

**TOWN OF MEAD, COLORADO PLANNING COMMISSION
RESOLUTION NO. 07-PC-2022**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO RECOMMENDING CONDITIONAL APPROVAL OF THE GRAND
MEADOW SUBDIVISION 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 the Town of Mead’s Planning Commission (“Planning Commission”) consideration of a preliminary plat at a public hearing, the Planning Commission shall make a recommendation to the Board of Trustees to approve, conditionally approve, or deny the application; and

WHEREAS, Melody Homes, Inc. (the “Applicant”), authorized representative of property owner MARK W. SCHELL, LTD. (“Owner”), has submitted an application for the Grand Meadow Subdivision Preliminary Plat (the “Preliminary Plat”) for the 108.334 acre property known as Grand Meadow, generally located north of WCR 28, and east of WCR 9 ½ (High Plains Blvd.), 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 subdivide the property into 223 single-family detached lots and 150 attached duplex lots for a total of 373 lots within a 108.334 acre area, in accordance with the Residential Single-Family (RSF-4) underlying zoning with a PUD Overlay; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on July 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 July 20, 2022 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to approve the Grand Meadow Subdivision 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 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.

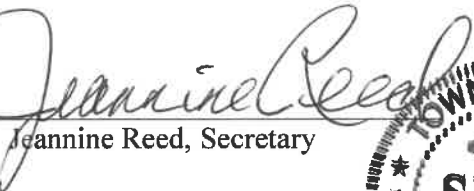
Section 4. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2022.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By:


Jeannine Reed, Secretary


Bryan Sword, Chair

