7) lots and four (4) outlots; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on January 25, 2023 to consider the Preliminary Plat, which hearing was postponed/continued from the January 18 Planning Commission meeting due to inclement weather; 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 January 25, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees approve the Liberty Ranch Filing No. 3 Preliminary Plat 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 MMC Section 16-4-60.

Section 2. The Planning Commission recommends conditional 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 25th DAY OF JANUARY, 2023.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: _____
Jeannine Reed, Secretary

By: _____
Chairman or Acting Chair

EXHIBIT 1

Liberty Ranch Filing No. 3 Preliminary Plat
[Exhibit begins on the next page.]

No Action Taken

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT

TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP:

The undersigned are the owners of certain lands in Mead, Colorado, described as follows:

Tract A and Tract K, Liberty Ranch Filing No. 1, recorded June 23, 2005 as Reception No. 3296974 of the records of Weld County and situate within the Northeast Quarter of Section Twenty-eight (28), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Town of Mead, County of Weld, State of Colorado

and do hereby lay out and establish this Preliminary Plat of the above-described land under the name and style of LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT, showing, as applicable, the proposed lots, blocks, tracts, streets, alleys, parks, open space and utility and other easements; and further acknowledge that: a) all conditions, terms and specifications designated or described hereon shall be binding on the owners and the heirs, successors and assigns of the owners; and b) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Preliminary Plat contains 12.80 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, we have hereunto set our hands and seals this ____ day of _____, 20__.

OWNER: LORSON SOUTH LAND CORP., a Colorado corporation

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF WELD)

The foregoing certificate of ownership was acknowledged before me by _____

this ____ day of _____, 20__, by _____

as _____ of _____.

Witness my hand and seal _____
Notary Public

My commission expires: _____

OWNER: LIBERTY RANCH HOMEOWNERS ASSOCIATION, INC., a Colorado Nonprofit Corporation

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
)SS
COUNTY OF WELD)

The foregoing certificate of ownership was acknowledged before me by _____

this ____ day of _____, 20__, by _____

as _____ of _____.

Witness my hand and seal _____
Notary Public

My commission expires: _____

PLANNING COMMISSION CERTIFICATE:

Recommended by the Mead Planning Commission for Approval this ____ day of _____, 20__.

Chairman

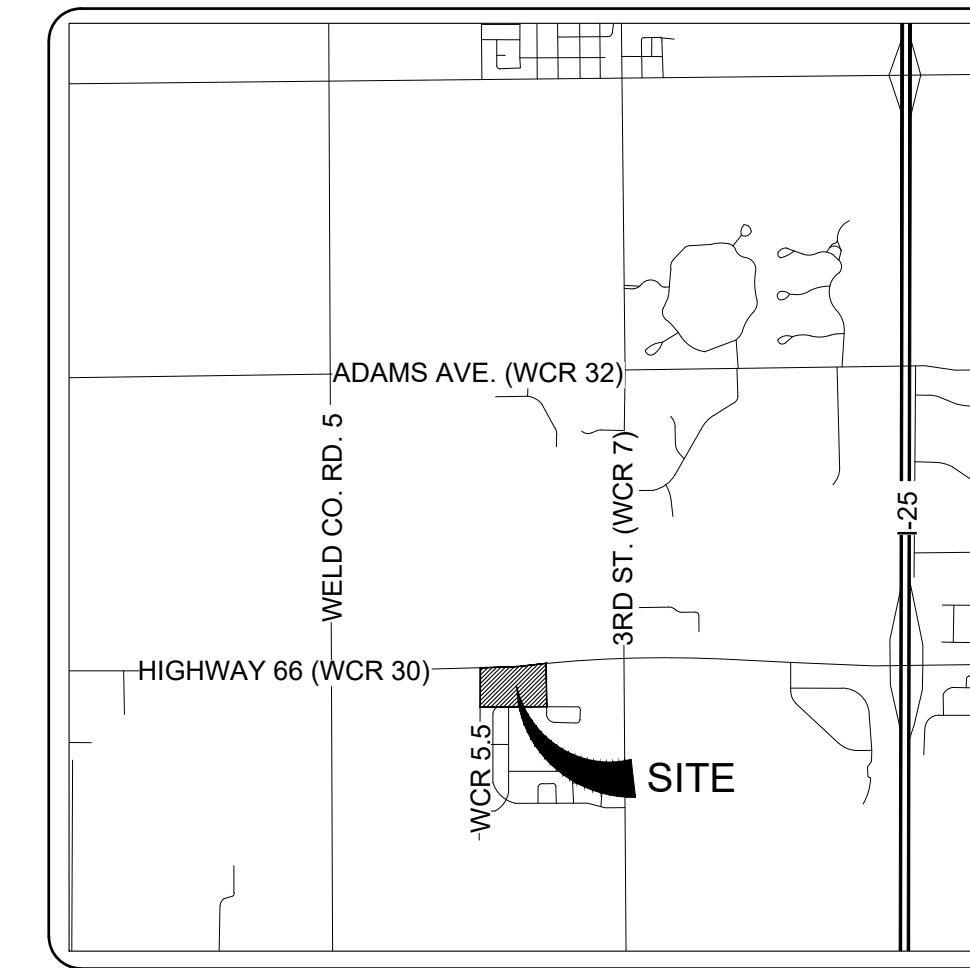
Secretary

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES :

The Preliminary Plat shown hereon is approved 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 becoming null and void if a Final Plat application is not submitted to the Town within said time limit or any extension granted by the Board of Trustees. Approval of the Preliminary Plat does not result in the vesting of property rights under Title 24, Article 68, C.R.S., as amended.

BY: _____
Mayor

ATTEST: _____
TOWN CLERK



VICINITY MAP
1" = 4000'

NOTES:

- The Basis of Bearings is the West line of Tract K, Liberty Ranch Filing No. 1 as bearing North 00° 10' 22" East (assumed), as monumented on drawing.
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File Number 24759UTNC, dated June 11, 2020 prepared by Unified Title Company of Northern Colorado, LLC and also Commitment Number 221641, dated July 21, 2022 at 8:00 AM prepared by Stewart Title Guaranty Company.
- The lineal unit of measurement for this plat is U. S. Survey Feet.

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Preliminary Plat shown hereon is a correct delineation of the above described parcel of land.

I further certify that this Preliminary Plat and legal description were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this ____ day of _____, 20__.

DRAFT
11-09-2022
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION
For On Behalf of Northern Engineering Services
Aaron M. Lund
Colorado Registered Professional
Land Surveyor No. 38670

PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	INTENDED OWNERSHIP/MAINTENANCE BY
OUTLOT A	Open Space	Drainage & Irrigation Easement	67,654 S.F. 1.55 AC.	12.24%	LIBERTY RANCH HOMEOWNER ASSOCIATION INC
OUTLOT B	Open Space	Drainage & Irrigation Easement	63,380 S.F. 1.46 AC.	11.47%	LIBERTY RANCH HOMEOWNER ASSOCIATION INC
OUTLOT C	Open Space	Drainage Easement	22,599 S.F. 0.52 AC.	4.09%	LIBERTY RANCH HOMEOWNER ASSOCIATION INC
OUTLOT D	Open Space	Drainage Easement	11,540 S.F. 0.26 AC.	2.09%	LIBERTY RANCH HOMEOWNER ASSOCIATION INC
OUTLOT TOTAL AREA:			175,018 S.F. 4.01 AC.		
ROW	Public Use	Public Right of Way	76,124 S.F. 1.75 AC.	13.78%	Town of Mead
LOTS (7)	Commercial	As Indicated on Plat	311,270 S.F. 7.15 AC.	56.33%	Property Owner
TOTAL			552,567 S.F. 12.69 AC.	100.00%	

LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	4
2	3
TOTAL LOTS	7

NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 28
TOWNSHIP: 3N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY
970.221.4188
NORTHERNENGINEERING.COM

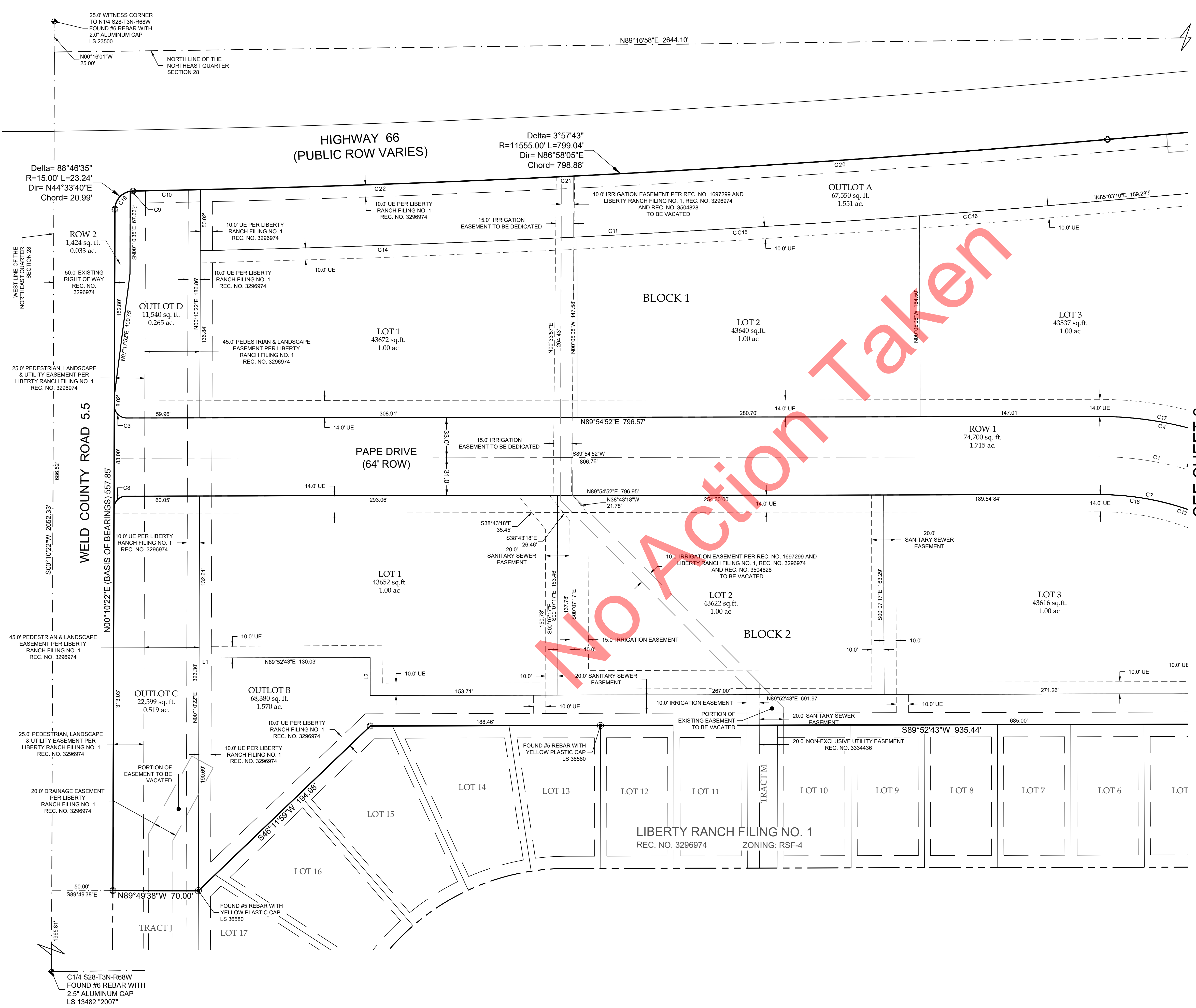
PROJECT: 911-027
DATE: 09/01/2022
CLIENT: N.A.
SCALE: N.A.
DRAWN BY: S. Poquin
REVIEWED BY: A. Lund

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT
TOWN OF MEAD
STATE OF COLORADO

Sheet
1
Of 3 Sheets

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT

TRACTS A AND K, LIBERTY RANCH FILING NO. 1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



LEGEND

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH YELLOW PLASTIC CAP, LS 38670
- ⊙ FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

NORTH

(US SURVEY FEET)
1 inch = 40 ft.

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SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188
NORTHERNENGINEERING.COM

DATE: 08/01/2022
PROJECT: 911-027
CLIENT: SCALE: 1" = 40'
DRAWN BY: S. Poquin
REVIEWED BY: A. Lund

LIBERTY RANCH FILING NO. 3 PRELIMINARY PLAT
TOWN OF MEAD
STATE OF COLORADO

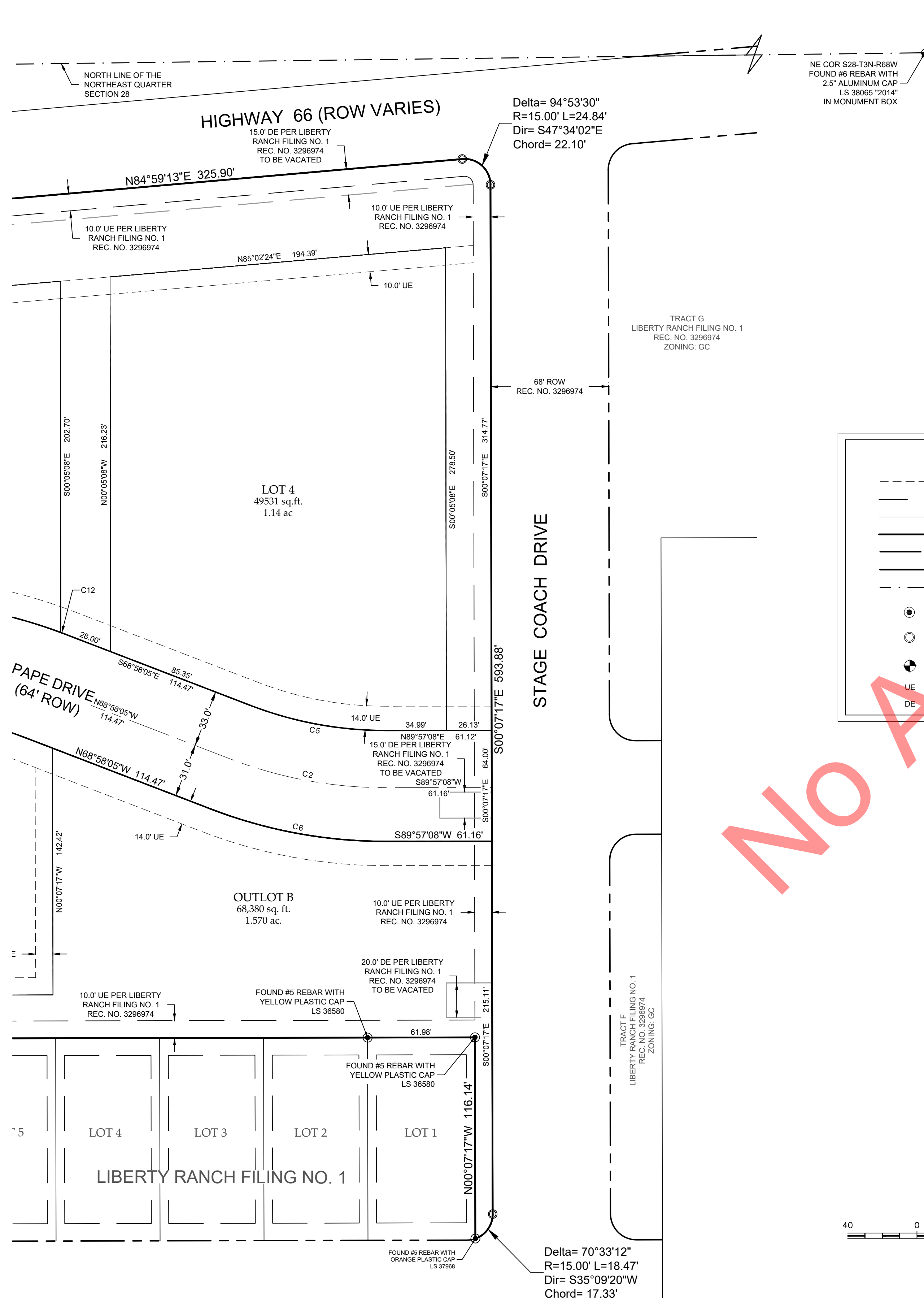
Sheet
2
Of 3 Sheets

PRELIMINARY
Amm M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

S:\Survey\jobs\911-027\Drawings\plat\911-027_PLAT.dwg, 11/29/2022 2:15:07 PM, 1:1

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NE COR S28-T3N-R68W
FOUND #6 REBAR WITH
2.5" ALUMINUM CAP
LS 38085 "2014"
IN MONUMENT BOX

Delta= 94°53'30"
R=15.00' L=24.84'
Dir= S47°34'02"E
Chord= 22.10'

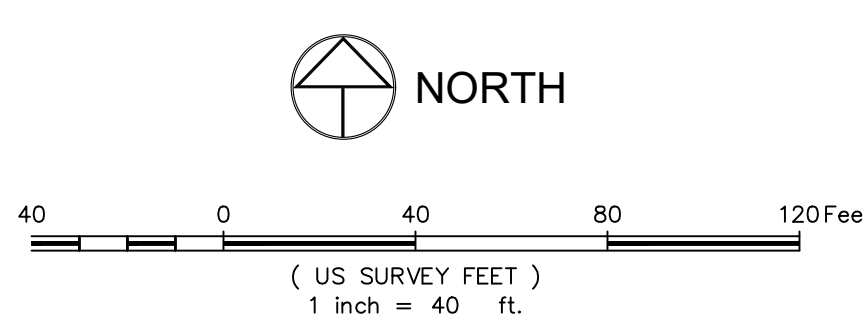
Delta= 70°33'12"
R=15.00' L=18.47'
Dir= S35°09'20"W
Chord= 17.33'

LEGEND

- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 1/2" #4 REBAR WITH YELLOW PLASTIC CAP, LS 38670
- ⊕ FOUND SECTION CORNER AS DESCRIBED
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	21°07'03"	250.00'	92.14'	N79°31'37"W	91.62'
C2	21°11'16"	248.74'	91.98'	N79°30'28"W	91.46'
C4	21°07'03"	283.00'	104.31'	N79°31'37"W	103.72'
C5	21°21'57"	217.09'	80.95'	S79°21'45"E	80.48'
C6	21°04'46"	281.00'	103.38'	N79°30'28"W	102.80'
C7	21°07'03"	219.00'	80.72'	N79°31'37"W	80.26'
C10	0°16'28"	11555.00'	55.34'	N88°48'43"E	55.34'
C11	3°20'21"	11605.00'	676.33'	N87°00'42"E	676.23'
C13	5°46'48"	219.00'	22.09'	N71°51'29"W	22.08'
C14	1°28'28"	11605.00'	298.65'	N87°56'38"E	298.64'
C15	1°28'13"	11605.00'	291.05'	N86°29'17"E	291.05'
C16	0°25'40"	11605.00'	86.63'	N85°33'21"E	86.63'
C17	20°33'11"	283.00'	101.52'	N79°48'33"W	100.97'
C18	15°20'17"	219.00'	58.63'	N82°25'00"W	58.45'
C20	2°10'49"	11555.00'	439.71'	N86°04'38"E	439.68'
C21	0°04'28"	11555.00'	15.03'	N87°11'32"E	15.03'
C22	1°27'28"	11555.00'	293.98'	N87°56'45"E	293.97'

LINE	LENGTH	BEARING
L1	10.01'	N89°52'43"E
L2	31.03'	S00°07'17"E



No Action Taken

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PRELIMINARY
Aamin M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 28670
For and on behalf of Northern Engineering Services, Inc.