

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 08-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING  
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**, Grand Meadow Investors LLC, a Colorado limited liability company (the “Applicant”) 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 Applicant is the current record owner of 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**, following the conclusion of a public hearing held on July 20, 2022, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to standard conditions; and

**WHEREAS**, the Planning Commission’s recommendation is memorialized in Resolution No. 07-PC-2022, a copy of which has been provided to the Board of Trustees; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Board of Trustees held a duly noticed public hearing on January 8, 2024 to consider the Preliminary Plat, and

**WHEREAS**, the administrative record for this case includes, but is not limited to, the Town of Mead Land Use Code (including subdivision regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer for this case, any and all submittals by the Applicant and members of the public, and the tape 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 Town of Mead Land Use Code and 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 Grand Meadow Subdivision Preliminary Plat be approved 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 2.** 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 3.** Approval of the Preliminary Plat shall be deemed effective upon signing by the Applicant 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 4. Effective Date.** This Resolution shall become effective immediately upon adoption.

**Section 5. 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 6. 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 8<sup>th</sup> DAY OF JANUARY, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

By: \_\_\_\_\_  
Mary Strutt, MMC, Town Clerk

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

Grand Meadow Subdivision Preliminary Plat  
(Exhibit begins on the next page)