

**TOWN OF MEAD, COLORADO  
BOARD OF TRUSTEES  
RESOLUTION NO. 28-R-2024**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, CONDITIONALLY APPROVING  
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**, 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 (3<sup>rd</sup> 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**, following the conclusion of a public hearing held on March 20, 2024, the Planning Commission recommended approval of the Preliminary Plat to the Board of Trustees, subject to conditions; and

**WHEREAS**, the Planning Commission’s recommendation is memorialized in Resolution No. 01-PC-2024, 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 March 25, 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 Board of Trustees meeting 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of the Town of Mead, Colorado, that:

**Section 1.** The foregoing recitals and findings are incorporated herein as findings and conclusions of the Board of Trustees.

**Section 2.** The Board of Trustees approves 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.** 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 25<sup>th</sup> DAY OF MARCH, 2024.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**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.