

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 01-PC-2024**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,
COLORADO, RECOMMENDING CONDITIONAL APPROVAL OF THE MEAD
COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT**

WHEREAS, the Town of Mead, Colorado (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town 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 Planning Commission (the “Planning Commission”), the Planning Commission shall recommend that the Town Board of Trustees approve, deny, or approve with conditions the preliminary plat; and

WHEREAS, the Town (the “Applicant”) has submitted an application for the Mead Community Center Subdivision Preliminary Plat (the “Preliminary Plat”) for the 1.58-acre property generally located south of Martin Ave., and west of Weld County Road 7 (3rd St.), 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, with the exception of the portion of the Property described in **Exhibit 2**, attached hereto and incorporated herein (“Great Western Railway Parcel”); and

WHEREAS, the Applicant is negotiating the acquisition of the Great Western Railway Parcel; and

WHEREAS, the Preliminary Plat consolidates the Property into a single 1.58-acre lot, in accordance with the Downtown Mixed Use (DMU) underlying zoning; and

WHEREAS, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on March 20, 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, 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 audio recordings and minutes of the Planning Commission meeting at which this application was considered; and

WHEREAS, the Planning Commission 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.

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

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Planning Commission.

Section 2. The Planning Commission recommends that the Board of Trustees approve the Mead Community Center Preliminary Plat 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 secure ownership of the Great Western Railway Parcel prior to the signature of Town officials on the Preliminary Plat, as evidenced by an executed and recorded deed conveying the Great Western Railway Parcel to the Town.

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 MARCH, 2024.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: *Mary Ann*
Secretary
Town Clerk



By: *[Signature]*
Chairman or Acting Chair

EXHIBIT 1

Mead Community Center Subdivision
Preliminary Plat (Exhibit begins on the next
page)

EXHIBIT 2

Great Western Railway Parcel

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF VACATED FAIRBARIN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383, AND ON DECEMBER 21, 2001, AT RECEPTION NO. 2911126 TO BEAR NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET, BETWEEN A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971" AT A POINT ON SAID SOUTH LINE AND A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP PARTIALLY LEGIBLE "LS 11625" AT THE SOUTHEAST CORNER OF SAID VACATED FAIRBAIRN AVENUE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT A POINT ON THE SAID SOUTH LINE OF FAIRBAIRN AVENUE; THENCE ALONG SAID SOUTH LINE NORTH 89°44'30" EAST, A DISTANCE OF 86.35 FEET TO SAID SOUTHEAST CORNER;

THENCE DEPARTING SAID SOUTH LINE, SOUTH 20°20'37" WEST, A DISTANCE OF 80.36 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY ON JULY 14, 2008, AT RECEPTION NO. 3566174, EXTENDED EASTERLY;

THENCE ALONG SAID NORTHERLY EXTENDED EASTERLY, SOUTH 89°48'41" WEST, A DISTANCE OF 86.58 FEET TO THE SOUTHEAST CORNER OF THE NORTH 75' OF BLOCK 6, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 6, NORTH 20°31'26" EAST, A DISTANCE OF 80.34 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.