

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 03-PC-2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE SHIERS ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT (RSF-E)

WHEREAS, by petition for annexation submitted to the Town of Mead by 17790 CR 7 LLC (the “Annexation Petition”) annexation proceedings have been initiated for certain real property generally described as the Shiers Annexation, consisting of a total of 6.16 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, a copy of the Annexation Petition and Annexation Map have been distributed to the Planning Commission; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, Town staff has initiated rezoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Residential to Residential Single-Family Estate District (RSF-E) as more particularly shown and set forth in the “**SHIERS ANNEXATION ZONING AMENDMENT MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (the “Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on February 15, 2023 to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the February 15, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Residential Single-Family Estate District (RSF-E), as specifically shown in the Proposed Zoning Map.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. The Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Residential Single-Family Estate District (RSF-E) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) has been satisfied; specifically an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Residential Single-Family Estate District (RSF-E) in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15TH DAY OF FEBRUARY, 2023.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By Jeannine Reed
Secretary

[Signature]
Chairman or Acting Chair



Exhibits:

EXHIBIT 1 – Legal Description of Subject Property
EXHIBIT 2 – Proposed Zoning Map

Exhibit 1
Legal Description
Shiers Annexation

LOT B, AMENDED RECORDED EXEMPTION NO. 1207-03-2-RE627, RECORDED AUGUST 18, 1995 AT RECEPTION NO. 2451917, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 3, NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO.

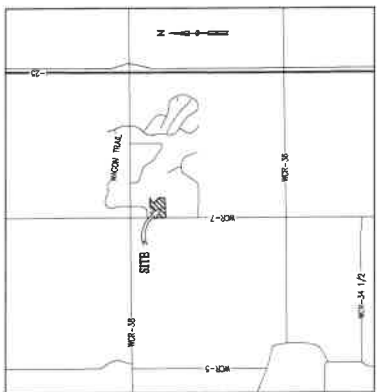
Exhibit 2
SIERS ANNEXATION ZONING AMENDMENT MAP

(attached)

SHIERS ANNEXATION ZONING AMENDMENT MAP
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE SIXTH P.M. COUNTY OF WELD, STATE OF COLORADO

OWNER BY	17790 CR 7, LLC
DRAWN BY	
CHECKED BY	
DATE	

REVISION DESCRIPTION	DATE
PREPARED BY	DATE



GENERAL NOTES:

- THIS MAP DOES NOT REPRESENT A MEASURED LAND SURVEY. IT IS PROVIDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.
- THIS ZONING MAP WAS PREPARED BY AMOR ALUM DEVA, P.E. SURVEYOR, FOR AND ON BEHALF OF BASULINE CORPORATION, 4007 S. MOUNTAIN AVE., SWEET HOLLOW, COLORADO, 80527.
- ALL DISTANCES ON THIS PLAN ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY BASULINE ENGINEERING CORP. TO DETERMINE OWNERSHIP OF THIS TRACT, NOR DOES IT GUARANTEE THAT THE INFORMATION ON THIS MAP IS ACCURATE. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION ON THIS MAP. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION ON THIS MAP.
- NOTES: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THE PERIOD OF TIME SPECIFIED IN THE NOTICE OF RECORDATION. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION ON THIS MAP.

SURVEYOR CERTIFICATE:

I, AMOR ALUM DEVA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS ZONING AMENDMENT MAP AND LEGAL DESCRIPTION WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS. ON THIS DAY _____, 2022, OF _____, 20____.

AMOR ALUM DEVA, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3095
 FOR AND ON BEHALF OF BASULINE CORPORATION

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED FOR APPROVAL BY THE BOARD PLANNING COMMISSION THIS _____ DAY OF _____, 2022.

CHAIRPERSON: _____
 SECRETARY: _____

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE ZONING AMENDMENT MAP SHIERS HEREON IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ OF THE BOARD OF TRUSTEES OF THE TOWN OF SHIERS, COLORADO, HELD ON THIS _____ DAY OF _____, 2022.

MAYOR: _____
 AT-LARGE: _____
 TOWN CLERK: _____

NOTICE:

FOR INFO: YOU MUST COMPLY WITH ALL LOCAL ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES IN THIS SURVEY. THESE ORDINANCES MAY BE FOUND ON THE WEBSITE OF THE TOWN OF SHIERS, COLORADO. YOU MUST COMPLY WITH ALL LOCAL ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES IN THIS SURVEY. THESE ORDINANCES MAY BE FOUND ON THE WEBSITE OF THE TOWN OF SHIERS, COLORADO. YOU MUST COMPLY WITH ALL LOCAL ORDINANCES AND ANY OTHER APPLICABLE ORDINANCES IN THIS SURVEY. THESE ORDINANCES MAY BE FOUND ON THE WEBSITE OF THE TOWN OF SHIERS, COLORADO.

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED, BEING THE OWNER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, LEGALLY DESCRIBED AS FOLLOWS:

LOT 9 OF THE ANNEXED RECORDED EXEMPTION NO. 1027-03-2-REBZ, RECORDED AT RECORDER NUMBER 245871, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, AND THE INTEREST THEREIN TO BE DESCRIBED HEREIN.

THE WEST LINE OF SAID SECTION 3, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, AND THE INTEREST THEREIN TO BE DESCRIBED HEREIN, AND THE WEST BOUNDARY CORNER OF SAID SECTION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE HERETO.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, BEARS NORTH 02°00'00" EAST A DISTANCE OF 66.67 FEET;

THENCE NORTH 89°30'00" EAST ON THE NORTH LINE OF SAID LOT 9 A DISTANCE OF 318.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7, AND TO THE POINT OF BEGINNING;

THENCE ON THE S.W. CORNER TO LOTS 4 AND 6, OF SAID ANNEXED RECORDED EXEMPTION NO. 1027-03-2-REBZ THE FOLLOWING TWO (2) COURSES:

- NORTH 82°30'00" EAST A DISTANCE OF 318.18 FEET;
- NORTH 27°51'00" EAST A DISTANCE OF 231.82 FEET TO THE COMMON LINE OF SAID LOT 9 AND LOT 18, HIGHLAND ESTATES;
- THENCE SOUTH 88°27'00" EAST ON SAID COMMON LINE OF LOT 9 AND LOT 18, HIGHLAND ESTATES A DISTANCE OF 318.18 FEET TO THE COMMON LINE OF SAID LOT 9 AND TRACT NO. 3, LAKE HOLLOW ESTATES;
- THENCE ON THE COMMON LINE OF SAID LOT 9 AND TRACT NO. 3, LAKE HOLLOW ESTATES THE FOLLOWING FOUR (4) COURSES:

- SOUTH 72°27'00" WEST A DISTANCE OF 145.46 FEET;
- SOUTH 27°48'30" WEST A DISTANCE OF 318.18 FEET;
- SOUTH 43°21'00" EAST A DISTANCE OF 368.07 FEET;
- SOUTH 02°42'00" WEST A DISTANCE OF 193.29 FEET TO THE COMMON LINE OF SAID LOT 9 AND TRACT A, RECORDED EXEMPTION NO. 1027-03-2-REBZ, THE FOLLOWING TWO (2) COURSES:

- SOUTH 83°30'00" WEST A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING;
- SOUTH 89°30'00" WEST A DISTANCE OF 66.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;
- SOUTH 89°30'00" WEST A DISTANCE OF 66.67 FEET TO THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 7;
- THENCE NORTH 02°00'00" EAST ON SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING;
- SAID LOT CONTAINING 368,070 SQ. FT. OR 8.35 ACRES MORE OR LESS;
- AND TO HEREBY LAY OUT AND ESTABLISH THIS ZONING AMENDMENT MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF SHIERS ANNEXATION ZONING AMENDMENT MAP, AND FURTHER ACKNOWLEDGES THAT:
- THE CHANGE IN ZONING SHALL BE FROM AGRICULTURAL (WELD COUNTY) TO TOWN OF WELD RESIDENTIAL SINGLE FAMILY ESTATE (R68-1) ZONING, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16 OF THE WELD MUNICIPAL CODE;
- ALL CONDITIONS, TERMS AND SPECIFICATIONS RECORDED OR DESCRIBED HEREON SHALL BE BINDING ON THE OWNER(S) AND THE HEIR(S), SUCCESSORS AND ASSIGNS OF THE OWNER(S);
- THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL NECESSARY APPROVALS HAVE BEEN OBTAINED;
- THIS RECORDED ZONING AMENDMENT MAP CONTAINS 230,818 SQ. FT. OR 5.18 ACRES MORE OR LESS, DOES NOT BEHOLD ANY INTEREST IN SAID ESTATES AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HERETO SIGNED OUR NAMES AND SEALS THIS _____ DAY OF _____, 20____.

OWNER: 17790 CR 7, LLC

BY: _____
 NAME: _____
 TITLE: _____
 BY: _____
 NAME: _____
 TITLE: _____

SHIERS ANNEXATION ZONING AMENDMENT MAP

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO

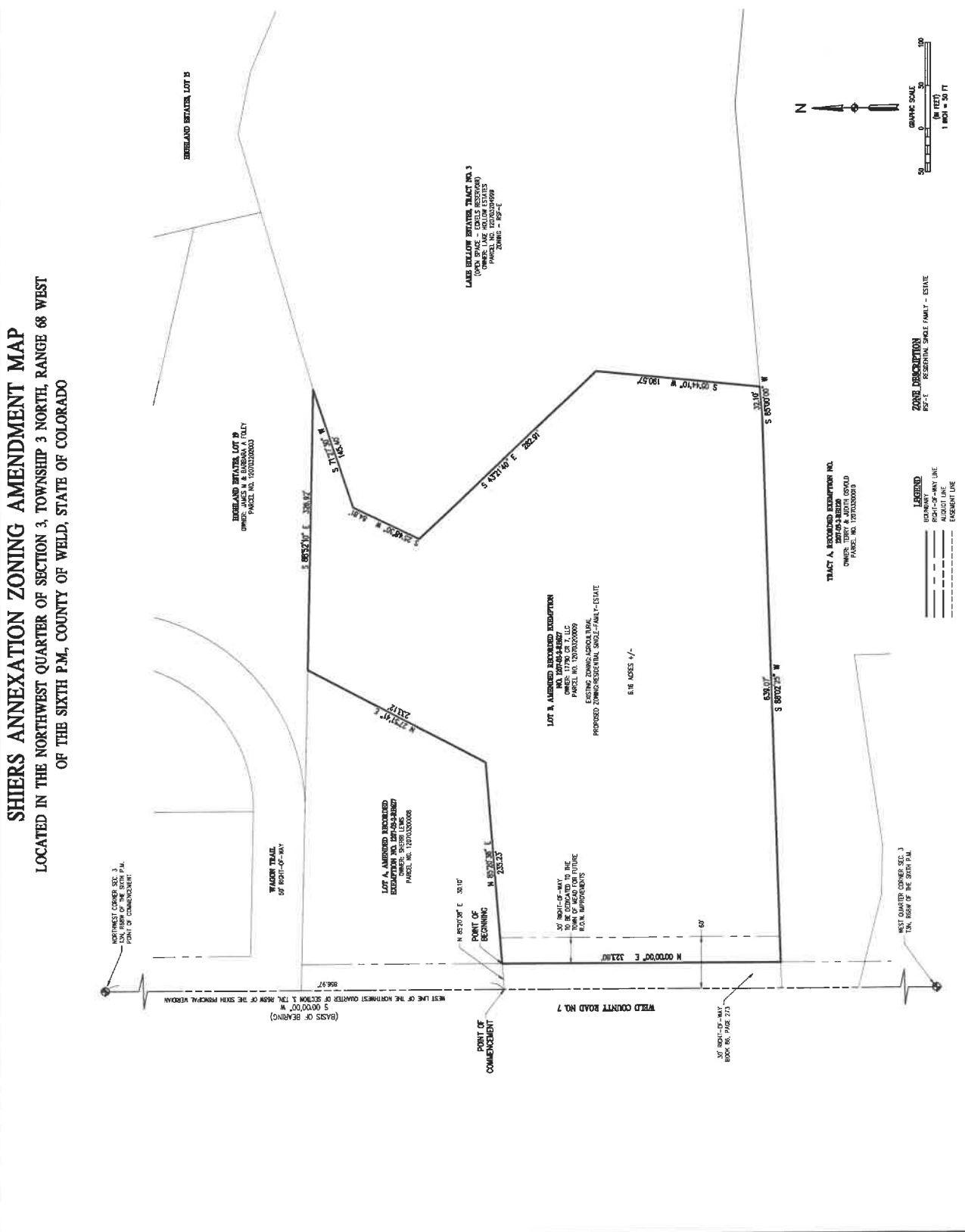
BASELINE
Engineering • Planning • Surveying

400 S. LOCUST AVENUE, SUITE 401 • LOVELAND, COLORADO 80539
TEL: 303.650.1234 • FAX: 303.650.1235 • WWW.BASELINE.CO

PROJECT NO.	17790 WCR 7
PROJECT NAME	SHIERS ANNEXATION ZONING AMENDMENT MAP
DATE	
PREPARED BY	
CHECKED BY	
DATE	
SCALE	
DATE	
BY	

TOWNSHIP OF NEAD
COUNTY OF WELD
17790 WCR 7

DATE	7/2/23
BY	
SCALE	
DATE	
BY	
SCALE	
DATE	
BY	



TRACT A, RECORDED EXEMPTION NO.	OWNER	PARCEL NO.	PROPOSED ZONING
TRACT A, RECORDED EXEMPTION NO. 1074-04-0010	SHIERS ANNEXATION, LLC	1074040010	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0009	SHIERS ANNEXATION, LLC	1074040009	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0008	SHIERS ANNEXATION, LLC	1074040008	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0007	SHIERS ANNEXATION, LLC	1074040007	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0006	SHIERS ANNEXATION, LLC	1074040006	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0005	SHIERS ANNEXATION, LLC	1074040005	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0004	SHIERS ANNEXATION, LLC	1074040004	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0003	SHIERS ANNEXATION, LLC	1074040003	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0002	SHIERS ANNEXATION, LLC	1074040002	RESIDENTIAL SINGLE-FAMILY - ESTATE
TRACT A, RECORDED EXEMPTION NO. 1074-04-0001	SHIERS ANNEXATION, LLC	1074040001	RESIDENTIAL SINGLE-FAMILY - ESTATE