



PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, March 20, 2024

AGENDA

6:00 p.m.

REGULAR MEETING

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 22-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2aqr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chairman Ryan Sword
Chair Pro Tem Diana Kure
Commissioner Gerald Abshier
Commissioner Charles Gehringer
Commissioner Karen Peterson
Commissioner Alternate Chad Rademacher
Commissioner Alternate Vacancy

2. Pledge of Allegiance to the Flag

3. Annual Appointment of Planning Commission Chairperson

4. Annual Appointment of Planning Commission Chair Pro Tem

5. Review and Approve Agenda

6. Public Comment: 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

7. Approval of Minutes

a. Approval of November 15, 2023 Meeting Minutes

8. Public Hearing

a. Public Hearing: Mead Community Center Preliminary Plat

i. **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

9. New Business

- a. DOLA Grant Awarded for Land Use Code Update
- b. Introduction of Planning Commission Applicants

10. Community Development Update

11. Adjournment

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact the Town Clerk's Office at 970-805-4182 within 48 hours prior to the meeting in order to request such assistance.



PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, November 15, 2023

MINUTES

6:00 p.m. REGULAR MEETING

Chairman Sword called the regular meeting of the Planning Commission to order at 6:00 p.m.

Chairman Sword gave special recognition, and all joined in a moment of silence honoring the memory of former Commissioner Tim Moorman.

1. Call to Order – Roll Call

PRESENT

- Chairman Ryan Sword
- Commissioner Diana Kure
- Commissioner Gerald Abshier
- Commissioner Charles Gehringer arrived at 6:04 p.m.
- Commissioner Karen Peterson
- Commissioner Alternate Chad Rademacher

ABSENT

- Commissioner Alternate Vacant Position

Also Present: Town Community Development Director Jason Bradford; Town Planner Collin Mieras; Town Planner Kyle Estrada-Clarke; Secretary Jeannine Reed; Administrative Clerk Danelle Rivera; and Commissioner Alternate Applicant Donald Smith.

2. Pledge of Allegiance to the Flag

All present recited the Pledge.

3. Review and Approve Agenda

Motion made by Commissioner Kure, Seconded by Commissioner Peterson to Approve the Agenda of the November 15, 2023 Regular Planning Commission Meeting as Written.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

4. Public Comment: 3 minute time limit. Comment is for any item whether it is on the agenda or not, unless it is set for public hearing.

There were no public comments.

5. Approval of Minutes

- a. Approval of May 17, 2023 Meeting Minutes

Motion made by Commissioner Kure, Seconded by Commissioner Gehringer to Approve the May 17, 2023 Minutes for the Regular Meeting of the Planning Commission.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

6. Public Hearing

a. Code Amendments

- i. Resolution 08-PC-2023** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Sections 16-1-150, 16-3-80 – TABLE 3.3, 16-3-90(e)(2), 16-3-90(g), AND 16-11-40(9) of the *Mead Municipal Code*, Regarding Floor Area Ratio Standards for Development and Encroachments into Setbacks

Chairman Sword opened the public hearing at 6:07 p.m.

Mr. Collin Mieras presented the Staff Report and summarized staff's proposal of text amendments to the Mead Municipal Code.

The public comment portion of the hearing was opened at 6:19 p.m. There were no public comments, and the public comment portion was closed.

The Commissioners and staff further discussed the proposed resolution.

The 08-PC-2023 resolution had one section that the Commission wanted split off into a separate resolution for voting reasons.

Based on what was presented by staff, Secretary Jeannine Reed read the resolutions for voting:

Resolution 08-PC-2023 - a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Sections 16-1-150, 16-3-80 - Table 3.3, 16-3-90(g), and 16-11-40(9) of the Mead Municipal Code, Regarding Floor Area Ratio Standards for Development.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Vote carried 5-0.

Resolution 09-PC-2023 - a Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Approval of Staff-Initiated Text Amendments to Section 16-3-90(e)(2) Encroachments into Setbacks.

Voting Nay: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Vote failed 0-5.

Chairman sword closed the Public Hearing at 6:41 p.m.

7. New Business

- a. Alternate Commissioner - Vacancy**

Mr. Bradford introduced Commissioner Alternate Applicant Donald Smith to the Commissioners. Mr. Smith gave a brief background of himself and explained why he would like to join the Planning Commission.

8. Adjournment

Motion made by Commissioner Kure, Seconded by Commissioner Gehringer to Adjourn the Meeting.

Voting Yea: Chairman Sword, Commissioner Kure, Commissioner Abshier, Commissioner Gehringer, Commissioner Peterson. Motion carried 5-0.

The Regular Meeting of the Planning Commission for November 15, 2023 was adjourned at 6:48 p.m,

Section 7, Item a.

Ryan Sword, Chair

ATTEST:

Planning Commission Secretary



Agenda Item Summary

MEETING DATE: March 20, 2024

SUBJECT: **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

PRESENTED BY: Kyle Estrada-Clarke, Planner I

SUMMARY

This is a request for the Planning Commission to review and consider the proposed Mead Community Center Subdivision Preliminary Plat (“**Preliminary Plat**”) for the 1.58-acre property located south of Martin Avenue and west of Weld County Road 7 (3rd Street), as more particularly described in the Preliminary Plat (“**Property**”).

The Town of Mead (“**Applicant**”) proposes to replat the Property and consolidate it into one lot. Staff has determined that the application satisfies the relevant requirements set forth in the Mead Municipal Code (“**MMC**”) and recommends that the Planning Commission recommend approval of the Preliminary Plat to the Board of Trustees.

DETAIL OF REQUEST

Applicant:	Town of Mead
Property Owner:	Town of Mead
Property Location:	Southwest corner of Martin Ave. and 3 rd St.
Zoning Classification:	DMU
Comp. Plan Designation:	Downtown Mixed Use

Surrounding Land Uses:

North:	Civic within the Town of Mead’s municipal limits, zoned DMU (Downtown Mixed Use)
South:	A commercial building currently under construction, zoned DMU (Downtown Mixed Use)
East:	Light industrial, including the Boulder Scientific and Agfinity Developments (within the Town of Mead)
West:	Residential use with single family homes, zoned DMU (Downtown Mixed Use)

OVERVIEW

The Town has submitted an application for the Preliminary Plat pursuant to MMC Section 16-4-60. Upon consideration of the application, the Planning Commission shall make a recommendation to the Board of Trustees to approve, deny, or approve with conditions the Preliminary Plat.

The Preliminary Plat vacates the lot lines for eighteen lots and consolidates these lots with adjacent property currently owned by Great Western Railway of Colorado, L.L.C. (“**Great Western Railway Parcel**”). The Town is currently negotiating purchase of the Great Western Railway Parcel, and closing on same is a recommended condition of approval of the Preliminary Plat. The Preliminary Plat is the first step towards construction and management of a community center that will serve the residents of the Town of Mead (the “**Community Center Project**”).

REVIEW CRITERIA – PRELIMINARY PLAT

The following is a detailed analysis of the Preliminary Plat application as it relates to the review criteria for preliminary plats set forth in MMC Section 16-4-60(c).

1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Town Comprehensive Plan.

Staff finds that the Preliminary Plat provides a functional system for land use. The lot provides adequate access to the roadway network. The lot size meets the minimum dimensional standards for the applicable DMU zoning. Planned drainage facilities will be maintained in accordance with the final plat, once approved. Easements will be provided at final platting for the location of utilities to serve the lot.

2) The land use mix within the project conforms to the Town's Zoning District Map and Land Use Map and furthers the goals and policies of the Town Comprehensive Plan including:

a. The proposed development promotes the Town's small town, rural character:

Many goals and strategies identified in the Town’s 2018 Comprehensive Plan, related to promoting the Town’s small town, rural character, emphasize the importance of establishing a vibrant downtown, establishing attractive gateway corridors, supporting historic preservation and the arts, and enforcing design standards that promote a rural image. The successful completion of the Community Center Project will assist the Town with establishing a vibrant downtown which is a specific goal set forth in the Comprehensive Plan.

Specifically, completion of the Community Center Project will further activate the downtown area, drawing in residents and visitors alike, providing potential customers for the businesses downtown, contributing to a dynamic and vibrant downtown.

b. Parks and open space and trails are incorporated into the site design:

The primary use for the Community Center Project is recreational in nature. The Preliminary Plat provides adequate space for the main building associated with the Community Center Project as well as adequate space for outdoor gatherings and a splash pad. Given the primary use of recreation, Town Staff believes that the development satisfies the above requirement.

c. The proposed project protects the Town's environmental quality:

The proposed Community Center Project protects the Town’s environmental quality in the following ways:

- 1) The prior use of the Property was light industrial, with no known environmental contamination requiring mitigation.

- 2) The development incorporates drainage facilities designed to protect water quality.
- 3) The development is not anticipated to cause any disturbance to natural areas within the Town of Mead.

d. The development enhances cultural, historical, educational and/or human service opportunities:

The development of the Community Center Project will result in the addition of community focused space for residents to congregate and to engage in a variety of activities and events focused on bolstering the recreational and civic opportunities found within the Town of Mead.

3) The utility and transportation design is adequate, given existing and planned capacities of those systems.

Proposed utility and transportation systems have been reviewed by Town staff and external agencies and found to be adequate to serve the proposed development. The proposal complies with the Town's adopted Transportation Plan and the Town's engineering standards regarding transportation, drainage, and utility system design. This infrastructure will be constructed at the time of development in order to provide adequate facilities to accommodate the proposed use.

4) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

One of the anticipated impacts of the Community Center Project will be the increased number of vehicle trips into the Town's downtown area. The Town will be responsible for constructing the necessary parking required to mitigate this additional traffic. Details related to the design, cost, and timing of completion of required improvements will be fleshed out through review of the final plat. The impact of increased impervious surface on the site regarding stormwater drainage will be mitigated through construction of adequate drainage facilities. There are no additional negative impacts on adjacent property that have been identified.

5) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town of Mead.

The Community Center Project will help address the growing demand for recreational opportunities and spaces within the Town of Mead, providing a number of basketball courts, a splash pad, and multipurpose areas for a myriad of recreational needs. Currently, Town Staff anticipates that recreational programming will include age-appropriate activities, including programming focused on active seniors. The development will also provide much-needed pedestrian connectivity to the rest of the downtown area.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff finds that the proposed Preliminary Plat satisfactorily meets the criteria for approval as set forth in Section 16-4-60 of the MMC. Staff recommends that the Planning Commission recommend conditional approval of the Preliminary Plat to the Board of Trustees by approving Resolution No. 01-PC-2024 , via the following motion:

Suggested Motion:

“I MOVE TO APPROVE RESOLUTION 01-PC-2024, A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF THE MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT BASED ON A FINDING THAT THE REVIEW CRITERIA SET FORTH IN SECTION 16-4-160 OF THE CODE HAVE BEEN SATISFIED, AS DETAILED IN THE AGENDA ITEM SUMMARY REPORT PREPARED FOR THE MARCH 20, 2024 PLANNING COMMISSION MEETING.”

ATTACHMENTS

Resolution No. 01-R-2024 (Preliminary Plat attached as Exhibit 1)

**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: _____
Secretary

By: _____
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.

MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, 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

SHEET 1 OF 4

Sheet Index

- SHEET 1 COVER SHEET
- SHEET 2 CONTROL DIAGRAM
- SHEET 3 EXISTING CONDITIONS WITH EXISTING EASEMENTS, PROPOSED LOT AND EASEMENT
- SHEET 4 EXISTING EASEMENTS, PROPOSED LOT AND EASEMENT

Ownership and Dedication:

KNOW ALL MEN BY THESE PRESENTS THAT THE TOWN OF MEAD, BEING THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF BLOCKS 6 AND 7, TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433, AND VACATED FAIRBAIRN 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, AND A PORTION OF VACATED GREAT WESTERN RAILWAY, 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 WESTERLY LINE OF SAID VACATED FAIRBAIRN AVENUE DESCRIBED AT REC. NO. 2846383, AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, SAID BLOCK 7, TOWN OF MEAD TO BEAR NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, ILLEGIBLE AT THE NORTHWEST CORNER OF LOT 1, SAID BLOCK 7, AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 3RD STREET, SOUTH 00°28'25" EAST, A DISTANCE OF 266.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY COMPANY; THENCE ALONG THE WESTERLY LINE OF SAID RIGHT-OF-WAY LINE SOUTH 20°20'37" WEST, A DISTANCE OF 201.85 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°48'41" WEST, A DISTANCE OF 227.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°23'40" WEST, A DISTANCE OF 74.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FAIRBAIRN AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°44'30" EAST, A DISTANCE OF 159.39 FEET TO THE SOUTHWEST CORNER OF VACATED FAIRBAIRN AVENUE AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001, AT RECEPTION NO. 2846383; THENCE ALONG THE WESTERLY LINE OF SAID VACATED FAIRBAIRN AVENUE, AND ALONG THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, NORTH 00°32'45" WEST, A DISTANCE OF 379.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°12'07" EAST, A DISTANCE OF 140.08 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THUS-DESCRIBED FINAL PLAT CONTAINS 68,798 SQ. FT. OR 1.58 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

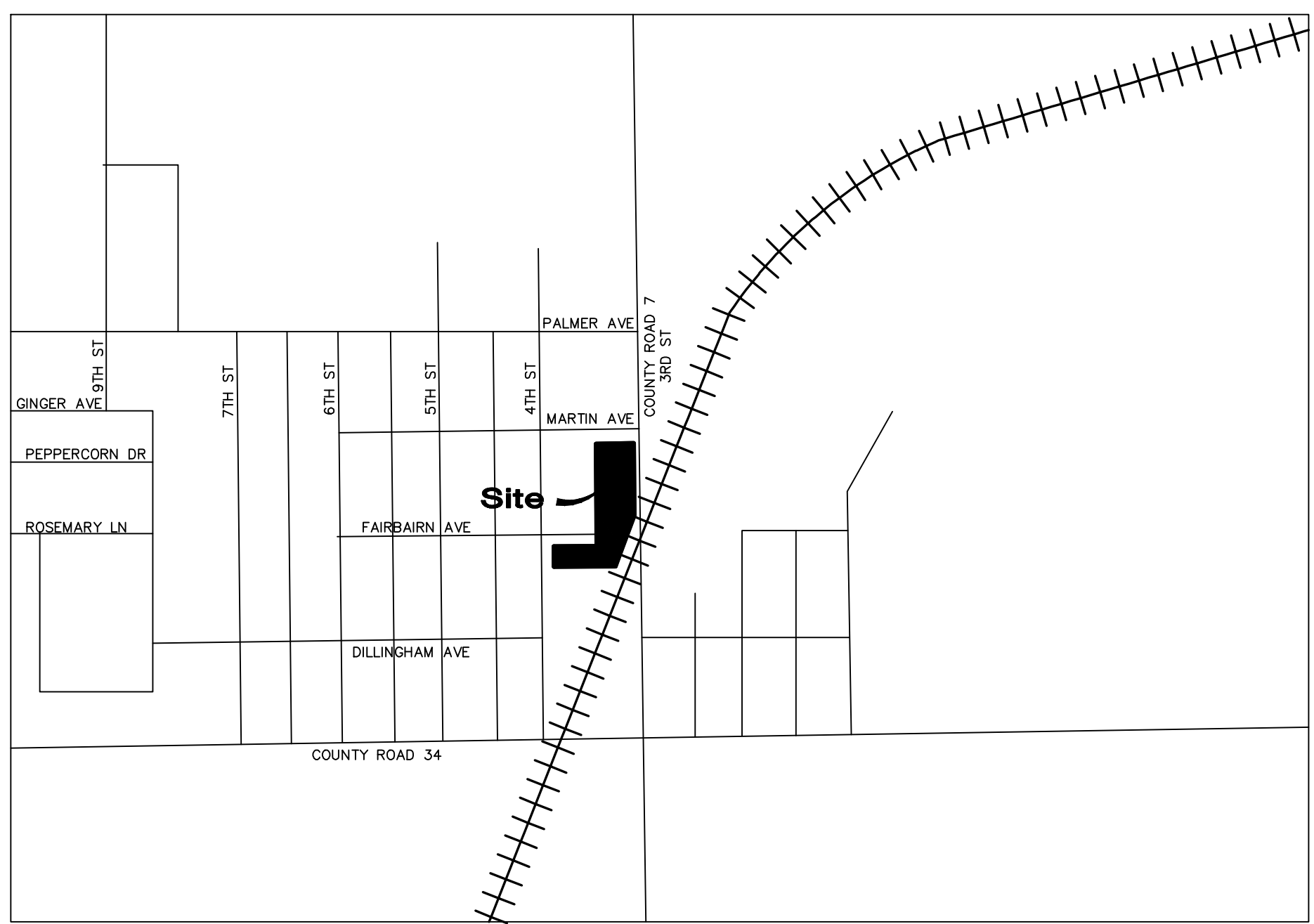
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND AND SEAL THIS ___ DAY OF _____ 20__.

OWNER: TOWN OF MEAD, COLORADO

ATTEST:

MAYOR

TOWN CLERK



Vicinity Map SCALE: 1" = 500'

Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABJ25180322, DATED SEPTEMBER 28, 2020 AT 5:00 P.M., AND UNIFIED TITLE COMPANY OF NORTHERN COLORADO, LLC COMMITMENT NUMBER 15404JTG, DATED APRIL 02, 2018, WERE ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PRELIMINARY PLAT. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENTS.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°32'45"W ALONG THE WESTERLY LINE OF VACATED FAIRBAIRN AVENUE, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 7, 2001 AT RECEPTION NO. 2846383 AND THE EASTERLY LINE OF A 20' WIDE PLATTED ALLEY, BLOCK 7, TOWN OF MEAD, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON FEBRUARY 12, 1906, AT RECEPTION NO. 106433, BETWEEN A FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, "FLATIRONS SURV 29038" AT THE SOUTHWEST CORNER OF SAID VACATED FAIRBAIRN AVENUE AND A FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP, ILLEGIBLE AT THE NO. 2846383.
- AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES AND STRUCTURES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1.5-103.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE CONTOURS REPRESENTED HEREON WERE INTERPOLATED BY AUTOCAD CIVIL 3D (DIGITAL TERRAIN MODELING) SOFTWARE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS. DEPENDING ON THE DISTANCE FROM A MEASURED SPOT ELEVATION LOCAL VARIATIONS IN TOPOGRAPHY. THE CONTOUR SHOWN MAY NOT BE AN EXACT REPRESENTATION OF THE SITE TOPOGRAPHY. THE PURPOSE OF THIS TOPOGRAPHIC MAP IS FOR SITE EVALUATION AND TO SHOW SURFACE DRAINAGE FEATURES. ADDITIONAL TOPOGRAPHIC OBSERVATIONS MAY BE NECESSARY IN SPECIFIC AREAS OF DESIGN. TOPOGRAPHY SHOWN HEREON COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.
- BENCHMARK INFORMATION: SMARTNET NORTH AMERICA CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) NETWORK WAS USED TO ESTABLISH A GPS DERIVED ELEVATION ON AN ON-SITE BENCHMARK ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MARTIN AVENUE, BEING A SET #4 REBAR WITH 1" PINK PLASTIC CAP "FLATIRONS CONTROL" WITH AN ELEVATION OF 5001.92 FEET (NAVD 88). NGS POINT L 329, BEING A 3 1/2" BRASS CAP "L329 1951" LOCATED 2.3 MILES FROM THE SITE AT THE INTERSECTION OF U.S. HWY 66 AND COUNTY ROAD 5, WITH A PUBLISHED ELEVATION OF 4982.16 FEET, WAS CHECKED INTO WITH AN AS-MEASURED ELEVATION OF 4982.18' FEET. NO DIFFERENTIAL LEVELING WAS PERFORMED TO ESTABLISH THE ELEVATION OF THE ON-SITE BENCHMARK.

- DATES OF FIELDWORK: JANUARY 30 - FEBRUARY 7, 2023, AND APRIL 3, 2023.
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER ABJ25180322) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	NOV 26, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10	MAY 17, 1907	BK 258, PG 314	LIQUOR RESTRICTIONS
#16	OCT 24, 2013	REC. NO. 3973325	OIL AND GAS LEASE
	DEC 21, 2017	REC. NO. 4362399	DECLARATION OF POOLING
	FEB 5, 2019	REC. NO. 4464778	EXTENSION OF LEASES (SUBJECT PARCEL APPEARS TO BE EXCEPTED)
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT (NUMBER 15404JTG) AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	NOV 26, 1877	BK 22, PG 217	DENVER PACIFIC RAILWAY & TELEGRAPH COMPANY RIGHT-OF-WAY, NO SPECIFIC WIDTH GIVEN
#10	MARCH 3, 1882	REC. NO. 8091	MINERAL RESERVATIONS.
#16	MARCH 19, 2014	REC. NO. 4003113	OIL AND GAS LEASE
#17	AUGUST 29, 2013	REC. NO. 3959913	OIL AND GAS LEASE
- FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO. 08123C-1880 E, DATED JANUARY 20, 2016. FLOOD INFORMATION IS SUBJECT TO CHANGE.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 68,798 SQ. FT. OR 1.58 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.
- EASEMENTS RECORDED AT REC. NOS. 2846383, 2911126, 3397569, AND 3767169 ARE EXTINGUISHED BY MERGER OF THE TOWN'S FEE OWNERSHIP AND EASEMENT INTERESTS.
- FENCES ARE NOT COINCIDENT WITH PARCEL LINES AS SHOWN HEREON.

Certificate of Approval by the Board of Trustees:

THIS PRELIMINARY PLAT OF "MEAD COMMUNITY CENTER SUBDIVISION" IS APPROVED AND ACCEPTED BY RESOLUTION NO. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON _____ 20__ THE APPROVAL OF THE PRELIMINARY PLAT SHALL BE EFFECTIVE FOR ONE (1) YEAR FROM THE DATE OF APPROVAL, SAID APPROVAL BECOMING NULL AND VOID IF A FINAL PLAT APPLICATION IS NOT SUBMITTED TO THE TOWN WITHIN SAID TIME LIMIT OR ANY EXTENSION GRANTED BY THE BOARD OF TRUSTEES. APPROVAL OF THE PRELIMINARY PLAT DOES NOT RESULT IN THE VESTING OF PROPERTY RIGHTS UNDER TITLE 24, ARTICLE 68, C.R.S., AS AMENDED.

ATTEST: _____ MAYOR

_____ TOWN CLERK

Planning Commission Certificate:

APPROVED BY THE MEAD PLANNING COMMISSION THIS _____ DAY OF _____ 20__

_____ CHAIRMAN

_____ PLANNING COMMISSION SECRETARY

Site Data Table		
SITE AREA (SF/AC)	68,798 SQ.FT.	1.58 AC
TOTAL LOT COVERAGE	0.62 AC	
BUILDING (SF)	11,551 SF	
LAND USE	OFFICE/BUSINESS USES	
BLDG HEIGHT PROPOSED	31'-5"	
NUMBER OF EMPLOYEES	6	
	*REQUIRED	PROPOSED
PARKING SPACES	23	64
ACCESSIBLE SPACES	3	3
BICYCLE SPACES	2	6

*PER MEAD MUNICIPAL COE - CHARTER 16 - ARTICLE II - TABLE 2.1 PARKING REQUIREMENTS

REVISION	DATE
1	2024-07-04 EP
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FAX: (303) 443-9830

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LONGMONT, CO 80501
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FAX: (303) 776-4355



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JOB NUMBER:
23-79,499

DATE:
7/24/2023

DRAWN BY:
E. PRESCOTT

CHECKED BY:
JK/JZG

Engineer
MPD ENGINEERING, LLC
BOULDER, CO
MARC DOLEZAL, P.E.

Owner/Developer/Applicant
TOWN OF MEAD
441 THIRD STREET
MEAD, CO 80542

MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, 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

SHEET 2 OF 4

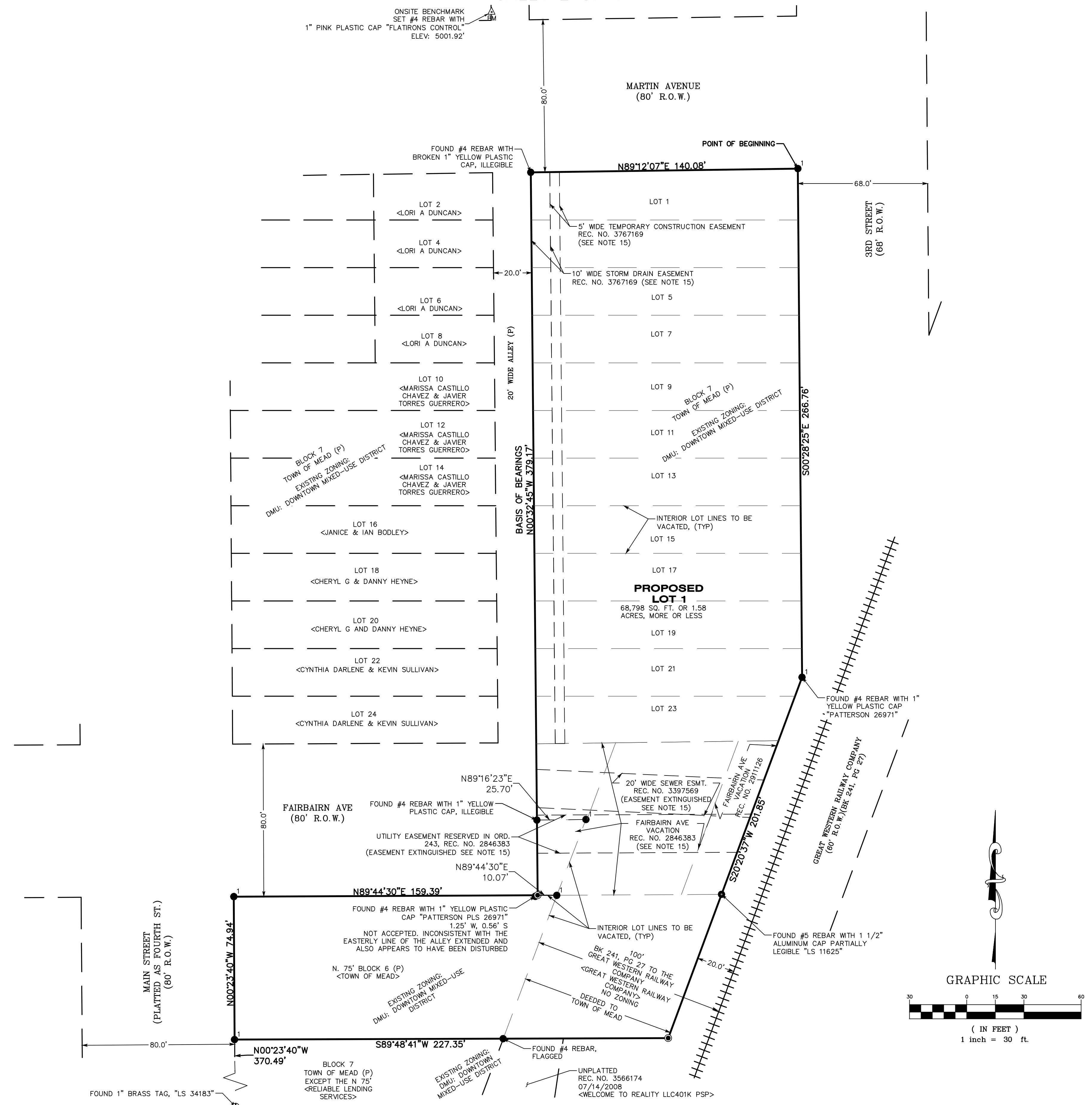
- Legend**
- FOUND MONUMENT AS DESCRIBED
 - ① FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP "PATTERSON 26971"
 - ⊕ FOUND BRASS TAG AS DESCRIBED
 - △_{BM} SET TEMPORARY BENCHMARK AS DESCRIBED
 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
 - ++++ CENTERLINE OF RAILROAD TRACKS

Boundary Closure Report

COURSE: S00°28'25"E LENGTH: 266.76'
 COURSE: S20°20'37"W LENGTH: 201.85'
 COURSE: S89°48'41"W LENGTH: 227.35'
 COURSE: N00°23'40"W LENGTH: 74.94'
 COURSE: N89°44'30"E LENGTH: 159.39'
 COURSE: N00°32'45"W LENGTH: 379.17'
 COURSE: N89°12'07"E LENGTH: 140.08'

AREA: 68798 SQ. FT. COURSE: N79°06'18"E
 ERROR CLOSURE: 0.01 EAST: 0.010
 ERROR NORTH: 0.002

PRECISION 1: 144954



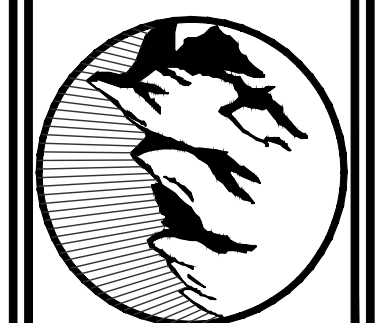
BY:PRESCOTT FILE:79499 PRELIMINARY PLAT C21.DWG DATE:1/4/2024 4:17 PM

REVISION	DATE
1 - REVISIONS PER CLIENT	2024-01-04 EP

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E. PRESCOTT
 CHECKED BY:
JK/JZG

SHEET 2 OF 4

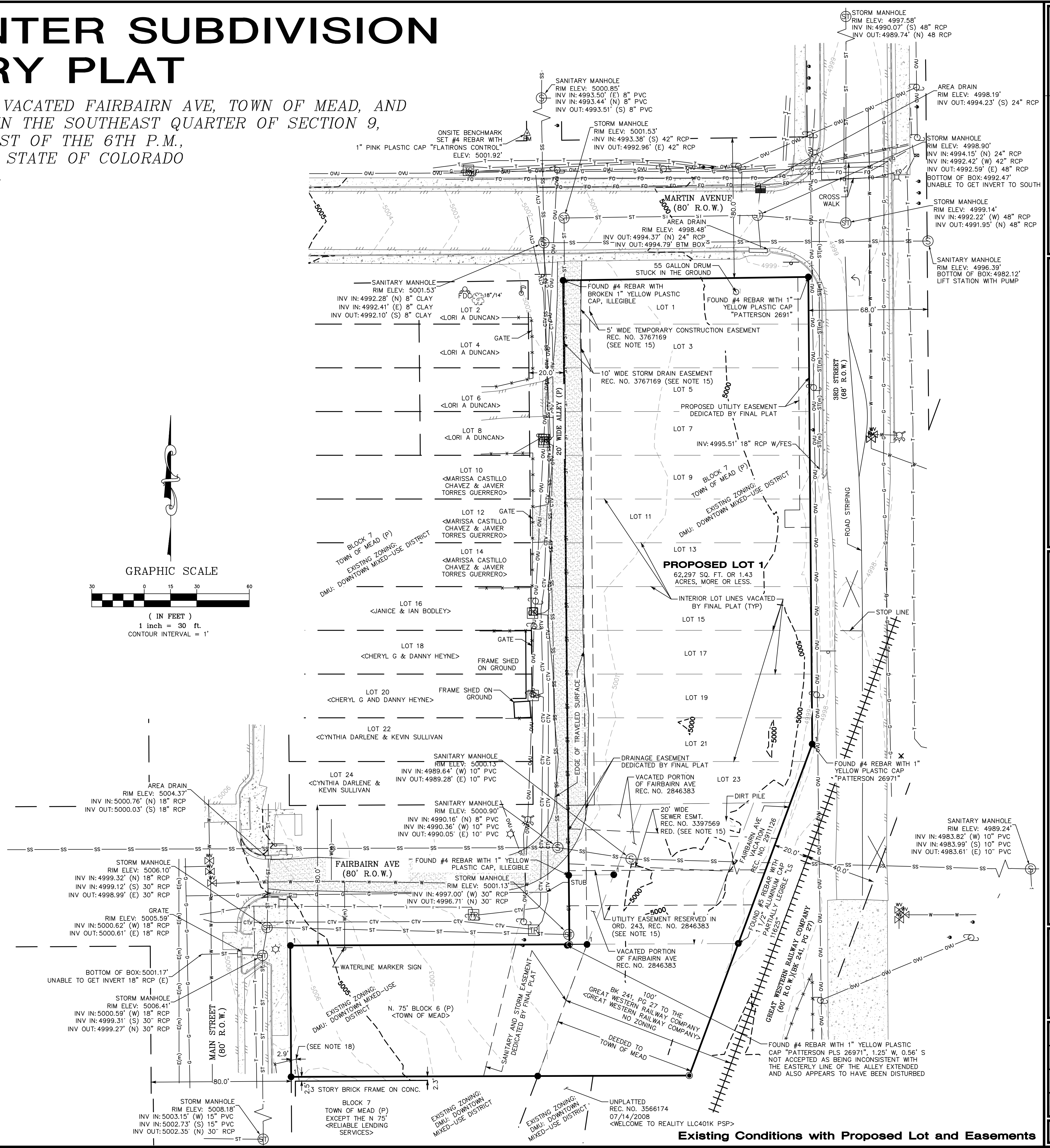
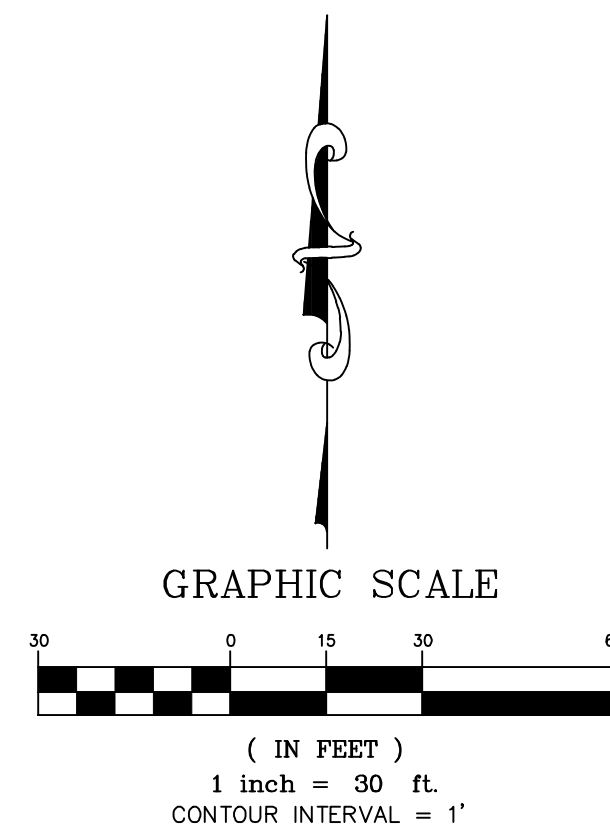
Control Diagram

MEAD COMMUNITY CENTER SUBDIVISION PRELIMINARY PLAT

A RESUBDIVISION OF A PORTION OF BLOCKS 6 AND 7, AND VACATED FAIRBAIRN AVE, TOWN OF MEAD, AND A PORTION OF THE GREAT WESTERN RAILWAY, 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

SHEET 3 OF 4

- Legend**
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 - ⊕ FOUND BRASS TAG AS DESCRIBED
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 - FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 29038"
 - (P) AS PER THE PLAT OF TOWN OF MEAD, REC. NO. 106433, 2/12/1906
 - CONCRETE
 - TRAVELED SURFACE FOR 20' WIDE ALLEY (P) AND FAIRBAIRN AVE
 - EDGE OF ASPHALT
 - FENCE
 - SIGN
 - DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
 - WATER LINE
 - WATER LINE SCALED FROM MAPS
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - STORM SEWER LINE
 - STORM SEWER MANHOLE
 - ELECTRIC LINE
 - TRANSFORMER
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY WIRE
 - TRAFFIC LIGHT
 - CABLE TV LINE
 - CABLE/FIBEROPTIC RISER
 - FIBEROPTIC LINE
 - FIBEROPTIC VAULT
 - TELEPHONE LINE
 - TELEPHONE RISER
 - GAS LINE
 - FLAGPOLE
 - RAILROAD CROSSING
 - ELEVATION
 - INVERT
 - PVC PLASTIC PIPE
 - RCP REINFORCED CONCRETE PIPE
 - CENTER LINE OF RAILROAD TRACKS



REVISION	DATE
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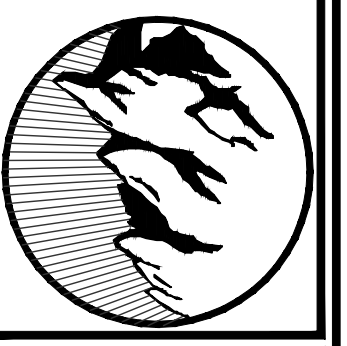
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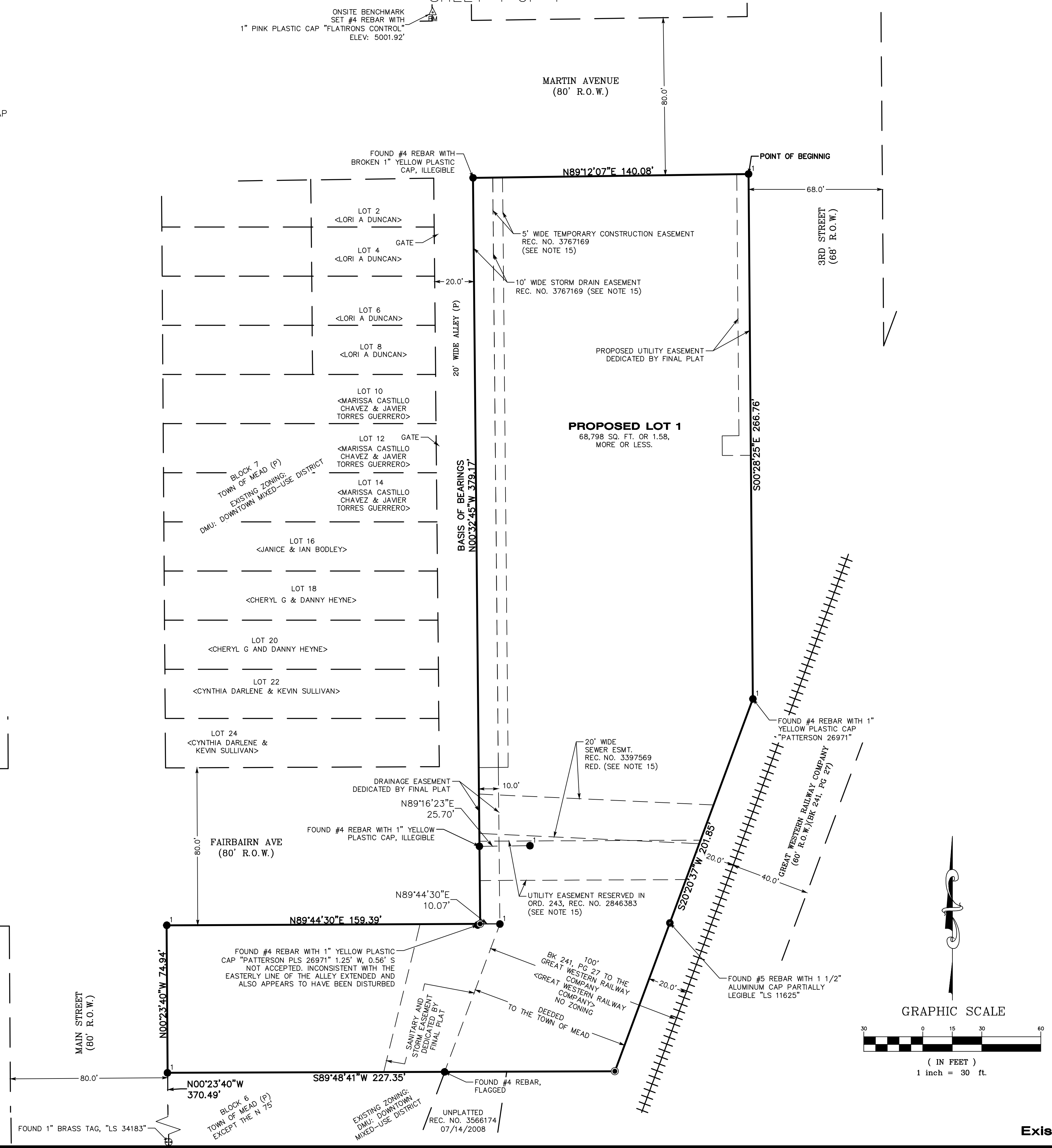
BY:PRESCOTT FILE:79499 PRELIMINARY PLAT C21.DWG DATE:1/4/2024 4:17 PM

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SHEET 4 OF 4

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REVISION	DATE
1 - REVISIONS PER CLIENT	2024-07-24 EP

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Existing Easements AND Proposed Lot and Easements

SHEET 4 OF 4

BY:EPRESCOTT FILE:79499 PRELIMINARY PLAT C21.DWG DATE:11/4/2024 4:17 PM



February 21, 2024

The Honorable Colleen Whitlow, Mayor
Town of Mead
441 Third Street
Mead, CO 80542

RE: EIAF 9796 - Mead Land Use Code Update

Dear Mayor Whitlow,

Congratulations! After thorough review, I am excited to offer a grant award in the amount of \$100,000 to assist with the above mentioned project.

Your project was reviewed based on a variety of factors such as its connection to energy impact, degree of need, measurable outcomes, amount of request, relationship to community goals, level of local match and community support, management capacity, resiliency and readiness to go. Competition for these limited funds is intense and we are seeing great demand.

These grant funds will be from state severance tax proceeds, which may cause you to go to election to receive and spend them. You should confer with your legal and budget advisors to determine if such an election is necessary.

Please contact your DOLA Regional Manager, Chris La May, 970-679-7679 for information on how to proceed. Expenditure of State funds prior to the contract being fully executed cannot be included in the contract budget or reimbursed by the State. Per our program guidelines, this offer is valid for one year from the date of this letter.

I wish you success with your project. Thank you for helping Colorado build an economy where all Coloradans can thrive.

Sincerely,

Maria De Cambra
Executive Director

cc: Barbara Kirkmeyer, State Senator
Ryan Armagost, State Representative
Helen Migchelbrink, Town of Mead
Chris La May, DOLA

