



PLANNING COMMISSION

441 3rd Street, Mead
Wednesday, May 15, 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. 21-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 Karen Peterson
Commissioner Gerald Abshier
Commissioner Charles Gehringer
Commissioner Diana Kure
Commissioner Alternate Chad Rademacher
Commissioner Alternate Vacancy

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

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.*

5. Approval of Minutes

a. Approval of March 20, 2024 Meeting Minutes

6. Public Hearing

a. Public Hearing: AMK Annexation and Zoning

i. **Resolution 02-PC-2024** – A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the AMK Annexation, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Light Industrial (LI)

7. New Business

- a. New Building Permit Technician and Planning Commission Secretary, Ana Bohl
- b. Special Meeting scheduled for June 26, 2024 (renewable energy regulations)

8. 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, March 20, 2024

MINUTES

6:00 p.m. REGULAR MEETING

Chair Ryan Sword called the regular meeting of the Planning Commission to order at 6:02 p.m.

1. Call to Order – Roll Call

PRESENT

- Chairman Ryan Sword
- Commissioner Diana Kure (arrived at 6:25 p.m. via Zoom, had ongoing technical difficulties)
- Commissioner Gerald Abshier
- Commissioner Karen Peterson

ABSENT

- Commissioner Charles Gehringer (Unexcused)
- Commissioner Alternate Chad Rademacher (Excused)
- Commissioner Alternate Vacancy

Also Present: Community Development Director Jason Bradford; Town Planners Collin Mieras and Kyle Estrada-Clarke; Town Attorney Marcus McAskin (attended via Zoom); Town Clerk Mary Strutt; Planning Commission Applicants; and members of the public.

2. Pledge of Allegiance to the Flag

All present pledged allegiance to the flag.

3. Annual Appointment of Planning Commission Chairperson

Commissioner Peterson nominated Ryan Sword to remain as Chair. There were no other nominations.

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to appoint Ryan Sword as Chair. Motion carried 3-0.

4. Annual Appointment of Planning Commission Chair Pro Tem

Commissioner Peterson nominated herself as Chair Pro Tem. There were no other nominations.

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to appoint Karen Peterson as Chair Pro Tem. Motion carried 3-0.

5. Review and Approve Agenda

Motion was made by Chairman Sword, seconded by Commissioner Peterson, to approve the agenda as written. Motion carried 3-0.

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.

There was no public comment at this time.

7. Approval of Minutes

- a. Approval of November 15, 2023, Meeting Minutes

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, to approve the minutes of the November 15, 2023, Regular Meeting of the Planning Commission. Motion carried 3-0.

8. Public Hearing

a. Public Hearing: Mead Community Center Preliminary Plat

Chairman Sword opened the public hearing at 6:08 p.m.

Town Attorney Marcus McAskin discussed a potential conflict of interest brought to his attention by Commissioner Abshier whose employer may bid on the construction of the Community Center building. Commissioner Abshier expressed that the potential conflict would not affect his impartiality for today's hearing regarding the preliminary plat. All Commissioners present agreed to proceed.

Town Engineer / Public Works Director Erika Rasmussen presented as the applicant on behalf of the Town of Mead.

Town Planner Kyle Estrada-Clarke presented the staff report for the Mead Community Center Subdivision Preliminary Plat.

Commissioner Kure arrived to the meeting via Zoom at 6:25 p.m.

Members of the public, Melissa Seipelt, Barry Smolenske, and Lori Duncan, (all owners of property directly west of the project) spoke regarding potential traffic using their access, the size of the project, lighting, hours of operation and potential vandalism. Property owner Dave Colemere expressed his appreciation of the project and his concerns about lighting, subsidized EV charging stations, property tax increases and the location of the project.

Town Engineer / Public Works Director Erika Rasmussen, Public Information Officer / Community Engagement Director Lorelei Nelson and project architect Christa Plaza, Essenza Architecture responded regarding traffic plans, lighting, hours of operation and programming.

The Commissioners discussed the Board of Trustees Public Hearing on this preliminary plat scheduled for Monday March 25, 2024, and stubbed water/sewer for future phases.

Chairman Sword closed the public hearing at 6:54 p.m.

- 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

Motion was made by Commissioner Peterson, seconded by Commissioner Abshier, (clarified by Chairman Sword) to adopt 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 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. Motion carried 3-0, Chairman Sword and Commissioners Abshier & Peterson voted yes; Commissioner Kure did not vote due to internet connectivity issues.

9. New Business

- a. DOLA Grant Awarded for Land Use Code Update

Community Development Director Jason Bradford discussed a grant awarded for Land Use Code Updates. The Planning Commission will be involved with the updates.

- b. Introduction of Planning Commission Applicants

Community Development Director Jason Bradford introduced the Planning Commission Applicants in attendance: William Jorgensen, Shemuel Rivera, Mike Root and Tim Corliss. Each addressed the Commission and discussed their interests. The following applicants did not attend: Don Smith, Charis Vela.

10. Community Development Update

Community Development Director Jason Bradford provided an update on current construction and development projects including.

11. Adjournment

Section 5, Item a.

Motion was made by Commissioner Abshier, seconded by Commissioner Peterson, to adjourn the meeting. Motion carried 3-0, Chairman Sword and Commissioners Abshier & Peterson voted yes; Commissioner Kure did not vote due to internet connectivity issues.

The Regular Meeting of the Planning Commission for March 20, 2024, was adjourned at 7:36 p.m,

Ryan Sword, Chair

ATTEST:

Mary E. Strutt, MMC, Town Clerk



Agenda Item Summary

MEETING DATE: May 15, 2024

SUBJECT: **Resolution 02-PC-2024** – A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the AMK Annexation, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Light Industrial (LI)

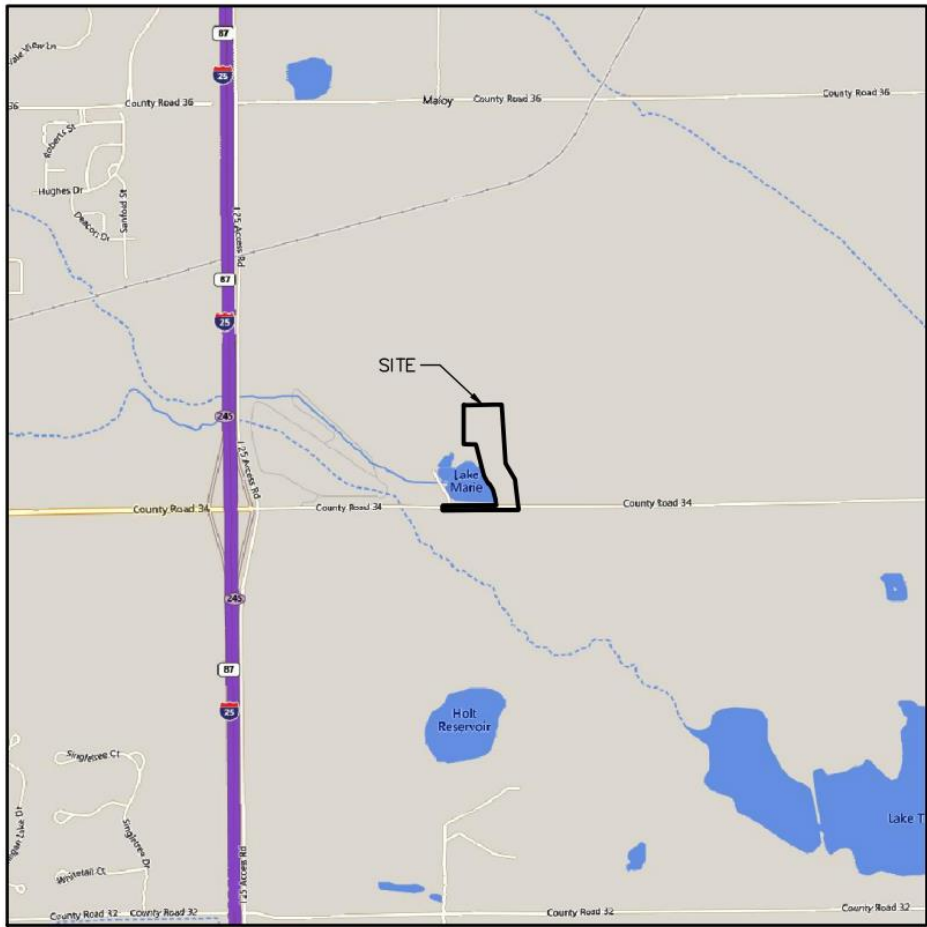
PRESENTED BY: Collin Mieras, Planner II

SUMMARY

The Board of Trustees has referred the proposed AMK annexation (“Annexation”) and initial zoning (“Zoning”) to the Planning Commission for review in accordance with Section 16-8-90 of the Mead Municipal Code (“MMC”). MMC Section 16-8-90 requires that the Planning Commission review all annexations and make a recommendation to the Board of Trustees regarding the annexation. If zoning is requested with the annexation, the Planning Commission shall also hold a public hearing on the proposed zoning.

The Annexation area includes approximately 13.521 acres located north of Weld County Road (“WCR”) 34 and east of I-25 (“Property”), as more fully described in the AMK Zoning Map attached as Exhibit 2 to Resolution No. 02-PC-2024. The Property is in unincorporated Weld County and zoned for agricultural use. The Owner, AMK Properties, LLC, has requested Light Industrial (LI) zoning upon annexation.

Staff recommends that the Planning Commission: (1) recommend approval of the Annexation; and (2) recommend that the Board of Trustees establish the initial zoning of the AMK Annexation as Light Industrial (LI), consistent with the Mead Comprehensive Plan land use designation.



VICINITY MAP

DETAIL OF REQUEST

Applicant(s):	AMK Properties, LLC
Property Owner(s):	AMK Properties, LLC
Property Location:	4665 WCR 34, Platteville, CO 80651; generally located north of WCR 34 and east of Interstate 25
Current Zoning (Weld County):	Agricultural
Proposed Zoning (Mead):	Light Industrial (LI) Zoning District
Comp. Plan Designation:	Planned Industrial Mixed-Use (PI)
Surrounding Land Uses:	<p><u>North:</u> Raterink and Postle Industrial Developments; Town of Mead Light Industrial Zoning</p> <p><u>East:</u> Single-Family Home; Weld County Agricultural Zoning.</p> <p><u>South:</u> Single-Family Home; Weld County Agricultural Zoning</p> <p><u>West:</u> Single-Family Home; Weld County Residential Zoning</p>

OVERVIEW

The Owner submitted a Petition for Annexation of the Property (“Petition”) to the Town on or about April 22, 2024. The Petition is attached to this AIS. The Board of Trustees approved Resolution No. 37-R-2024 (“Resolution”) on April 29, 2024, which: (1) establishes that the Petition is in substantial compliance with state law requirements; (2) schedules the eligibility hearing to consider annexing and zoning the Property for June 10, 2024; and (3) refers the Annexation and Zoning to the Planning Commission.

MMC Section 16-8-90 requires that the Planning Commission: (1) consider the Annexation and make a recommendation to the Board of Trustees regarding the same; and (2) conduct a public hearing on the proposed Light Industrial (LI) zoning for the Property and make a recommendation to the Board of Trustees regarding the same.

REVIEW CRITERIA ANALYSIS

Annexation Eligibility Review Criteria, MMC Section 16-8-50

Section 16-8-50 of the MMC states that eligibility for annexation shall be determined by conformity with the requirements of C.R.S. § 31-12-104 and § 31-12-105, as amended and as determined by the Board of Trustees in its sole discretion.

1. The applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 exist or have been met in that:

- a. Not less than one sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town of Mead. C.R.S. § 31-12-104(1)(a).

C.R.S. § 31-12-104(1)(a) states that an area is eligible for annexation when the Town determines “That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.” The area proposed to be annexed exceeds the minimum of one-sixth of the perimeter contiguity with 1,117.66 feet contiguous with current Town boundaries. The total perimeter of the Property is 5,174.38 feet, and the minimum allowable contiguity is 862.4 feet.

- b. A community of interest exists between the area proposed to be annexed and the Town of Mead; the proposed area to be annexed is urban or will be urbanized in the near future and the area to be annexed is integrated with or is capable of being integrated with the Town of Mead. C.R.S. § 31-12-104(1)(b).

The Property currently abuts the Town of Mead in Weld County. As set forth in Table 1 above, the Property satisfies the applicable state law requirements for contiguity. C.R.S. § 31-12-104(1)(b) states, in relevant part, that “[t]he fact that the area proposed to be annexed has the contiguity with the [Town as required by C.R.S. § 31-12-104(1)(a)] shall be a basis for a finding of compliance with these requirements . . .”. The Property satisfies the C.R.S. § 31-12-104(1)(b) requirements.

- c. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner(s) thereof unless such tracts or parcels are separated by a dedicated street, road or other public way. C.R.S. § 31-12-105(1)(a).

The Petition has been executed by all landowners of the Property, exclusive of public rights-of-way. The annexation will not separate or subdivide any land held in identical ownership.

d. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising 20 acres or more (which, together with buildings and improvements situated thereon, has a value for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation) shall be included in the proposed annexation area without the written consent of the landowners [unless the proposed annexation area is an enclave, which is not relevant to the annexation under consideration]. C.R.S. § 31-12-105(1)(b).

The Petition has been executed by all landowners of the Property. There are no individual parcels, nor contiguous parcels held in identical ownership, that comprise 20 acres or more within the Subject Property having a value in excess of \$200,000.00 for ad valorem tax purposes for the year preceding the annexation that have been included in the proposed Annexation without the written consent of the landowners. 100% of the landowners have consented to the Annexation, exclusive of any public rights-of-way included within the boundaries of the Property.

e. No annexation proceedings have been commenced by another municipality for any portion of the Subject Property. C.R.S. § 31-12-105(1)(c).

There have been no annexation proceedings commenced by another municipality for any portion of the Property.

f. The area proposed for annexation will not result in the detachment of area from any school district or the attachment of the same to another school district. C.R.S. § 31-12-105(1)(d).

The Property will remain in the Weld County School District.

g. The annexation of the Property will not have the effect of extending the municipal boundary of the Town of Mead more than three miles in any direction from any point of such municipal boundary within one year. C.R.S. § 31-12-105(1)(e).

The Annexation will not extend the Town’s boundaries more than three miles in any direction. C.R.S. § 31-12-105(1)(e) also requires, in relevant part, that prior to completion of any annexation within the three-mile area, the Town shall have in place a plan for that area proposed to be annexed. As set forth in the MMC, the Town of Mead Comprehensive Plan, as amended, constitutes the “plan in place” referenced in C.R.S. § 31-12-105(1)(e).

Staff Recommendation:

The proposed Annexation satisfies the applicable requirements of C.R.S. § 31-12-104 and § 31-12-105. Town Staff recommends that the Planning Commission recommend approval of the AMK Annexation to the Board of Trustees. This recommendation is set forth in Resolution No. 02-PC-2024.

Zoning Review Criteria, MMC Section 16-3-160

The notice requirements of Section 16-3-160 of the MMC have been satisfied and the Planning Commission has jurisdiction to conduct the public hearing on the proposed zoning map amendment.

The establishment of initial zoning is subject to review against the six (6) criteria set forth in MMC Section 16-3-160. Only ONE of the following criteria must be met for the proposed zoning to be approved:

1. To correct a manifest error in an ordinance establishing the zoning for a specific property.
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan.
4. The proposed rezoning is necessary to provide land for community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan.
5. The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area; OR
6. A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The zoning request meets criterion 2 listed below:

“To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally.”

Following the effective date of the annexation of the Property (if ultimately approved by the Board of Trustees), the jurisdiction that governs the Property will change from Weld County to the Town of Mead. State law requires that property annexed to the Town be zoned within 90 days of the effective date of annexation. Town staff is recommending that the initial zoning of the property be established as Light Industrial (LI) as more particularly shown and set forth in the Zoning Map, in compliance with the 2018 Mead Comprehensive Plan (“Comprehensive Plan”). The Comprehensive Plan designates the Property as Planned Industrial Mixed Use, which correlates with LI zoning for purposes of the Land Use Code, MMC Chapter 16. The proposed zoning therefore complies with the Comprehensive Plan.

Staff Recommendation:

Staff recommends that the Planning Commission recommend approval of the establishment of initial zoning for the Property as LI to the Board of Trustees. This recommendation and the recommendation regarding approval of the Annexation of the Property are set forth in Resolution No. 02-PC-2024.

FINANCIAL CONSIDERATIONS

None.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that, following the conclusion of the public hearing, the Planning Commission approve Resolution 02-PC-2024 via the following motion.

Suggested Motion:

“I MOVE APPROVAL OF RESOLUTION NO. 02-PC-2024, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF THE AMK ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI).”

ATTACHMENTS

- Annexation Petition
- Annexation Map
- Resolution No. 02-PC-2024 (AMK Zoning Map attached as Exhibit 2)

PETITION FOR ANNEXATION
AMK ANNEXATION

TO THE BOARD OF TRUSTEES OF THE TOWN OF MEAD, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in C.R.S. § 31-12-101 et seq., as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Board of Trustees of the Town of Mead, Colorado ("**Board**"), to annex to the Town of Mead ("**Town**") the unincorporated territory located in the County of Weld, State of Colorado, which property is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as the AMK Annexation.

In support of this Petition for Annexation ("**Petition**"), Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§31-12-104 and 31-12-105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation map submitted herewith and attached as **Exhibit C**, and as more fully described in Paragraph 16 below.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.

11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(a) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(b) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.

13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.

14. The land owned by Petitioner constitutes one hundred percent (100%) of the Property within the meaning of C.R.S. § 31-21-107(1)(g) of the Annexation Act.

15. The affidavit of the circulator of this Petition certifying that the signature(s) on this Petition is the signature of each person whose name it purports to be and certifying the accuracy of the date of such signature(s) is attached hereto as **Exhibit B** and is incorporated herein by this reference.

16. This Petition is accompanied by four (4) copies of an annexation map which have been prepared by a professional surveyor and submitted to the Town Clerk. An 11 x 17 copy of the annexation map is attached to this Petition as **Exhibit C** for reference. The annexation map contains, among other things, the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property;

(c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town of Mead abutting the Property.

17. That the proposed annexation of the Property complies with Section 30 of Article II of the Colorado Constitution.

18. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation agreement ("**Annexation Agreement**") which establishes the terms and conditions under which the Petitioner has agreed to annex the Property to the Town.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.

20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 13th day of February, 2024.

Signature of Petitioner:

AMK Properties LLC

By: [Signature]
Name: Randy Stippich
Title: President

Date of Signature: 2/13/2024

Mailing Address:
11840 Hwy 52
Fort Lupton, CO
80621

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of Property

PARCEL DESCRIPTION
AMK Zoning Map
Exhibit A-1

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 11, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 and assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, monumented at the Southeast corner of said Section 11 by a #6 rebar with a 3.25" aluminum cap stamped LS 22098, a distance of 2628.10 feet and with all other bearings contained herein relative thereto;

THENCE North 89°36'43" East along said South line a distance of 722.30 feet to the Southwest corner of Lot A, Recorded Exemption #1207-11-4-RE2311, as recorded November 18, 1998, as Reception No. 2654501 of the records of the Weld County Clerk and Recorder (WCCR);
 Thence along the West line of said Lot A the following 7 courses;
 THENCE North 04°53'21" West a distance of 30.09 feet to the North Right of Way (ROW) line of Weld County Road 34 (WCR 34) and to the POINT OF BEGINNING;
 THENCE North 04°53'21" West a distance of 75.27 feet;
 THENCE North 14°35'26" West a distance of 130.14 feet;
 THENCE North 30°14'00" West a distance of 90.76 feet;
 THENCE North 89°57'27" West a distance of 12.15 feet;
 THENCE North 29°27'36" West a distance of 117.69 feet;
 THENCE North 14°27'02" West a distance of 426.89 feet;
 THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;
 Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;
 THENCE North 00°02'50" West a distance of 510.72 feet;
 THENCE North 89°51'02" East a distance of 82.74 feet;
 THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;
 Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;
 THENCE North 89°11'53" East a distance of 29.81 feet;
 THENCE North 89°32'29" East a distance of 84.83 feet;
 Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;
 THENCE South 03°47'02" East, a distance of 765.98 feet;
 THENCE South 30°00'04" East a distance of 243.52 feet;
 THENCE South 07°06'52" East a distance of 338.28 feet to the North ROW line of WCR 34;

THENCE South 89°36'43" West, along said North line, a distance of 288.79 feet to the POINT OF BEGINNING.

Said described parcel of land contains 529,702 Square Feet or 12.160 Acres, more or less (\pm).

PARCEL DESCRIPTION**AMK Annexation
Exhibit A-2**

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;

THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

THENCE North 04°53'21" West a distance of 75.27 feet;

THENCE North 14°35'26" West a distance of 130.14 feet;

THENCE North 30°14'00" West a distance of 90.76 feet;

THENCE North 89°57'27" West a distance of 12.15 feet;

THENCE North 29°27'36" West a distance of 117.69 feet;

THENCE North 14°27'02" West a distance of 426.89 feet;

THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;

Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;

THENCE North 00°02'50" West a distance of 510.72 feet;

THENCE North 89°51'02" East a distance of 82.74 feet;

THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;

Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;

THENCE North 89°11'53" East a distance of 29.81 feet;

THENCE North 89°32'29" East a distance of 84.83 feet;

Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;

THENCE South 03°47'02" East, a distance of 765.98 feet;

THENCE South 30°00'04" East a distance of 243.52 feet;
THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;
THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;
THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;
THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±).

**EXHIBIT B
TO PETITION FOR ANNEXATION**

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ____ () pages, including **Exhibit A** and **Exhibit C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner(s) _____, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Weld)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 13 day of FEBRUARY, 2024, by Randy Stippich.

Witness my hand and official seal.

My commission expires: 2/22/2027

[Signature]
Notary Public

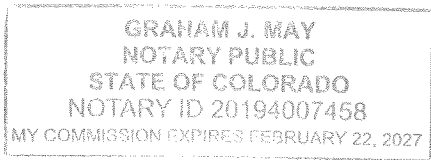


EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

An 11 x 17 version of the annexation map is attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

13.521 ACRES

PARCEL DESCRIPTION

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;
 THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;
 THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses:
 THENCE North 04°53'21" West a distance of 75.27 feet;
 THENCE North 14°35'26" West a distance of 130.14 feet;
 THENCE North 30°14'00" West a distance of 90.76 feet;
 THENCE North 89°57'27" West a distance of 12.15 feet;
 THENCE North 29°27'36" West a distance of 117.69 feet;
 THENCE North 14°27'02" West a distance of 426.89 feet;
 THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;
 Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses:
 THENCE North 00°02'50" West a distance of 510.72 feet;
 THENCE North 89°51'02" East a distance of 82.74 feet;
 THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;
 Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses:
 THENCE North 89°11'53" East a distance of 29.81 feet;
 THENCE North 89°32'29" East a distance of 84.83 feet;
 Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses:
 THENCE South 03°47'02" East, a distance of 765.98 feet;
 THENCE South 30°00'04" East a distance of 243.52 feet;
 THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;
 THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;
 THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;
 THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±).

OWNER: AMK Properties, LLC, a Colorado Limited Liability Company

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20__.

Witness my Hand and Official Seal.
 My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Steven Parks a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Annexation Map shown hereon is a correct delineation of the above described parcel of land.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Annexation Map shown hereon is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the _____ day of _____, 20__.

Mayor _____ Attest: _____
 Town Clerk

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25196634, dated March 9, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

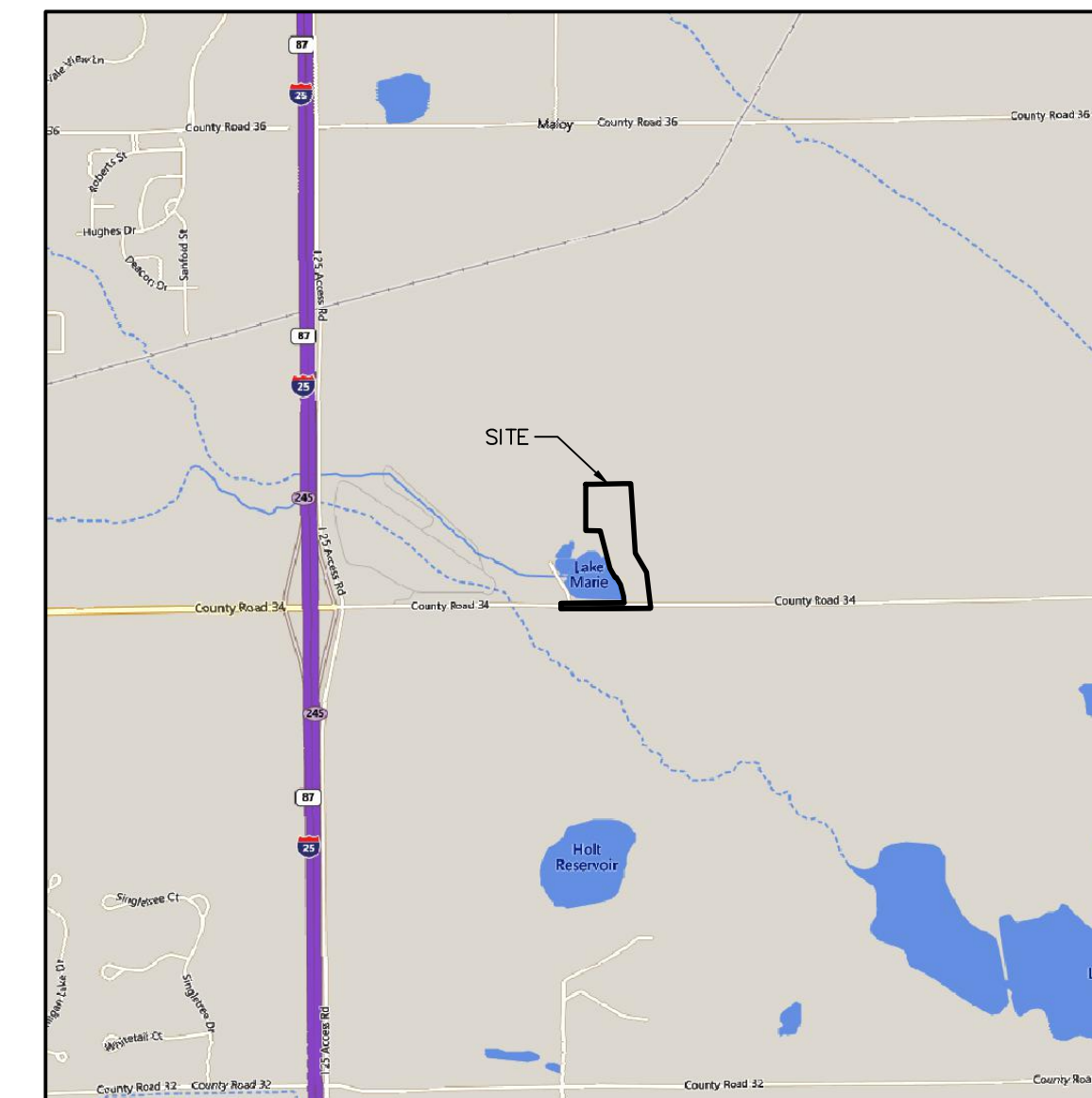
SURVEYOR'S NOTES

1. Adjacent parcel ownership provided by county assessor page at the time of survey.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".



VICINITY MAP
 SCALE: 1" = 2000'

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 5,174.38 FEET
 CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,117.66 FEET
 MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET

LEGEND

■ ALIQUOT CORNER AS DESCRIBED	———— ANNEXATION BOUNDARY
○ CALCULATED POSITION	- - - - - EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	- - - - - RIGHT OF WAY LINE
▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	- - - - - SECTION LINE
◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 28971	———— PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	/////// CONTIGUITY TO TOWN OF MEAD

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348

NOTICE

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. (13-80-105 C.R.S. 2012)

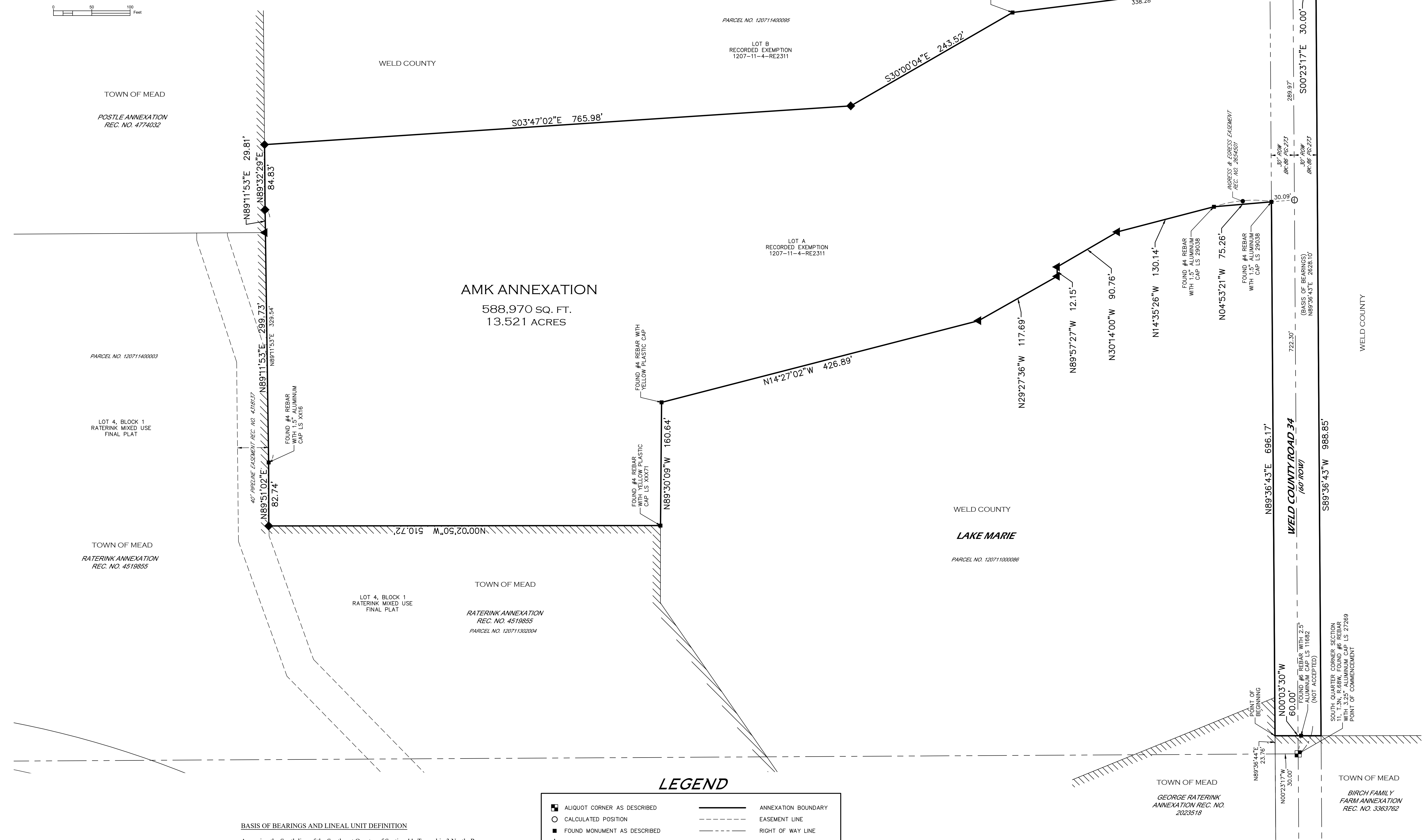
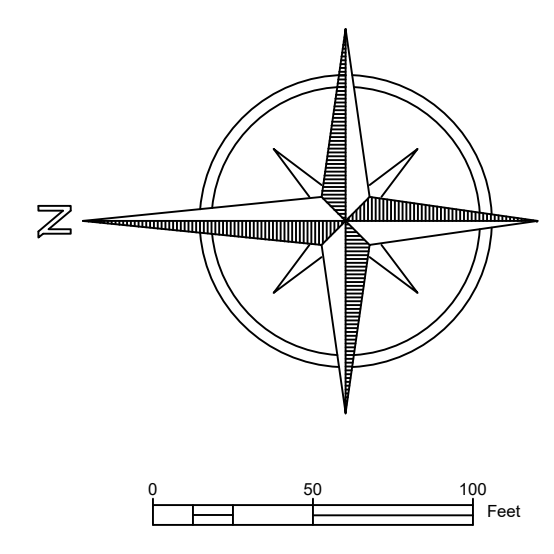


PROJECT NO: 2022243	NAME: 4665 WCR 34	REVISIONS:	DATE:
DATE: 10-20-2022	CLIENT: CLAYSTONE	REDLINES	10-20-22
DRAWN BY: MAK	FILE NAME: 2022243ALTA		
CHECKED BY: JJ	SCALE: 1" = 60'		

1

AMK ANNEXATION

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO. 12.160 ACRES



LEGEND

ALIQUOT CORNER AS DESCRIBED	ANNEXATION BOUNDARY
CALCULATED POSITION	EASEMENT LINE
FOUND MONUMENT AS DESCRIBED	RIGHT OF WAY LINE
FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	SECTION LINE
FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 26971	PARCEL LINE
FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	CONTIGUITY TO TOWN OF MEAD

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 5,174.38 FEET
CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,117.66 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 862.40 FEET



PROJECT NO. 2022243	NAME: 4665 WCR 34	REVISIONS:	DATE:
DATE: 10-20-2022	CLIENT: CLAYSTONE	REDLINES	10-20-22
DRAWN BY: MAK	FILE NAME: 2022243ALTA		
CHECKED BY: JJ	SCALE: 1" = 60'		

NOTICE: 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. (13-80-105 C.R.S. 2012)

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 02-PC-2024**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE AMK ANNEXATION, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)

WHEREAS, by petition for annexation submitted to the Town of Mead by AMK Properties, LLC (the “Annexation Petition”), annexation proceedings have been initiated for certain real property generally described as the AMK Annexation, consisting of a total of 13.52 acres more or less, as described more particularly in **Exhibit 1** attached hereto (“Subject Property”); and

WHEREAS, AMK Properties, LLC is the fee owner of the Subject Property (“Owner”); and

WHEREAS, copies of the Annexation Petition and AMK Annexation Map (“Annexation Map”) have been distributed to the Planning Commission and are on file with the Town Clerk; and

WHEREAS, the Subject Property is currently located in unincorporated Weld County; and

WHEREAS, C.R.S. § 31-12-115(2) requires that property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the annexation; and

WHEREAS, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Town of Mead Light Industrial (LI) Zoning District, as more particularly shown in the “**AMK ZONING MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (“Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 15, 2024, to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 15, 2024 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI) Zoning District, as specifically shown in the Proposed Zoning Map.

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

Section 1. The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Light Industrial (LI) zoning designation of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) have been satisfied; specifically, an amendment to the Town’s official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Light Industrial (LI) Zoning District, in accordance with the Proposed Zoning Map.

Section 4. Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15TH DAY OF MAY, 2024.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By: _____
Ana Bohl, Secretary

By: _____
Ryan Sword, Chairman

Exhibit 1
Legal Description
AMK ANNEXATION

(attached)

Legal Description
AMK ANNEXATION

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 00°23'17" West, along the West line of the Southeast Quarter of said Section 11, a distance of 30.00 feet to the North Right of Way of Weld County Road 34 and the South line of George Raterink Annexation as recorded September 4, 1985, as reception number 2023518 of the records of the Weld County Clerk and Recorder;

THENCE North 89°36'44" East, along said North Right of Way, a distance of 23.76 feet to the POINT OF BEGINNING;

THENCE North 89°36'43" East, continuing along said North Right of Way, a distance of 696.17 feet to the West line of Lot A, Recorded Exemption 1207-11-4-RE2311, as recorded November 18, 1998, as reception number 2654501 of the records of the Weld County Clerk and Recorder;

Thence along the West line of said Lot A the following 7 courses;

THENCE North 04°53'21" West a distance of 75.27 feet;

THENCE North 14°35'26" West a distance of 130.14 feet;

THENCE North 30°14'00" West a distance of 90.76 feet;

THENCE North 89°57'27" West a distance of 12.15 feet;

THENCE North 29°27'36" West a distance of 117.69 feet;

THENCE North 14°27'02" West a distance of 426.89 feet;

THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;

Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses;

THENCE North 00°02'50" West a distance of 510.72 feet;

THENCE North 89°51'02" East a distance of 82.74 feet;

THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;

Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses;

THENCE North 89°11'53" East a distance of 29.81 feet;

THENCE North 89°32'29" East a distance of 84.83 feet;

Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses;

THENCE South 03°47'02" East, a distance of 765.98 feet;

THENCE South 30°00'04" East a distance of 243.52 feet;

THENCE South 07°06'52" East a distance of 368.49 feet to the South line of said Southeast Quarter of Section 11;

THENCE South 00°23'17" East a distance of 30.00 feet to the South Right of Way of said Weld County Road 34;

THENCE South 89°36'43" West, along said South line, a distance of 988.85 feet to the East line of Birch Family Farm Annexation as recorded February 17, 2006, as reception number 3363762 of the records of the Weld County Clerk and Recorder;

THENCE North 00°03'30" West, along said East line, a distance of 60.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 588,970 Square Feet or 13.521 Acres, more or less (±)

Exhibit 2
AMK ZONING MAP

(attached)

AMK ZONING MAP

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
13.521 ACRES

CERTIFICATE OF OWNERSHIP

The undersigned [is] [are] the owner(s) of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

A parcel of land, situate in the Southeast Quarter of Section Eleven (11), Township Three North (T.3N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE North 89°36'43" East along said South line a distance of 722.30 feet to the Southwest corner of Lot A, Recorded Exemption #1207-11-4-RE2311, as recorded November 18, 1998, as Reception No. 2654501 of the records of the Weld County Clerk and Recorder (WCCR);

Thence along the West line of said Lot A the following 7 courses:
THENCE North 04°53'21" West a distance of 30.09 feet to the North Right of Way (ROW) line of Weld County Road 34 (WCR 34) and to the POINT OF BEGINNING;
THENCE North 04°53'21" West a distance of 75.27 feet;
THENCE North 14°35'26" West a distance of 130.14 feet;
THENCE North 30°14'00" West a distance of 90.76 feet;
THENCE North 89°57'27" West a distance of 12.15 feet;
THENCE North 29°27'36" West a distance of 117.69 feet;
THENCE North 14°27'02" West a distance of 426.89 feet;
THENCE North 89°30'09" West a distance of 160.64 feet to the Southeasterly corner of Raterink Annexation, as recorded September 3, 2019, as Reception No. 4519855 of the WCCR;
Thence along the East and North lines of said Raterink Annexation, being coincident with the West and North lines of said RE2311, the following three courses:
THENCE North 00°02'50" West a distance of 510.72 feet;
THENCE North 89°51'02" East a distance of 82.74 feet;
THENCE North 89°11'54" East a distance of 299.73 feet to the Southwest corner of Postle Annexation as recorded November 8, 2021, as Reception No. 4774032 of the WCCR;
Thence along the South line of said Postle Annexation, being coincident with the North line of said RE2311, the following two courses:
THENCE North 89°11'53" East a distance of 29.81 feet;
THENCE North 89°32'29" East a distance of 84.83 feet;
Thence departing said South line of Postle Annexation, and continuing along the East and South lines of said RE2311 the following 4 courses:
THENCE South 03°47'02" East, a distance of 765.98 feet;
THENCE South 30°00'04" East a distance of 243.52 feet;
THENCE South 07°06'52" East a distance of 338.28 feet to the North ROW line of WCR 34;
THENCE South 89°36'43" West, along said North line, a distance of 288.79 feet to the POINT OF BEGINNING.

and [do/does] hereby lay out and establish this Zoning Amendment Map of the above-described land under the name and style of AMK ANNEXATION; and further acknowledge(s) that: a) the change in zoning shall be from AGRICULTURAL to LIGHT INDUSTRIAL zoning, in accordance with the requirements of Article 16 of the Mead Municipal Code; b) all conditions, terms and specifications designated or described herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and c) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Zoning Amendment Map contains 529,702 square feet or 12.160 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, [I] [we] have hereunto set [my] [our] hand(s) and seal(s) this ___ day of _____, 20__.

AMK Properties LLC

By: _____
Name: _____
Title: _____

State of Colorado)
) ss
County of Weld)

The foregoing Certificate of Ownership was acknowledged before me this ___ day of _____, 20__ by _____, as _____ of _____, a _____.

Witness My Hand and Seal: _____
Notary Public

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Steven Parks a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the Zoning Amendment Map shown hereon is a correct delineation of the above described parcel of land.

I further certify that the Zoning Amendment Map (and legal description(s)) were prepared under my personal supervision and in accord with applicable State of Colorado requirements on this _____ day of _____, 20__.

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

The Annexation Map shown hereon is approved and accepted by Ordinance Number _____, passed and adopted at the regular meeting of the Board of Trustees of Mead, Colorado held on the ___ day of _____, 20__.

Mayor _____ Attest: _____
Town Clerk

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

The undersigned hereby certifies that it is a lawful lienholder/deed of trust holder as to the real property described in this Zoning Amendment Map, does hereby certify that it acknowledges the establishment of this Zoning Amendment Map, and accepts the conditions and restrictions (if any) set forth in this Zoning Amendment Map.

AMK Properties LLC

By: _____
Name: _____
Title: _____

State of Colorado)
) ss
County of Weld)

The foregoing Certificate of Lienholder/Deed of Trust Holder was acknowledged before me this ___ day of _____, 20__, by _____, as _____ of _____, a _____.

Witness My Hand and Seal: _____
Notary Public

My commission expires: _____

Planning Commission Certificate

Recommended for Approval by the Mead Planning Commission this ___ day of _____, 20__.

Chairperson _____ Secretary _____

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCC25196634, dated March 9, 2022, as prepared by Land Title Guarantee Company to delineate the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S NOTES

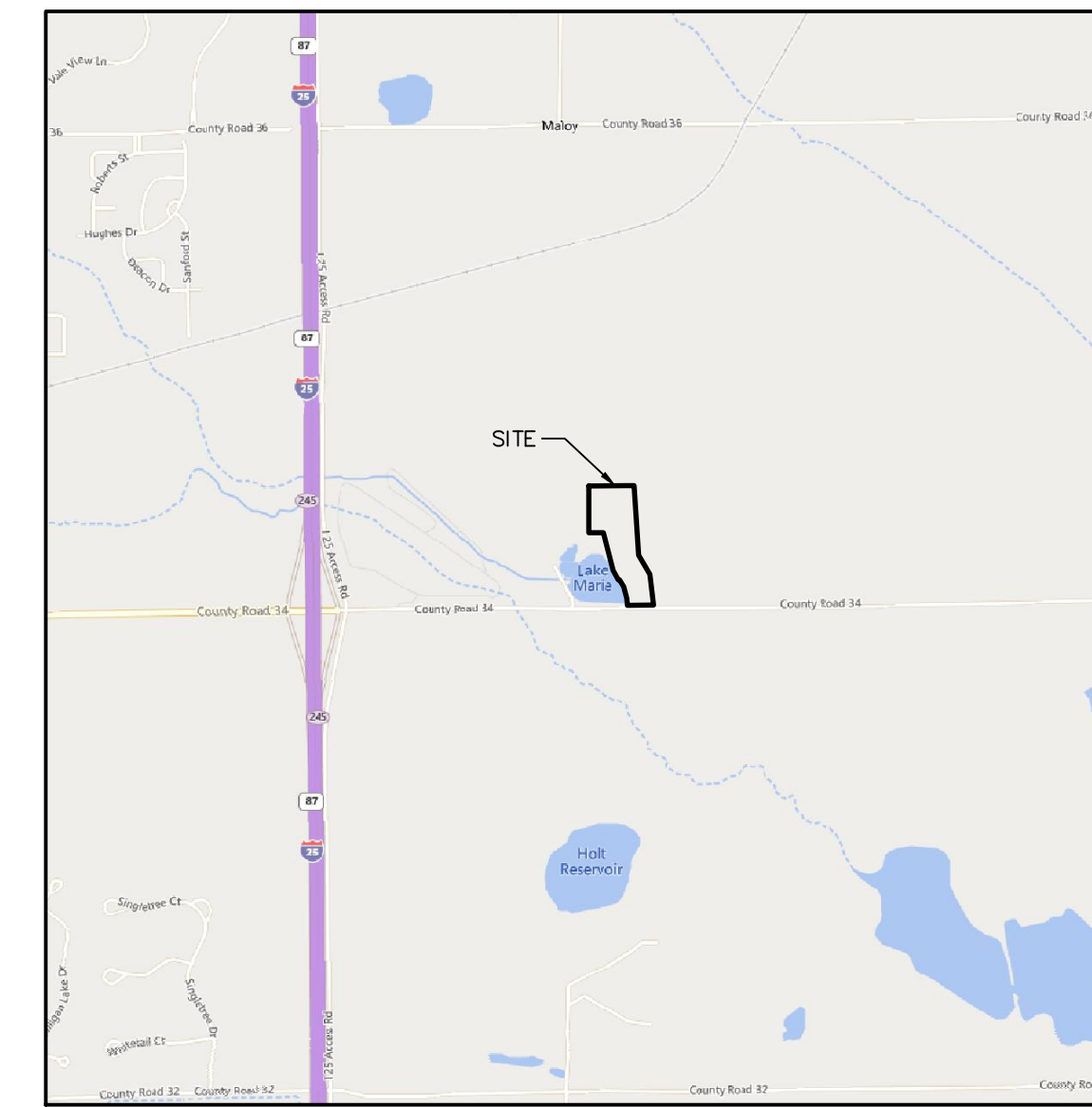
1. Adjacent parcel ownership provided by county assessor page at the time of survey.

PRELIMINARY

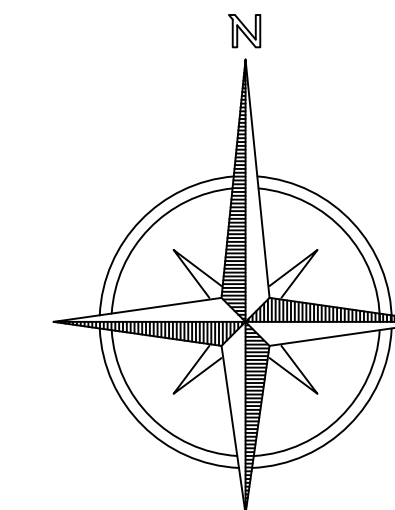
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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VICINITY MAP
SCALE: 1" = 2000'

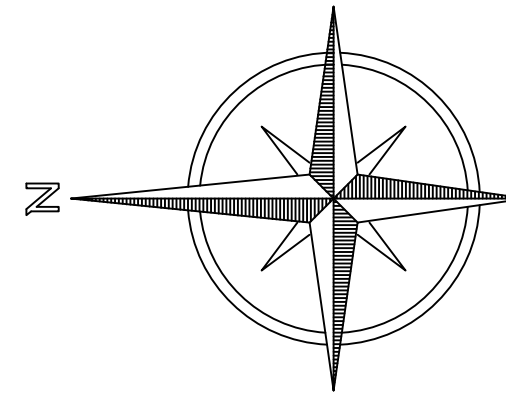


LEGEND

■ ALIQUOT CORNER AS DESCRIBED	— ZONING BOUNDARY
○ CALCULATED POSITION	- - - - - EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	- - - - - RIGHT OF WAY LINE
▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	- - - - - SECTION LINE
◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 26971	— PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	

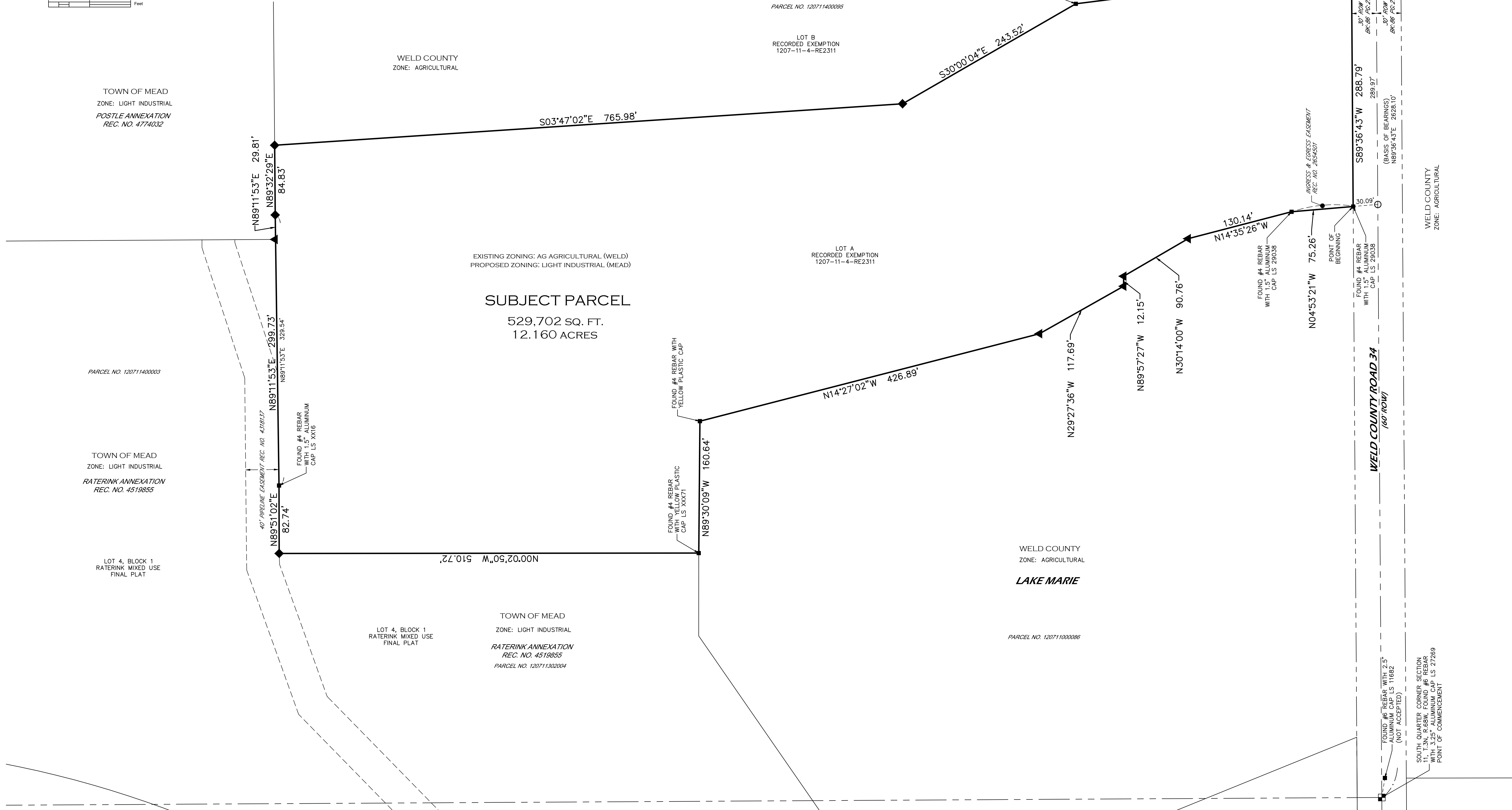
PROJECT NO: 2022243	NAME: 4665 WCR 34	REVISIONS:	DATE:
DATE: 10-20-2022	CLIENT: CLAYSTONE		
DRAWN BY: MAK	FILE NAME: 2022243ZONE		
CHECKED BY: JJ	SCALE: 1" = 60'		

1



AMK ZONING MAP

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.
12.160 ACRES



LEGEND

■ ALIQUOT CORNER AS DESCRIBED	— ZONING BOUNDARY
○ CALCULATED POSITION	- - - - - EASEMENT LINE
■ FOUND MONUMENT AS DESCRIBED	- - - - - RIGHT OF WAY LINE
▲ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 11682	- - - - - SECTION LINE
◆ FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 26971	- - - - - PARCEL LINE
● FOUND #4 REBAR WITH RED PLASTIC CAP LS 38348	

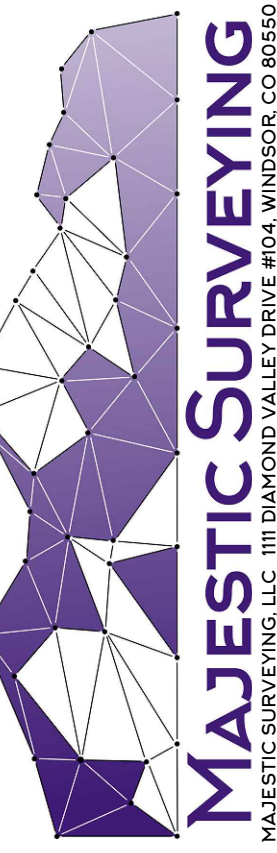
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 11, Township 3 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing North 89°36'43" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2628.10 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



NOTICE
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. (13-80-105 C.R.S., 2012.)

PROJECT NO. 2022243	NAME: 4665 WCR 34
DATE: 10-20-2022	CLIENT: CLAYSTONE
DRAWN BY: MAK	FILE NAME: 2022243ZONE
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