



# Planning Commission Meeting

441 3rd Street, Mead

October 15, 2025

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## Agenda

### 6:00 p.m. to 10:00 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\\_Z2agr40JTBOoPZyNdtM0pA](https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA)

#### 1. Call to Order – Roll Call

Chair Karen Peterson  
Chair Pro Tem Ryan Sword  
Commissioner Charles Gehringer  
Commissioner William Jorgensen  
Commissioner Chad Rademacher  
Commissioner Alternate Timothy Corliss  
Commissioner Alternate Jean Bratcher

#### 2. Pledge of Allegiance to the Flag

#### 3. Review and Approve Agenda

#### 4. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

#### 5. Approval of Minutes

- a. Approval of Minutes - Regular Meeting September, 17, 2025

#### 6. Public Hearing

- a. North Mead Comprehensive Plan Amendment - Continued from August 20th, 2025
  - i. **Resolution No. 08-PC-2025 — A** Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place ("Resolution") (hearing continued from August 20, 2025)
- b. Access 25 Logistics Park Subdivision Preliminary Plat
  - i. **Resolution No. 12-PC-2025 — A** Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat

#### 7. New Business

- a. Introduction of new Community Development Director Todd Bjerkaas

## **8. Adjournment**

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please contact us by phone 970-535-4477 or email [info@townofmead.org](mailto:info@townofmead.org).



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## Minutes

### 6:00 p.m. to 10:00 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.

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#### 1. Call to Order – Roll Call

Chair Karen Peterson  
Chair Pro Tem Ryan Sword  
Commissioner Charles Gehringer  
Commissioner William Jorgensen  
Commissioner Chad Rademacher  
Commissioner Alternate Timothy Corliss  
Commissioner Alternate Jean Bratcher

#### Attendance

There being present the following members to wit:

Chair Pro Tem Ryan Sword  
Commissioner Chad Rademacher  
Commissioner William Jorgensen  
Commissioner Alternate Timothy Corliss

#### Those absent

Chairman Karen Peterson (excused)  
Commissioner Charles Gehringer (excused)  
Commissioner Alternate Jean Bratcher (excused)

Also present: Acting Community Development Director, Collin Mieras; Town Planner Alexander Ailey; Secretary, Ana Bohli; Applicants Matthew Napier, Vice President of Acquisitions, Columnar Investments and Jonah Weiss—Principal Planner & Landscape Architect, LJA Engineering.

Attending via remote access: Assistant Town Attorney Silvia Buchenic

#### 2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

#### 3. Acknowledgement of appointment of Jean Bratcher

Chair Pro Tem Sword acknowledged the appointment of Jean Bratcher as the new Commissioner Alternate

#### 4. Review and Approve Agenda

Commissioner Jorgensen motioned to review and approve the agenda. Commissioner Corliss

seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

## **5. Public Comment:**

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

Chair Pro Tem Ryan Sword asked if anyone present wanted to provide comments.

Jeff Engelman with an address at 2672 Grace Way, expressed his concerns about the North Mead Place Comprehensive Plan Amendment, and mentioned the meeting the homeowners had with the developer. He also expressed being against the increase of residential density, impacting schools, roads, town administration, and police.

David Setter with an address at 14618 Bonsmara Dr., talked regarding the North Mead Place Comprehensive Plan Amendment; he referenced the meeting between the homeowners and the developer, and informed that he still opposes the proposed amendment.

Chair Sword asked if there was anybody joining virtually who would like to make a comment.

Lindy Hruska with an address at 2676 Grace Way, talked regarding the North Mead Place Comprehensive Plan Amendment; she expressed her concerns, and she was against the proposal.

## **6. Approval of Minutes**

- a. Approval of Minutes - Regular Meeting August, 20, 2025

Commissioner Jorgensen motioned to approval of Minutes - Regular Meeting August, 20, 2025. Commissioner Rademacher seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

## **7. Public Hearing**

- a. Highland Lake Comprehensive Plan Amendment

Chair Pro Tem opened the public hearing at 6:16 p.m.

Acting Community Development Director Collin Mieras provided an overview of what the comprehensive plan amendment process looks like, what is involved and what is not. Mr. Mieras continued to go over the details of the proposed amendment, providing information such as current location, size, zoning, and future land use designations. Mr. Mieras explained how this proposal would help provide additional economic support for the existing businesses those that may be looking to move into downtown Mead; he also explained the justification for the Comprehensive Plan amendment.

Mr. Matthew Napier Vice President of Acquisitions, Columnar Investments, and Jonah Weiss Principal Planner & Landscape Architect, LJA Engineering, presented the amendment proposal, which involves converting large lot residential and rural residential areas to single-family

residential, with potential zoning as either RSF-4 or a PUD. The presentation highlighted benefits of higher density, including larger parks, pedestrian connections, and support for downtown businesses, while addressing changes in development factors and the evolution of the comprehensive plans since 2009.

Chair Pro Tem Sword opened the public comment portion of the hearing.

Mr. Sword asked if anyone present wanted to provide comments.

Jeff Engelman — 2672 Grace Way; Judy Sargent — Lakewood; Tony Ferris — 2380 Serena Dr, Duane Overholser — 16881 West View Dr.; Polli Smith — 16778 Canyon Rd 5; David Setter - 14618 Bonsmara Dr.; Ryan Hathorn - 16873 West View Dr.; Jane Spruce; Terry Spruce; Robert O'donnell; Kathy Thomas; Gary Spellman; Court & Laura Stout; Heather Solman; Yvette Brooks; Rosemary Albright; Audra Maris; Hanna Sigg.

Residents expressed significant concerns about the proposed development, citing impacts on rural character, flood zones, traffic, infrastructure, schools, health and safety, high density, and local services.

The applicants addressed the public comments and the letter received from Mr. & Mrs. Strutt.

Commissioners asked questions and commented on the proposal; questions were addressed by Mr. Mieras and the applicant team.

Chair Pro Tem Sword closed the Public Hearing at 7:57 p.m.

Mr. Sword provided options for the Commissioners: a motion to approve the resolution, a motion to deny the resolution, or a motion to continue the public hearing to a future date to allow for additional time, more public input and facts to be collected.

Assistant Town Attorney Buchenic provided instructions to the Chair as to how to proceed.

Chair Pro Tem Sword motioned to reopen the public hearing for Resolution No. 10-PC-2025.

Commissioner Jorgensen seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

- i. **Resolution No.10-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for the Highland Lake Property

Chair Pro Tem Sword motioned to continue the public hearing for Resolution No. 10-PC-2025 to December 17th, 2025, at 6:00 p.m. at Mead Town Hall, 441 third St. Mead for additional time for more public input and for more facts to be collected. Commissioner Jorgensen seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

Mr. Mieras stepped in to clarify that he would work on the items mentioned already, and asked for any additional information the Commissioners would like to see; the Commissioners

requested the developer to work with the community, the neighborhoods, and possible options for a lower density residential area as a transition area between Highland Lake and the higher density residential. They also wanted more information about flooding and preserving the Highland Lake area.

## 8. New Business

### a. Kiteley Ranch Annexation

Assistant Town Attorney Ms. Buchenic presented the Kiteley Ranch Annexation.

Ms. Buchenic provided a description of the property, including location, size, and explained the process and timeline of review and approval.

Commissioners asked regarding the process and Ms. Buchenic responded and clarified the information provided.

The applicant, Mr. Sam Sharp with Peak Development Group, made himself available for any questions from the commissioners.

- i. **Resolution No.11-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Kiteley Ranch Annexation

Commissioner Corliss motioned to approve **Resolution No.11-PC-2025** — A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the Kiteley Ranch Annexation. Commissioner Rademacher seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

## 9. Adjournment

Commissioner Rademacher motioned to adjourn. Commissioner Jorgensen seconded the motion.

Ayes: Chair Pro Tem Sword, Commissioner Jorgensen, Commissioner Rademacher, Commissioner Corliss

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 8:22 p.m. on Wednesday, September 17th, 2025

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Ryan Sword, Chair Pro Tem

ATTEST:

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Ana Bohl, Secretary



## Agenda Item Summary

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**Agenda Date:** 10/15/2025

**Subject:** Resolution No. 08-PC-2025 — A Resolution of the Planning Commission of the Town of Mead, Colorado, Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place ("Resolution") (hearing continued from August 20, 2025)

**Presented by:** Collin Mieras, Interim Community Development Director

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### Summary:

Kurt Moje, with PCS Group Inc. (the "Applicant") has submitted an application on behalf of Mark and Jacquelyn Eberl (the "Owner"), for a Comprehensive Plan Amendment for the Planning Commission's consideration. The Applicant seeks to amend the Town of Mead 2018 Comprehensive Plan ("Comprehensive Plan" or "Plan") for the Property, as defined herein, from Large Lot Residential (LLR) to Single Family Residential (SFR) ("Comprehensive Plan Amendment" or "Amendment").

The public hearing for this item has been continued from the August 20, 2025 regular meeting of the Planning Commission. The Applicant requested the continuation of the hearing to allow the Applicant to continue working with the surrounding neighbors and the Town to refine the proposed concept plan and details pertaining to the application.

Since the continuation of the public hearing from the August 20, 2025 regular meeting, the Applicant has made significant revisions to the Amendment application and concept plan. These revisions include:

- Removal of the Logan Reservoir property from the Amendment; and
- Increased open space buffer sizes as reflected in the revised concept plan for the proposed project.

### Overview

- The Amendment seeks to modify the Future Use Map designation (Map 4 on page 43 of the Comprehensive Plan) for the Property from Large Lot Residential (LLR), which is intended to provide for rural lots of at least one-acre in size, to Single Family Residential (SFR) with the intention of providing 144 suburban sized residential lots to the south of Logan Reservoir.
- The Property subject to the proposed Amendment includes approximately 58 acres generally located north of the Mead Place subdivision, west of Third Street (CR 7), south of Adams Avenue (CR 32), and east of the Great Western railway, as shown in Exhibit 1 to the Resolution, attached to this Agenda Item Summary ("Property").
- The Applicant intends to purchase the Property and seek annexation to the Town of Mead to complete development including 144 suburban sized residential lots to the south of Logan Reservoir.
- The Property is currently located in unincorporated Weld County and zoned for

agricultural use.

- The Property is surrounded by Mead neighborhoods (Mead Place subdivision to the south, the Sorrento subdivision and railroad to the west, and the large-lot Hunter's Ridge subdivision to the east).
- To the north of the Property is an unincorporated, large-lot, rural neighborhood, with lots that access the Grace Way cul-de-sac road and back to the Logan Reservoir.

Since the continuation of the public hearing at the August 20, 2025, regular meeting of the Planning Commission, the developer has met with the surrounding neighbors numerous times and worked through several iterations of the concept plan in response to their feedback and concerns. The Amendment application now excludes Logan Reservoir. The concept plan included in the application has also been revised to remove the previously proposed  $\frac{3}{4}$  acre lots along the northern portion of the property. These lots have been replaced with larger open space buffers than previously proposed. The concept plan is now also showing a proposed roadway connection to 3<sup>rd</sup> Street (CR 7).

- The concept plan is not binding at this time. To require that the development comply with the concept plan, the Town may incorporate same as part of the annexation agreement after the Property owner petitions for annexation to the Town.
- The hearing continued to October 15, 2025, only relates to the Comprehensive Plan Amendment.

## Review Criteria

The Planning Commission's decision on the Comprehensive Plan Amendment is legislative. Therefore, the decision may be based on sources outside the meeting record and must bear a reasonable relationship to a legitimate government interest.

State law requires that the Planning Commission hold a public hearing to consider the Comprehensive Plan Amendment and then forward its decision to the Board of Trustees for subsequent endorsement by resolution. Approval must be "by resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission." Section 31-23-208, Colorado Revised Statutes. The Board of Trustees may veto the Planning Commission's approval.

A Comprehensive Plan amendment, if required, must be approved prior to any zoning or subdivision approvals. Specifically, MMC Section 16-1-90(1) states, in relevant part, as follows:

- "Where a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals."

The Comprehensive Plan contains no specific review criteria for the Planning Commission to analyze when making a decision on the proposed Amendment. However, the Planning Commission should be guided by good planning principles and must make a determination as to whether the proposed Amendment, if approved, will further the goals and policies set forth in the Comprehensive Plan.

The Applicant has provided the following documents in support of the Comprehensive Plan Amendment, for consideration by the Planning Commission:

1. A Letter of Intent that describes the proposed changes to the Comprehensive Plan and

specifies how the proposed Amendment will further other important policies and goals of the Comprehensive Plan, including the intention of increasing residential building to meet the growing market demand housing.

2. A map that illustrates the proposed changes to the Future Land Use Map (attached as **Exhibit 1** to Resolution No. 08-PC-2025).

Town Staff has reviewed the proposed Amendment and is supportive of the proposal, given the recent similar development activity directly to the south of the Property. The Amendment would enable more diverse development, and the proposed development furthers several Comprehensive Plan goals, as outlined in the Applicant's submittal.

In addition to providing much needed housing stock, the proposed development would provide a buffer to surrounding, existing neighbors with large open space tracts on the northern, eastern and western portions of the property. These open space tracts have increased in size at the request of the neighbors to minimize the visual impact that the proposed development would have on the neighbors. The Applicant has agreed to remove Logan Reservoir from the application as well to alleviate neighbor's concerns regarding public use of the reservoir. The Applicant also anticipates providing a direct roadway connection to 3<sup>rd</sup> Street (CR 7) to minimize excess traffic through surrounding neighborhoods. As noted above, this concept plan can be incorporated into the annexation agreement at the time of annexation to make the plan binding.

### **Options**

Following the conclusion of the October 15<sup>th</sup>, 2025, public hearing, the Planning Commission may opt to approve or deny the proposed Comprehensive Plan Amendment. If approved, the Amendment will be forwarded to the Board of Trustees for endorsement by resolution.

### **Financial Considerations:**

N/A

### **Staff Recommendation / Actions Required:**

Staff recommends that the Planning Commission approve the Comprehensive Plan Amendment and forward same to the Board of Trustees for subsequent endorsement, following the conclusion of the public hearing, by approving Resolution No. 08-PC-2025, with the following motion:

"I move to approve Resolution No. 08-PC-2025 - A Resolution of the Planning Commission of the Town of Mead, Colorado Approving the Comprehensive Plan Amendment for a property generally known as North Mead Place."

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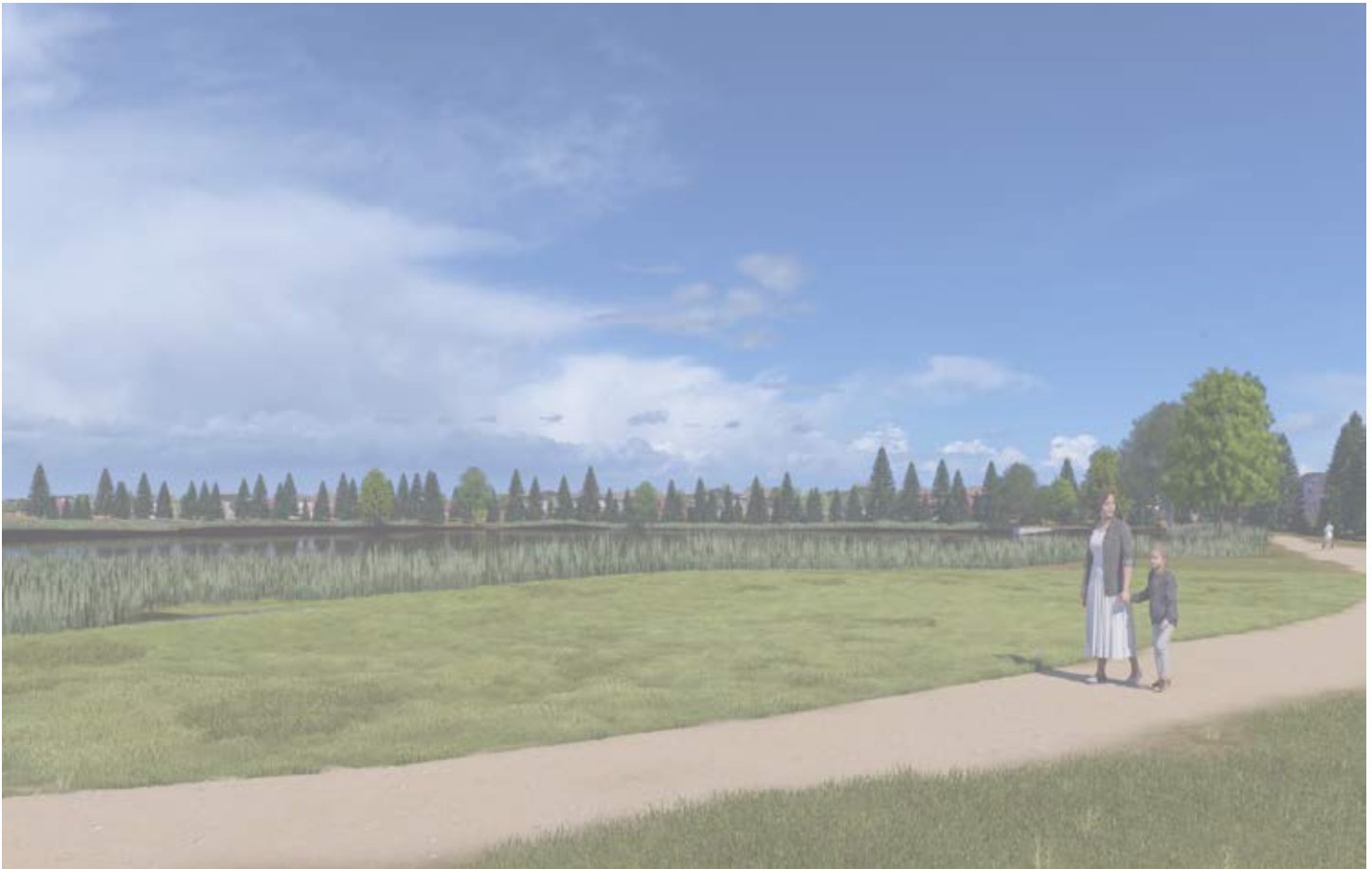
### **Attachments:**

1. 04-Project Statement
2. Resolution No. 08-PC-2025
3. North Mead Place Comp Plan Amend Map
4. Letters of Concern North Mead Place

# North Mead Place

Comprehensive Plan Amendment  
- Project Statement -

July 25, 2025



# PROJECT STATEMENT

Include a project statement that describes the proposal and details the necessity of the proposal. The statement must also include the following criteria:

## **1) Identification and justification for the zoning that will be requested for the property if the proposed Future Land Use Map amendment is approved.**

The proposed Future Land Use Map amendment seeks to change the property's land use designation from LLR (Large Lot Residential) to SFR (Single Family Residential), with an underlying proposed zoning of RSF-4, a medium-density residential category intended to support more compact housing patterns.

The intent is twofold: (1) to provide a medium-density neighborhood that offers a logical transition between the adjacent developments to the north and south, and (2) to respond to the Town of Mead's evolving development needs by supporting more attainable housing options near existing and future commercial areas.

The current LLR designation allows only for large-lot dwellings (typically over one acre), which does not compliment the Town's goals for growth and housing diversity. The proposed SFR designation can accommodate smaller lots while maintaining compatibility with surrounding neighborhoods.

The property's location offers the opportunity to establish pedestrian corridors that will eventually connect to Logan Reservoir, enhancing visual, recreational, and community connectivity for the site and the greater region. The proposed density of approximately 2.29 units per acre is compatible with the adjacent RSF-4 zoning (up to 4 units per acre), providing an appropriate transition between higher- and lower-intensity zones. This density will also help create the critical mass of rooftops needed to support future neighborhood-serving commercial uses.

## **2) An explanation of if and how development factors have changed substantially in ways that support the Future Land Use Map amendment.**

The Denver Metropolitan real estate market has undergone a significant transformation over the past decade. With median home prices doubling during this period, the region—and the state more broadly—continues to face challenges related to housing affordability, inventory shortages, and a lack of product diversity. These issues are driven in large part by rising material and labor costs, as well as higher interest rates.

In response, there has been a notable shift in housing demand across Mead and its surrounding communities. Buyers are increasingly seeking homes on smaller lots that offer a broader range of housing types at more attainable price points. This proposal directly responds to that change.

The subject property, historically rural in nature, is now surrounded by proposed and ongoing development, effectively making it an emerging infill site. Its proximity to established infrastructure and roadway networks presents an opportunity for smart, efficient growth. Using existing infrastructure reduces the burden on public services and contributes to the preservation of open lands in rural Weld County—lands that can continue to support agricultural, scenic, and ecological uses.

This application proposes a transition to smaller-lot, mid-density housing, aimed at enhancing the town's socioeconomic diversity while also delivering a residential density needed to support nearby commercial

zoning. This aligns with contemporary planning principles focused on creating complete neighborhoods—places where residents can live, work, and shop within close proximity.

By proposing medium density residential single family homes, this amendment advances the Town’s planning goals and responds to current market conditions. It promotes compact, connected, and community-oriented land use patterns that serve an evolving need of future residents while preserving the character and function of the broader rural landscape.

### **3) An analysis of how the Future Land Use map amendment shall promote the public good and supports the stated purpose, intent, goals, and policies of the current Town of Mead Comprehensive Plan.**

The proposed amendment directly supports the Town of Mead’s Comprehensive Plan by promoting responsible growth, resource conservation, and expanded access to housing and open space.

#### 1. Land Use Compatibility

- Comprehensive Plan Vision: The Future Land Use Map and Growth Framework identify targeted areas for residential growth, especially in proximity to existing infrastructure and commercial areas.
- Application Compliance: The subject property is within the designated Growth Boundary and is planned for residential use. The proposed single-family homes are consistent with the low- to mid-density residential land use category envisioned for this area.

#### 2. Housing Diversity and Affordability

- Comprehensive Plan Goal: Encourage a mix of housing types and lot sizes to meet the needs of diverse household incomes and stages of life.
- Application Compliance: The development introduces a variety of single-family lot sizes to support attainable housing options for first-time buyers, growing families, and empty nesters. This broadens the Town’s housing stock and addresses the ongoing regional need for housing diversity.

#### 3. Compact Growth and Infrastructure Efficiency

- Comprehensive Plan Goal: Direct growth to areas with existing or planned infrastructure to minimize sprawl and maximize investment efficiency.
- Application Compliance: The property is adjacent to existing roads and utilities, making it a logical extension of growth. The use of existing infrastructure reduces environmental impacts, and promotes fiscally responsible development.

#### 4. Transportation and Connectivity

- Comprehensive Plan Goal: Provide a safe and interconnected network of streets, sidewalks, and trails that support all modes of transportation.
- Application Compliance: The proposed neighborhood includes internal sidewalks, connections to adjacent trail corridors, and collector road extensions that support the Town’s pedestrian and mobility goals.

#### 5. Parks, Open Space, and Community Character

- Comprehensive Plan Goal: Preserve and enhance the Town’s rural character, open spaces, and quality of life through thoughtful design and park integration.
- Application Compliance: The plan incorporates open spaces, passive recreation areas, and pedestrian corridors that enhance community aesthetics and support outdoor activities. Setbacks and landscaped buffers are used to maintain rural edges where adjacent to larger lots within the County.

#### 6. Economic Development Synergy

- Comprehensive Plan Goal: Support residential development that provides rooftops to sustain local businesses and future commercial centers.
- Application Compliance: The proposed density provides the housing needed to support nearby commercial nodes and employment areas, helping to strengthen the Town’s economic sustainability.

#### 7. Environmental Stewardship

- Comprehensive Plan Goal: Protect natural features and drainageways, and implement sustainable design principles.
- Application Compliance: The development preserves key drainageways through integrated open space corridors and avoids development within sensitive areas. Stormwater management will be handled through best-practice design solutions that meet Town standards. By incorporating a development that features smaller yards, the project will reduce outdoor irrigation demand, supporting water conservation goals.

### **4) An explanation of how the Future Land Use Map amendment shall be compatible with existing and planned surrounding land uses.**

The proposed residential land use is compatible with both existing and planned surrounding uses. The envisioned community will consist entirely of single-family homes, aligning with the character of adjacent neighborhoods and land use designations. The proposed internal street layout is designed to utilize logical connections to the surrounding roadway network, providing efficient access while minimizing impacts to existing residents.

Surrounding properties are designated for a variety of residential densities and commercial/mixed-use purposes, including RSF-1 (1 unit/acre), RSF-4 (4 units/acre), and MU-RC (Mixed-Use Regional Commercial). The proposed density of approximately 2.29 units per acre falls comfortably within this range, serving as a transition between lower-density residential areas and more intensive mixed-use or commercial development.

This transitional density supports the Comprehensive Plan’s goals for balanced growth and community cohesion. The development will integrate with the area’s planned infrastructure, including trail corridors and open space linkages, ensuring both physical and visual compatibility with the surrounding community.

**5) An analysis of improvements or additions to public facilities necessitated by the proposed change and an evaluation of the impacts of the proposal on surface transportation system, including streets in adjacent neighborhoods, bicycle, pedestrian travel, and proposed major streets.**

The proposed development will include proposed internal roadways and right-of-way infrastructure, enhancing vehicular circulation and creating new opportunities for multimodal travel within and around the community. By encouraging alternative modes of transportation—such as walking, biking, and future transit—the plan supports reduced local traffic congestion, eases pressure on nearby intersections, and contributes to improved overall safety.

A centrally located pocket park within the Logan Reservoir area, along with planned open space connections and trail linkages, will further promote non-vehicular mobility for residents and the broader Mead community. These features align with the Town’s goals of creating a connected, accessible public realm and reflect the transportation and infrastructure foresight outlined in the Comprehensive Plan. These improvements help advance Mead’s vision for a cohesive, walkable, and well-served community.

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 08-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD,  
COLORADO APPROVING THE COMPREHENSIVE PLAN AMENDMENT REQUESTED FOR  
A PROPERTY KNOWN AS NORTH MEAD PLACE**

WHEREAS, the Town of Mead ("Town") is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Municipal Code ("MMC") to regulate the development of land, streets and utilities within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

WHEREAS, the Planning Commission duly adopted the 2018 Town of Mead Comprehensive Plan (the "Comprehensive Plan" or the "Plan"), which is the primary land use policy document for the community and is focused on enhancing the Town's long-term vitality; and

WHEREAS, Section 16-1-90 of the MMC requires that "[w]here a development proposal would be in substantial conflict with the Comprehensive Plan, an amendment to the Comprehensive Plan will be required prior to any zoning or subdivision approvals"; and

WHEREAS, PCS Group Inc. (the "Applicant") has submitted an application on behalf of Mark and Jacquelyn Eberl (the "Property Owner") for certain property generally located north of the Mead Place subdivision, west of Third Street (CR 7), south of Adams Avenue (CR 32), and east of the Great Western railway, in the Town of Mead, County of Weld, State of Colorado, which property consists of 58.73 acres more or less, as shown in Exhibit 1 ("Property"); and

WHEREAS, the Applicant intends to submit a Petition for Annexation to the Town for the Property and has submitted an application for the Comprehensive Plan Amendment, as defined herein; and

WHEREAS, specifically, the Applicant is requesting an amendment to change the land use map designation of the Property from Large Lot Residential (LLR), to Single Family Residential (SFR) with the intention of providing 144 suburban sized residential lots ("Comprehensive Plan Amendment"); and

WHEREAS, C.R.S. § 31-23-208 provides, in relevant part, that, "before the adoption of the plan or any such part, amendment, extension, or addition, the commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the municipality and in the official newspaper of the county affected"; and

WHEREAS, C.R.S. § 31-23-208 additionally provides that "the adoption of the plan, any part, amendment, extension, or addition shall be by resolution of the commission carried by the affirmative votes of not less than two-thirds of the entire membership of the commission"; and

WHEREAS, the Comprehensive Plan states that "[i]t was the duty of the Mead Planning Commission to make and adopt this Plan and to certify it to the Board of Trustees. The Board of Trustees endorsed the Plan, and all amendments or revisions will be done by resolution"; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 20, 2025, which hearing was continued to October 15, 2025, to consider the Comprehensive Plan Amendment; and

WHEREAS, the Planning Commission reviewed the proposed Comprehensive Plan amendment and other materials provided to the Planning Commission by Town staff at or prior to the continued public hearing; and

WHEREAS, the Planning Commission desires to approve the Comprehensive Plan Amendment and further desires that the Amendment be certified to the Board of Trustees for endorsement by resolution.

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

Section 1. Approval. The Planning Commission hereby approves the Comprehensive Plan Amendment as generally shown in **Exhibit 1** attached hereto, changing the Future Land Use Map designation from Large Lot Residential (LLR), to Single Family Residential (SFR), based on a determination that the proposed Amendment will further the goals and policies articulated in the Comprehensive Plan. The Comprehensive Plan Amendment is approved, subject to the following condition(s):

- a) The Applicant shall pay all fees and costs incurred by the Town and its consultants in reviewing and processing the Comprehensive Plan Amendment application and address remaining technical issues as required by Town staff.

Section 2. Direction to Town Staff. Town Community Development Staff shall prepare an amendment/supplement to the Future Land Use Map (Map 4 on page 43 of the Comprehensive Plan) to incorporate the information generally shown in **Exhibit 1**. Town staff shall distribute a copy of this Resolution to the Board of Trustees for endorsement. Following endorsement of the Comprehensive Plan Amendment by the Board of Trustees, Town staff shall file a certified copy of the Amendment with the Weld County Clerk and Recorder, as required by C.R.S. § 31-23-208.

Section 3. Effective Date. This Resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF OCTOBER, 2025.

**ATTEST:**

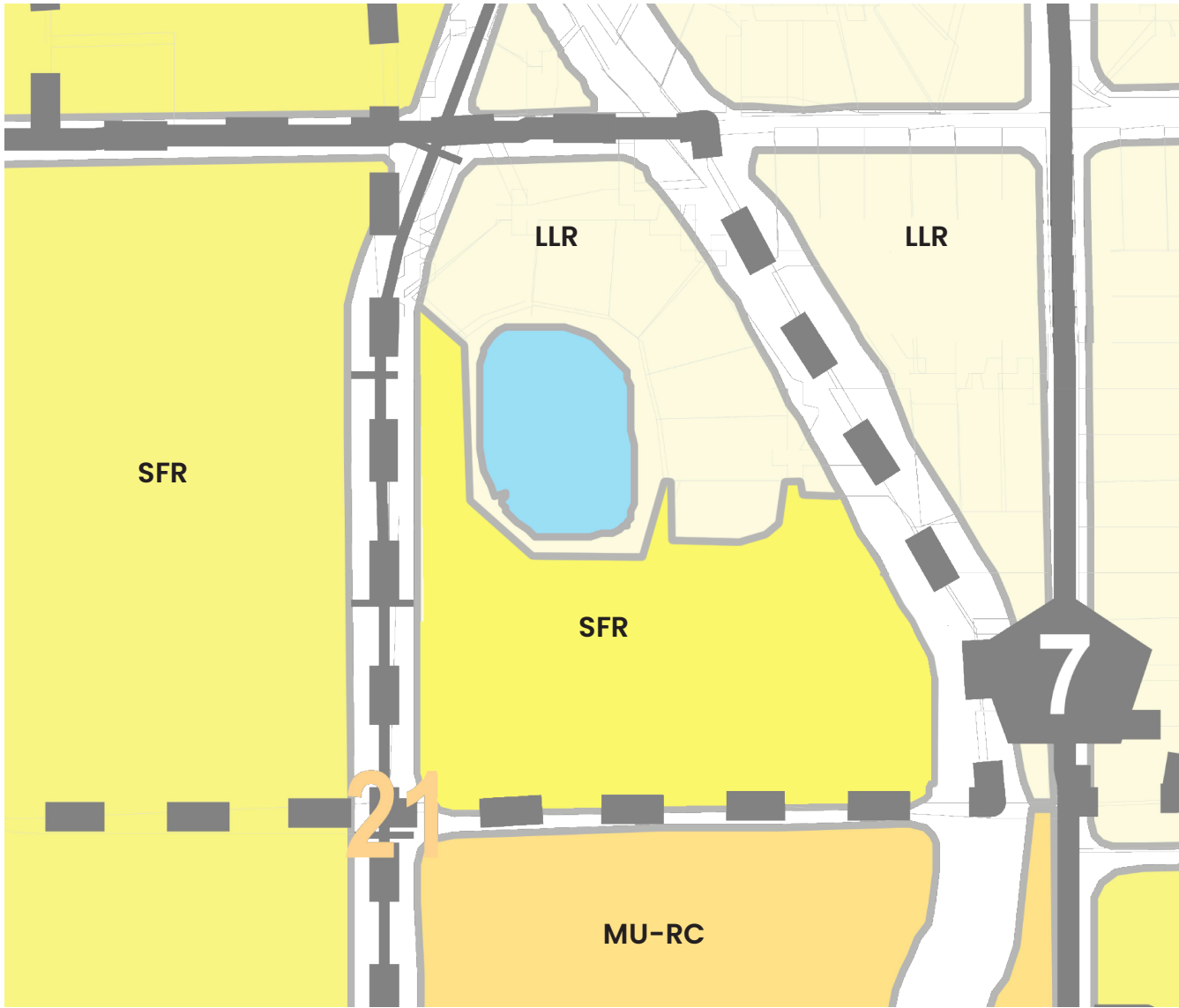
**TOWN OF MEAD PLANNING COMMISSION:**

By: \_\_\_\_\_  
Ana Bohl, Secretary

By: \_\_\_\_\_  
Karen Peterson, Chair

EXHIBIT 1

North Mead Place Comprehensive Plan Amendment Map  
[Exhibit begins on the next page



- RR Rural Residential
- CR Clustered Residential
- LLR Large Lot Residential
- SFR Single Family Residential
- MF Multi-family Residential
- RMU Residential Mixed Use
- MU-RC Mixed Use - Residential/Commercial
- CMU Commercial Mixed Use
- DMU Downtown Mixed Use
- RC Regional Commercial
- BP Business Park
- PI Planned Industrial Mixed Use
- P Public/Semi-Public
- POS Park/Open Space
- A Agriculture
- ✳ Primary Gateways into the Community
- ✳ Secondary Gateways into the Community
- - - Mead Town Limits (2018)
- - - Mead Planning Influence Area (2018)
- ▲ Proposed Elementary School Sites
- Proposed Middle School Sites
- ⊕ Proposed High School Sites
- Potential Sites for Public Facilities
- 00 Section Numbers  
(Each section represents an area of approximately one square mile)

Date: 10/19/25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
~~Jean Bratcher, Planning Commissioner Alternate~~

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

Please respect the Comprehensive Plan as it was created. Please do not make any more changes.

Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes, and disrupt the natural habitat.

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

Best Regards,

Name (printed): EDWARD BENDELOW  
Address: 3759 UAKE VIEW LN.  
Phone (optional): 303/918-6996  
Email (optional): ted.bendelow@bendelow.net

Date: October 9, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): DIANE CURRIE  
Address: 3011 Elderberry Lane Mead CO 80542  
Phone (optional): 253 4682 728  
Email (optional): dice1022.dc@gmail.com

Date: 10/9/2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
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Please keep Mead a better place to live.

Best Regards,

Name (printed): Paul Deacon Wardlow   
Address: 14823 Lineback Dr. Mead, CO 80542  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 8 Oct. 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
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Please keep Mead a better place to live.

Best Regards,

Name (printed): R. D. Overholser  
Address: 16881 West View Dr.  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 10/7/25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
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Please keep Mead a better place to live.

Best Regards,

Name (printed): Jennifer Blasius  
Address: 260 Hunters Cove Dr  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 10/7/2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
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Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): JEFF BOHNEN / DAN BOHNEN  
Address: 2446 PINEYWOODS ST MEAD, CO 80542  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 10/7/2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
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Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Kirsten Szustak  
Address: 14823 Lineback Dr. Mead, CO  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 10-7-25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

I would like to express my <sup>Strong</sup> opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

Please respect the Comprehensive Plan as it was created. Please do not make any more changes.

Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes, and disrupt the natural habitat.

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

Best Regards,

Name (printed): Clifford Scott  
Address: 18125 Outlook Ct.  
Phone (optional): \_\_\_\_\_  
Email (optional): cascott16@msn.com

Date: Oct, 7, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

Please respect the Comprehensive Plan as it was created. Please do not make any more changes.

Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes, and disrupt the natural habitat. *PLUS, IT BRINGS MORE CRIME,*

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

*I, HAVE LIVED IN HIGHLANDLAKE SINCE 1999.*

Best Regards,

Name (printed): ZACH EUANS  
Address: 17125 COUNTY ROAD 5  
Phone (optional): 303-903-7113  
Email (optional): ZACHE@ZACHSTRANS.COM

## Ana Bohl

---

**From:** Mary Strutt  
**Sent:** Thursday, October 9, 2025 8:46 AM  
**To:** Ana Bohl  
**Subject:** FW: Comp Plan amendments for North Mead Place & Highland Lake

For PC



**MARY E. STRUTT, MMC**

Director of Administrative Services

441 Third Street | Mead, CO 80542  
p: 970.805.4182 | w: townofmead.org

**From:** TODD BUMAN <tbum18@msn.com>  
**Sent:** Wednesday, October 8, 2025 10:32 AM  
**To:** cmiereas@townofmead.org; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Comp Plan amendments for North Mead Place & Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

**To:** Town of Mead Planning Board  
**Subject:** Opposition to Proposed Zoning Changes – North Mead Place & Highland Lake

Dear Planning Board Members,

I am writing to express my strong opposition to any proposed changes to the Large Lot Residential (LLR) zoning designation for the areas of **North Mead Place** and **Highland Lake** that would reduce lot sizes to less than one acre. Please include this letter of concern in the packet for both upcoming public hearings.

I respectfully urge the Board to uphold the integrity of the Comprehensive Plan as originally adopted. Further changes to zoning that increase residential density will:

- Obstruct scenic views and compromise privacy
- Alter the character and value of existing nearby homes
- Disrupt local wildlife and natural habitats

Additionally, increasing residential development without proportional commercial growth threatens the town's financial stability. The current trajectory—favoring rooftops over businesses—risks future financial strain and debt.

Mead's infrastructure is already under pressure. Roads, schools, fire/rescue, and police services are stretched thin. Our schools are overcrowded, and traffic congestion is increasingly problematic. Infrastructure improvements must precede any further residential expansion.

I urge you to slow the pace of growth and prioritize long-term sustainability and quality of life for Mead residents.

Sincerely,

Todd Buman  
16543 West Views Dr.  
Mead CO 80542  
303-875-1890

## Ana Bohl

---

**From:** Mary Strutt  
**Sent:** Thursday, October 9, 2025 7:51 AM  
**To:** Ana Bohl  
**Cc:** Collin Mieras  
**Subject:** FW: Letter of Concern - both North Mead Place and Highland Lake

For PC.  
M



**MARY E. STRUTT, MMC**  
Director of Administrative Services

441 Third Street | Mead, CO 80542  
p: 970.805.4182 | w: townofmead.org

**From:** tjt4golf@aol.com <tjt4golf@aol.com>  
**Sent:** Wednesday, October 8, 2025 7:46 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Letter of Concern - both North Mead Place and Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Dear Town of Mead Planning Board,

I would like to express my opposition to changing the large lot residential areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add the letter of concern to the packet for both public hearings.

Please respect the comprehensive plan as it was created. Please do not make any more changes.

Thank you,

Tim Turner  
3781 Singletree Ct, Mead  
303-588-3692

## Ana Bohl

---

**From:** Mary Strutt  
**Sent:** Thursday, October 9, 2025 7:58 AM  
**To:** Ana Bohl  
**Cc:** Collin Mieras  
**Subject:** FW: Letter of Concern for both North Mead Place and Highland Lake

For PC



**MARY E. STRUTT, MMC**  
Director of Administrative Services

441 Third Street | Mead, CO 80542  
p: 970.805.4182 | w: townofmead.org

**From:** Wanda Turner <wandajturner99@gmail.com>  
**Sent:** Wednesday, October 8, 2025 6:05 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Letter of Concern for both North Mead Place and Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To : **Town of Mead Planning Board**

**I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.**

**Please respect the Comprehensive Plan as it was created. Please do not make any MORE changes.**

**Best Regards,**

**Wanda Turner**  
**3781 Singletree Ct.**  
**Mead, CO. 80542**  
**303-909-3822**  
[wandajturner99@gmail.com](mailto:wandajturner99@gmail.com)

## Ana Bohl

---

**From:** Mary Strutt  
**Sent:** Thursday, October 9, 2025 8:00 AM  
**To:** Ana Bohl  
**Subject:** FW: Please have my comments included in the planning commission packet

Another one.

M

-----Original Message-----

**From:** margo hoffman <margothoffman@hotmail.com>  
**Sent:** Wednesday, October 8, 2025 6:03 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Please have my comments included in the planning commission packet

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

As Mead residents, we would like to express our opposition to changing the large lot residential areas of North Mead Place and Highland Lake to any designation less than 1 acre lots.

Please add this letter of concern to the packet for both public hearing hearings.

Please respect the comprehensive plan as it was created. Please do not make any more changes.

Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes and disrupt the natural habitat.

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue or police. Our schools are already overcrowded and the traffic is overbearing and out of control and dangerous. The infrastructure

needs improvement before any building of any more homes for the safety of our community. Please keep Mead a better place to live.

Please have our comments included in the planning commission packet.

Thank you,  
Margo and Paul Hoffman  
16724 CR5

Date: 10/8/2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Scott Wing  
Address: 14900 County Road 7, Mead CO 80542  
Phone (optional): 303-263-6629  
Email (optional): vetmxx@gmail.com

Date: 10-8-25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Michael Williams  
Address: 1466 S CA 7  
Phone (optional): 303-775-1869  
Email (optional): gomickey535@yahoo.com

Court and Laura Stout

16930 County Road 5

Mead CO 80542

[courtstout@yahoo.com](mailto:courtstout@yahoo.com) and [laura@foothillsaccounting.net](mailto:laura@foothillsaccounting.net)

10/7/25

Town of Mead Planning Department Attn: Public Hearing Packet for North Mead Place and Highland Lake Zoning

441 Third Street Mead, CO 80542

Email: [cmieras@townofmead.org](mailto:cmieras@townofmead.org) and [mstrutt@townofmead.org](mailto:mstrutt@townofmead.org)

Subject: Opposition to Rezoning North Mead Place and Highland Lake from Large Lot Residential (LLR)

Dear Members of the Mead Town Council and Planning Commission,

I am writing to formally oppose any changes to the Large Lot Residential (LLR) designation for North Mead Place and Highland Lake that would allow lot sizes smaller than 1 acre. I respectfully request that this letter be included in the packet for both public hearings addressing this matter.

The Town of Mead's Comprehensive Plan was carefully crafted to guide sustainable growth while preserving the community's character, privacy, and natural environment. Rezoning these areas to allow higher-density development or smaller lots would undermine the Plan's intent and have significant negative impacts, including:

❓ **Obstruction of Views and Privacy:** Smaller lots and higher-density housing would disrupt the open, rural aesthetic that defines Mead, reducing privacy for existing residents and obstructing scenic views.

❓ **Impact on Property Values:** Increased density could diminish the value of existing homes in nearby LLR areas, as the character and exclusivity of these neighborhoods would be compromised.

❓ **Disruption of Natural Habitat:** Large lots help preserve local ecosystems. Reducing lot sizes risks further habitat loss and environmental degradation.

Strain on Infrastructure: Mead's infrastructure—roads, schools, fire and rescue services, and police—is already overburdened. Our schools are overcrowded, and traffic congestion is a growing issue. Additional development without significant infrastructure improvements would exacerbate these problems, diminishing residents' quality of life.

I urge the Town to respect the Comprehensive Plan as it was created and refrain from further zoning changes that increase density in these areas. Before considering any new development, the Town must prioritize upgrading infrastructure to handle existing demands on roads, schools, and public services.

Mead's unique character and quality of life depend on thoughtful planning. I respectfully request that you maintain the LLR designation for North Mead Place and Highland Lake and protect our community from the adverse effects of higher-density development.

Thank you for considering my concerns. I look forward to the opportunity to discuss this further at the public hearings.

Sincerely,



Court Stout and Laura Stout

Date: 10/7/2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes, and disrupt the natural habitat.

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

Best Regards,

Name (printed): Stephen Dandt  
Address: 362 Hunters Ridge  
Phone (optional): 720 236 0900  
Email (optional): sdandt12@gmail.com

Date: 10/7/25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

Best Regards,

Name (printed): BRETT LANG MILNER HALK  
Address: 2628 GRAPE WAY MEAD, CO 80542  
Phone (optional): \_\_\_\_\_  
Email (optional): \_\_\_\_\_

Date: 10-8-25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Cortliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Andrew P Boldt  
Address: 209 Adams Ave  
Phone (optional): 970-539-3390  
Email (optional): aboldt@tmc.com

## Ana Bohl

---

**From:** Collin Mieras  
**Sent:** Wednesday, October 8, 2025 8:45 AM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: Comp plan amendments for North Place and Highland Lake

Please include this in the PC packet. Thanks!



### COLLIN MIERAS

Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** Devin Sullivan <devinsullivan1@yahoo.com>  
**Sent:** Tuesday, October 7, 2025 10:07 PM  
**To:** Collin Mieras <CMieras@townofmead.org>  
**Subject:** Fw: Comp plan amendments for North Place and Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

— Forwarded Message —

**From:** "Devin Sullivan" <devinsullivan1@yahoo.com>  
**To:** "cmieras@townofmeaf.org" <cmieras@townofmeaf.org>  
**Cc:** "mstrutt@townofmead.org" <mstrutt@townofmead.org>  
**Sent:** Tue, Oct 7, 2025 at 8:07 PM  
**Subject:** Comp plan amendments for North Place and Highland Lake

I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

Please respect the Comprehensive Plan as it was created. Please do not make any more changes. Higher density and smaller lots will obstruct views, undermine privacy, change values of nearby existing homes, and disrupt habitat.

Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire/rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.  
Please keep Mead a better place to live.

Best regards,  
Devin Sullivan  
101 Mallard ct.  
Mead, CO 80542

Date: 10-8-2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

I would like to express my opposition to changing the Large Lot Residential (LLR) areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Greg & Lori Bollendonk  
Address: 3766 Vale View Lane  
Phone (optional): 3-588-3505  
Email (optional): loribollendonk@gmail.com

Date: Oct. 8, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Paul Hoffman Margot Hoffman  
Address: 16724 County Road 5, Mead CO 80542  
Phone (optional): 719-337-5696 719-359-0006  
Email (optional): phoffman42@hotmail.com  
margothoffman@hotmail.com

Date: 10-08-2025

**Town of Mead**  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

**CC:** Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Cortiss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Richard Hewgley  
Address: 3362 Elderberry Ln  
Phone (optional): 714-240-8930  
Email (optional): rhewgley10@gmail.com

October 8, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
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**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best regards,  
**Stephanie Butler**  
14515 Co Rd 7, Mead, CO 80542  
(720) 597-2537

**Ana Bohl**

---

**From:** Collin Mieras  
**Sent:** Tuesday, October 7, 2025 4:01 PM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: Comp Plan amendments for North Mead Place & Highland Lake

Ana,

Please include this email in the PC packet.

Thanks,

Collin



**COLLIN MIERAS**  
Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** Karen Metz <kvmetz25@hotmail.com>  
**Sent:** Tuesday, October 7, 2025 3:53 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Cc:** Metz,Paul <paul.metz@colostate.edu>  
**Subject:** Comp Plan amendments for North Mead Place & Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To: Town of Mead Planning Board

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Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire/rescue, and police. Our schools are already overcrowded and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

As 15 year residents of Mead, we ask that you PLEASE keep Mead a better place to live.

Thank you,  
Karen and Paul Metz

Sent from [Outlook](#)

Date: \_\_\_\_\_

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

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Please keep Mead a better place to live.

*Don't let Mead become another Firestone,*

Best Regards,

Name (printed):           Veryl Oakland          

Address:           233 Mulligan Lake Drive - Mead, CO 80542          

Phone (optional): \_\_\_\_\_

Email (optional):           veryl.oakland@gmail.com

## Ana Bohl

---

**From:** Collin Mieras  
**Sent:** Tuesday, October 7, 2025 4:02 PM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: Comp Plan amendments for North Mead Place and Highland Lake

Ana,

Please include this email in the packet as well.

Thanks,

Collin



**COLLIN MIERAS**

Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** borgulf@cs.com <borgulf@cs.com>  
**Sent:** Tuesday, October 7, 2025 3:52 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Comp Plan amendments for North Mead Place and Highland Lake

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Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire/rescue and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Respectfully,  
Ulf Borg

15302 Singeltree Drive  
Mead CO 80542  
704 252 0120

Date: 10-6-25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

**Subject: Comp Plan amendments for North Mead Place & Highland Lake**

**To: Town of Mead Planning Board**

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Bruce A Andersen  
Address: 237 Mulligan Lake Dr, Mead  
Phone (optional): 719-~~740~~ 760-0710  
Email (optional): bandersen@reagan.com

Date: 10-6-25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
~~Jean Bratcher, Planning Commissioner Alternate~~

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Please keep Mead a better place to live.

Best Regards,

Name (printed):

Janet Andersen

Address:

237 Mulligan Lake Dr.

Phone (optional):

719-740-6393

Email (optional):

baajka@rebeltec.net

Date: 10/6/25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
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Please keep Mead a better place to live.

Best Regards,

Name (printed): Cathy Thomas  
Address: 16671 West View Drive  
Phone (optional): \_\_\_\_\_  
Email (optional): timjimcat@gmail.com

# The Colorado Recall Process

(Something to consider  
Learn from Firestone)

SUBJECT  
Local Government

Legislative Council Staff  
PUBLISHED

01/16/2025

A recall is a process that allows voters to remove and replace an elected official before the official's term ends. According to the National Conference of State Legislatures, Colorado is one of 19 states that allow for the recall of state and local elected officials.

While the recall process is similar for all elected officials, there are some differences in the process depending on the office held. This memorandum provides general information about Colorado's recall process. State laws on state, county, and school board recalls; municipal recalls; or special district recalls should be referenced for specific recall requirements.

Interesting that all of your homes are surrounded by LLR that isn't considered for new SPR developments. Instead of developing behind our homes you might want to consider the space around your homes as The Mayor!

new development  
changed LLR  
to SFR



Commissioner Thomas  
MAYOR

LLR

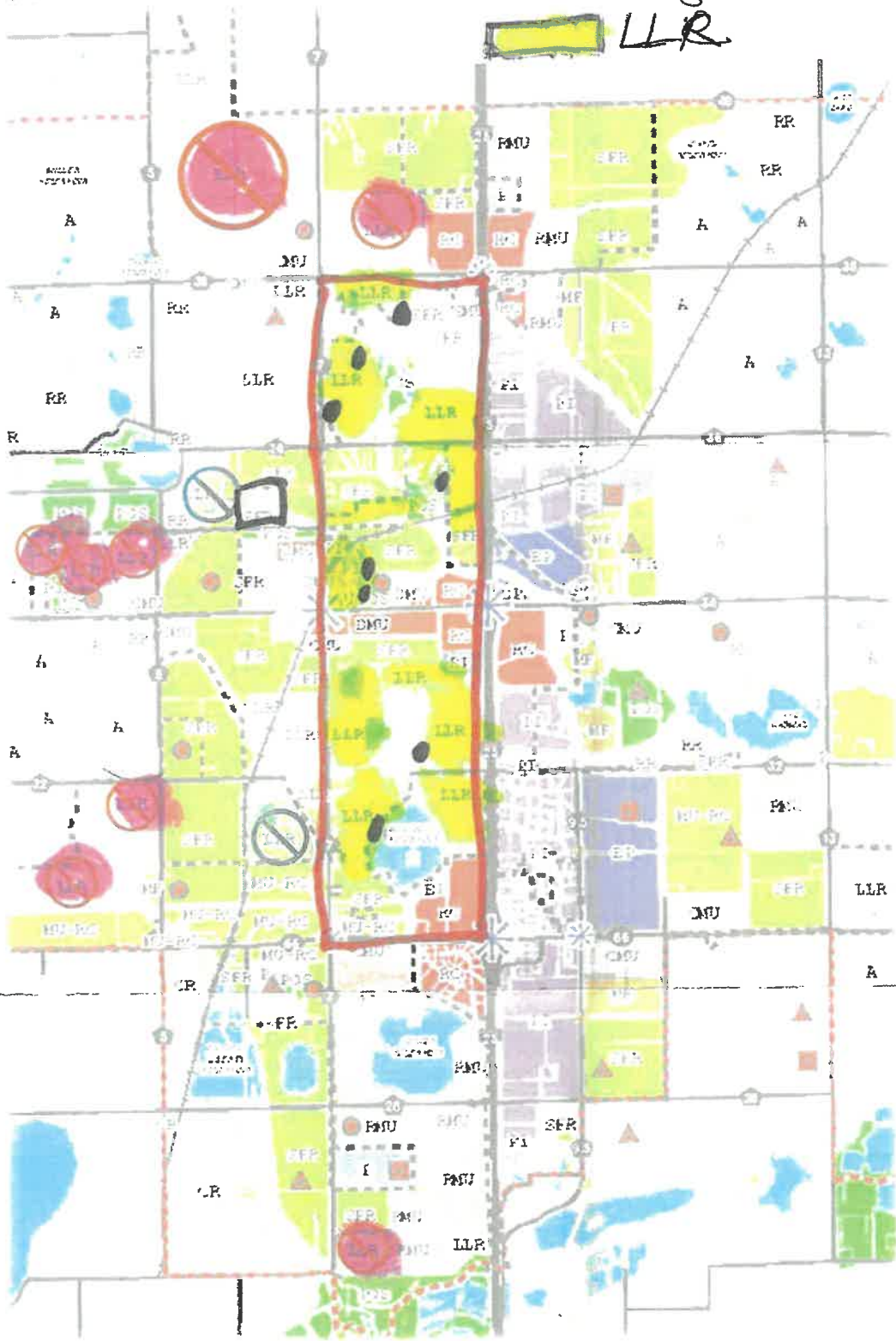


Figure 1... Since the issuance of the 2018 Comp Plan, 9 LLR (red slash circles) areas have been eliminated. Two more (blue slash circles) being considered.

Date: Oct 7, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

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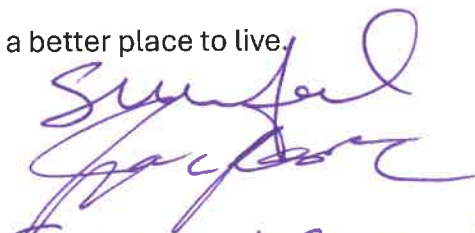
Please respect the Comprehensive Plan as it was created. Please do not make any more changes.

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Please keep Mead a better place to live.

Best Regards,



Name (printed):

Joseph & Susan Darmofal

Address:

14613 County Road 7

Phone (optional):

720-217-4077

Email (optional):

sdarmofal@aol.com

## Ana Bohl

---

**From:** Collin Mieras  
**Sent:** Tuesday, October 7, 2025 2:34 PM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: Comp plan amendments for North Mead Place and Highland Lake

Ana,

Please include this email in the PC packet as well.

Thanks,

Collin



**COLLIN MIERAS**  
Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** Brad Griffith <bradgriffith33@hotmail.com>  
**Sent:** Monday, October 6, 2025 5:21 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Subject:** Comp plan amendments for North Mead Place and Highland Lake

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To: Town of Mead Planning Board

I would like to express my opposition to changing the Large Lot Residential LLR areas of "North Mead Place" and "Highland Lake" to any designation less than 1 acre lots. Please add this "Letter of Concern" to the packet for both public hearings.

I moved my family to Mead 2 years ago from Thornton, CO. Mainly to get away from the traffic, crowds and noise. We lived in North Thornton for over 10 years and were squeezed out. Every spot of open land was turned into crowded neighborhoods and the infrastructure couldn't keep up with the population swing. Don't

let that happen to Mead. We absolutely love it here. We love the rural town of Mead and the feel of living in the "country". Please keep the rural feel to Mead as it was created in the Comprehensive Plan and don't make any more changes. Overnight, Mead will be just another suburb that's loud, has crowded streets and jam-packed schools. Keep it a jewel of Colorado and a great place to live!

Thank you,  
Brad Griffith  
3237 Elderberry Lane  
Mead, CO 80542

## Ana Bohl

---

**From:** Collin Mieras  
**Sent:** Tuesday, October 7, 2025 2:30 PM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: Letter of Concern!!

Ana,

Please include this letter in the PC packet.

Thanks,

Collin



**COLLIN MIERAS**  
Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** Terri Valencia <hiabvnet@gmail.com>  
**Sent:** Tuesday, October 7, 2025 10:47 AM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>  
**Cc:** Terri Valencia <hiabvnet@gmail.com>; Neal Valencia <Neal.Valencia@animalhealthinternational.com>  
**Subject:** Letter of Concern!!

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Good Morning,

I am writing with grave concern regarding the planning of North Mead Place and Highland Lake and wish for this letter of concern to be included as documentation for any planning meetings and/or proposals. As a native Coloradoan, and having grown up in small rural communities all my life, it is staggering to see what is happening to Northern Colorado and its small rural towns, all in the name of "progress", which essentially is all in the name of greed.

My husband and I moved to Mead 9 years ago when I believe the population was somewhere around 3,000 residents, much like Johnstown used to be where I grew up and lived most of my adult life. We moved to Mead, which we considered "the last frontier" because the growth in Johnstown was beginning to be palatable. We were hopeful that Mead would not follow suit with what was happening further north, but in the last 2-3 years the same palatable feeling is occurring in Mead.

With regards to North Mead Place and Highland Lake, if it HAS to be developed at all, it is in the best interest to keep the lots designated as LLR and not convert them to SFR lots. Ideally, leaving the space open is most desirable for a multitude of reasons, but in terms of development, SFR lots are, without a doubt, the most unfavorable avenue the town could take aside from industrial use. The following are my expressed concerns for this type of development in the town of Mead:

- SFR lots create a high density of homes in the provided space creating view obstruction of what little remaining beauty there will be in Mead if development continues
- SFT lots will increase the population substantially and more so than LLR lots. An increase in population taxes many areas of the community including infrastructure such as roads, schools, emergency services and police forces. An increase in population brings an increase in traffic, pollution, road noise, and water usage. I think EVERYONE can agree that traffic in Northern Colorado is a nightmare for all of us.
- SFR lots will impact property values of those existing homes around them
- Continued development takes away the natural beauty of Mead, disrupts natural habitats and ecosystems, and tears down trees and vegetation.
- SFR lots are only proposed because it puts more money into the pocket of the developer but only brings more challenges for our community.

Why does Mead have a desire to become another overly crowded, traffic infested, aesthetically displeasing community like all the rest around us? Why can't it stay simple, beautiful, quaint and open like it has been? Unfortunately, we have already lost a fair amount of the charm of Mead but with more development and more SFR lots, we will lose it all together and become the next area that people want to move out of in an effort to seek what we once had.

Respectfully Submitted,

Terri Valencia

Vale View Resident

--

***Terri Valencia***

Date: Oct. 6, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
Jean Bratcher, Planning Commissioner Alternate

Subject: **Comp Plan amendments for North Mead Place & Highland Lake**

To: **Town of Mead Planning Board**

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Mead's infrastructure is already strained and cannot handle additional impacts on the roads, schools, fire / rescue, and police. Our schools are already overcrowded, and the traffic is overbearing. The infrastructure needs improvement before building any more homes.

Please keep Mead a better place to live.

Best Regards,

Name (printed): WILLIAM F. DAVIS  
Address: 3017 CHICOXY CT., MEAD, CO 80542  
Phone (optional): 720-771-0317  
Email (optional): wdavisco@gmail.com

Date: 10/6/25

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

CC: Collin Mieras, Community Development  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate  
- Jean Bratcher, Planning Commissioner Alternate

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Please keep Mead a better place to live.

Best Regards,

Name (printed): Jeff & Amy Reid  
Address: 3625 Vale View Ln. Mead CO 80542  
Phone (optional): 720 244 6680  
Email (optional): Jeff@bigskydenver.com



Dale & Mary Strutt  
16697 W View Dr  
Mead, CO 80542

September 10, 2025

Town of Mead  
Attn: Planning Commission  
441 Third St  
Mead, CO 80542

Re: Highland Lake Subdivision Comprehensive Plan Amendment scheduled for 9/17/2025

Dear Members of the Town of Mead Planning Commission,

Thank you for accepting comment regarding the proposed Highland Lake Subdivision Comprehensive Plan Amendment. As 30+ year residents of the Town of Mead and immediate neighbors to this proposed subdivision we are against approving this amendment for several reasons detailed below.

First, it is our understanding that the Comprehensive Plan is a document created by the Planning Commission with input from the residents and stakeholders of Mead, about how the Town should develop. This allows residents and developers alike to know what to expect. The Comprehensive Plan includes strategic growth in Mead which maintains our small-town community character. High density housing further away from the heart of downtown Mead does not further that goal.

As long-term residents of Mead, we have always known the property directly behind our home would develop. When we built and purchased our home, there was a proposal for one-story homes on 0.25 acre lots (the same as our subdivision). This type of subdivision would not impact our beautiful mountain views – for which we and our neighbors on West View Drive paid a lot premium. We carefully considered this information before investing in our home. We would not object to such a development.

The Comprehensive Plan has designated the property as a portion large lot residential and a portion single family residential. While I hear the developer's concern about two zoning designations on one property, it appears the larger portion of the property is designated as LLR or RR. We would not object to the full property being zoned as LLR.

As noted above, we are long-term residents who have invested in our home, in our community and in the schools. We've raised our children here and hope to stay in our home for several more years. We hope the Planning Commission and Mead Board of Trustees would consider our commitment to Mead as much or more than a developer who is looking to maximize their profits by squeezing in a lot of homes before moving on to the next project.

A few comments about the neighborhood meeting which was held in August:

- Not one neighbor in North Creek that we talked to received the postcard about the neighborhood meeting. Many showed up after hearing about the meeting by word of mouth – this could be the fault of the post office rather than the developer but is a little suspicious. In addition, it does not appear that any changes have been made to the developer’s plan in response to comments that they received from this meeting.
- The developer claims that they want to match the zoning at North Creek. While technically the zoning name (RSF-4) may be the same, the look is different. The RSF-4 Zoning of 1995-1996 is not the same as the current Town of Mead RSF-4 zone. North Creek was built with minimum 7500 sq ft lot size as was required by the zoning at the time – total 40.195 acres with 100 houses. To match the zoning on the 95.27 acres, the number of houses would be 237. Not 335 lots and certainly not 469 lots. Perhaps consideration should be given to a new zoning district somewhere between the current RSF-4 with a PUD and the current RSF-1 in order to match the existing look and feel of current neighborhoods which were built under different standards with new developments coming in.
- The concept plans displayed at the neighborhood meeting show a detention pond on the northwest corner of the property. Weld County residents who live in the Highland Lake area were told that the pond would be a nice buffer between their homes and the denser subdivision. Residents of North Creek were told that the property slopes and the detention pond would likely need to be moved to the east side of the property due to the topography and would give us an even better buffer. Really? I’m sure it won’t be both.
- The property has been in agricultural use for many years and is crossed by irrigation ditches. At the meeting, the developers indicated that they would underground the ditches – which “the farmers prefer because they lose less water to evaporation”. Our concern is that the underground ditches are not shown on the concept plans. Surely you can’t build houses on top of a buried ditch. North Creek is at risk of flooding due to the creek and the irrigation. In fact several homes flooded in 1998 and we have seen inlets become plugged and overflow in the area and are very concerned for the impact this could have on homes.
- Plugged and abandoned oil and gas wells are shown right in the middle of the development concept plan. While I don’t know what the current requirements are for building near/around plugged wells, it doesn’t seem like the best idea to have them so close to where homes are being built.

Amending the Comprehensive Plan should be rare and carefully considered by all affected parties and we respectfully request that the Planning Commission deny this request. Since this is the third proposed amendment within 2 months, it appears that perhaps the Comprehensive Plan should be reviewed as a whole and updated rather than bringing one-off amendments. A full-scale update would allow the same level of input from all stakeholders. For this proposed amendment, I assume the developer has been working with Town staff for months, while the residents of Mead, several of whom have lived here and invested in this community for 30 years or more, only have this one opportunity to comment on the proposal.

Thank you for taking our concerns into consideration.

Dale & Mary Strutt  
16697 West View Dr

October 8, 2025

Town of Mead  
Attn: Mary Strutt, Admin Services Director  
441 Third Street  
Mead, CO 80542

**To: All members of the Planning Commission**

cc: Collin Mieras, Community Development

**Subject: Comp Plan amendments for North Mead Place**

The parcel under review literally wraps around our residence at “2672 Grace Way”. At the August Planning Commission meeting, the developer asked for a continuation to mitigate issues.

Since then, the developer did not engage all relevant stakeholders in an equitable and timely manner. They are offering overcompensating concepts to obtain the ‘buy in’ of neighboring groups, while other owners – like myself & the Butlers – have not been engaged. We were dropped from the discussions.

I received the developers’ preferred concept from a property owner in the neighboring Sorrento community. This plan is unsatisfactory and unacceptable. The developer has not been collaborating with all impacted parties in a fair manner, causing loss of trust.

If the Town truly seeks a cooperative solution, then the town should assist in that solution. I have asked multiple times to meet with planning staff, town manager, developer, and neighbors. The town has denied my requests to meet. All interested parties should come together if a solution is desired. Otherwise, this Comp Plan change request should be denied.

## Reason for Change

The last Agenda Item Summary stated that the *“Town Staff has reviewed the proposed Amendment and is supportive of the proposal, given the recent similar development activity directly to the south of the Property. The Amendment would enable more diverse development, and the proposed development furthers several Comprehensive Plan goals, as outlined in the Applicant’s submittal. In addition to providing much needed housing stock...”*

- 1) The recent development activity to the south in Mead Place is owned by a developer. They have no stake in making the parcel of North Mead Place a better place to live. Their motive is to finish their project, make their money, and leave town. They don’t live here. The town should not be giving the developer to the south a priority over the other 3 sides.
- 2) There would be more "diversity" if LLR lots are kept. The LLR area would transition to the surrounding neighborhoods, many of which are 2.5 acres in size.

3) Saying it “furthers several Comp Plan goals” is an oxymoron. It is changing the Comp Plan, so the goals are changing.

4) The statement about "providing much needed housing stock" is simply untrue. There are already **7,107** similar lots approved -or- in the approval process while there are only 51 LLR available (see following table). Looking at the numbers, there is more need for LLR than SFR.

Applications	Dwellings	Approved	Location
Ariet's Grove	904		E of CR 7, S of HWY 66
Grand Meadows	373		E of CR 9.5, N of CR 28
Highland Lake	300		E of CR 5, N of CR 34.5
Mead Village	607		E of CR 5, S of Welker Ave.
North Mead Place	136		W of CR 7, S of CR 32
Waterfront #2	1,200		W of I-25, S of CR 28
<b>Total</b>	<b>3,520</b>		

### Approved

Buffalo Highlands	744	06/12/2023	Between WCR 36 and WCR 38, E of WCR 9.5
Meadow Ridge Filing #1	361	05/12/2025	Hwy 66 between CR 9 1/2 and CR 13
Waterfront #1	1,189	11/01/2022	SW corner of CR 28 and CR 9.5
Welker Farms	118	request to change platted lots	Between town and I-25 600 dwelling units if changed to 4 story
<b>Total</b>	<b>2,412</b>		

### Approved & Under Construction

Lakeside Canyon (aka Acacius)	222	05/26/2020	SW corner of CR 28 and CR 9.5
Mead Place	309	12/09/2019	NW corner of Hwy 66 and CR7
Red Barn #2	441	02/08/2021	SW corner CR 32/CR 13
The Highlands	203	09/28/2020	CR 36 and CR 7
<b>Total</b>	<b>1,175</b>		

**Total 7,107**

**Expected Households (not including LLR) 9,472 4.0 Times the 2023 Households**

LLR	Range View	Total	Phase 1	Approved	Sold
		73	53	10/26/2020	22

There is no valid reason for Town Staff to be supportive of this Comp Plan change request. There is also no need for additional housing of this type currently. Please deny this request.

### Déjà vu

Dianne & I moved to Mead in 2001 at the northeast corner of CR7 and CR38 ... “18110 Wagon Trail”. We moved from Wagon Trail in 2020 when we discovered – after the fact – that the Comp Plan was changed from LLR to the Zoning of RSF-4. This was a much higher density than we were expecting for the 20 years we lived at Wagon Trail. So we decided to move to Grace Way. Now, 5

years later, the same thing is happening at Grace Way. This is a rapid change that is difficult to manage.

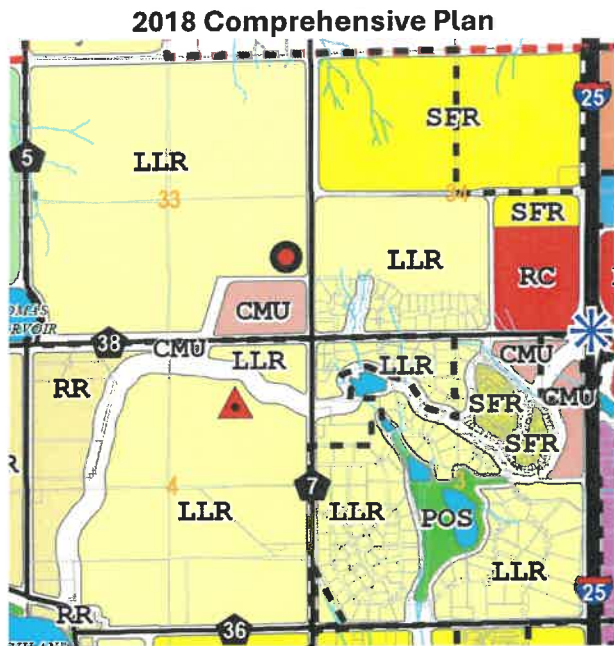


Figure 1 the area north of CR38 was categorized as LLR (Large Lot Residential) which has a zoning code of RSF-1.

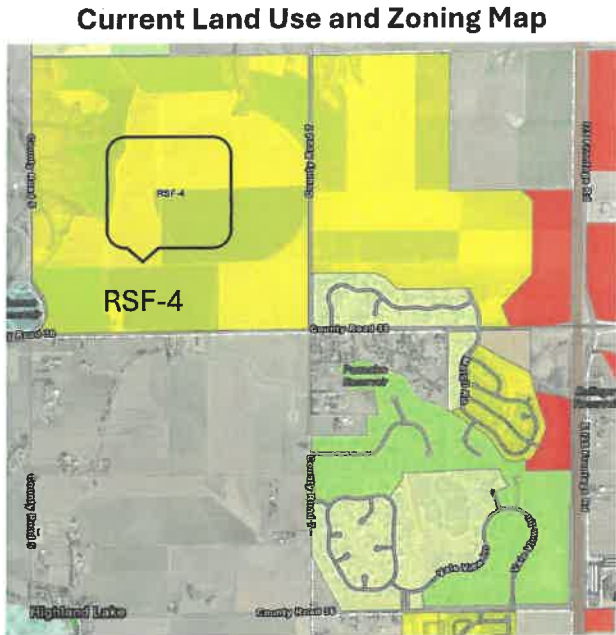
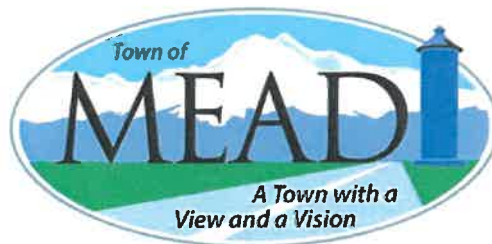


Figure 2 now has the zoning district as RSF-4 which has a Comp Plan category of SFR (Single Family Residential).

Please don't make Mead a place people cannot trust to live and deny the requested Comp Plan change.

Image

Mead previously used this image as their identity.



We still believe in View and Vision concepts. Please don't remove those items. Make Mead a better place to live than our surrounding towns and respect the Comp Plan as it is. Please do not make more changes to our plans.

Thank you for your consideration,  
 Dianne & Jeff Engelman  
 2672 Grace Way

October 7, 2025

Mead Planning Commission  
%: Mary Strutt, Alex Ailey, Collin Mieras  
Town of Mead  
441 Third Street  
Mead, CO 80542

RE: Public Comment – North Mead Place Comprehensive Plan Amendment Proposal

Dear Commissioners,

We are writing to formally express our opposition to the proposed North Mead Place Comprehensive Plan Amendment, which would convert existing open property into 136 single-family homes. While we understand the importance of growth and development, we believe this proposal conflicts with Mead's long-term vision and threatens the qualities that make our community unique.

The Town of Mead has long been cherished for its rural atmosphere, agricultural roots, and open spaces. Large-scale residential development of this nature would significantly alter that identity, leading to increased traffic, overcrowded schools, and additional strain on local infrastructure and public services. Such rapid expansion could diminish the very character that draws families and residents to Mead.

Approving this amendment would also set a concerning precedent for future high-density development, moving the town away from its guiding principles of responsible and sustainable growth. We respectfully urge the Commission to consider the lasting impacts of this decision and to preserve the open land and rural integrity that define our town's charm and livability.

Thank you for your time, consideration, and dedication to protecting the values and vision of the Town of Mead.

Respectfully submitted,

Aaron & Linda Cuthbertson  
Residents, Town of Mead

October 7, 2025

Mead Planning Commission  
%: Mary Strutt, Alex Ailey, Collin Mieras  
Town of Mead  
441 Third Street  
Mead, CO 80542

RE: Public Comment – North Mead Place Comprehensive Plan Amendment Proposal

Dear Commissioners,

My name is Stephanie Butler, and I live at 14515 County Road 7, Mead, CO 80542. Our property borders the proposed North Mead Place development on two sides and will sit immediately adjacent to the planned CR-7 entrance.

I am writing to provide public comment on the proposed North Mead Place application seeking to amend the Town of Mead's Comprehensive Plan for the agenda on October 15, 2025. My comments below focus on three key concerns, leading to the request for the Planning Commission to deny and withhold recommendation of the proposed Comprehensive Plan amendments.

1. Process & Engagement

Despite being the most directly impacted household, we were not contacted or invited to early neighborhood meetings, yet statements have circulated suggesting our support of this amendment. Statements suggesting our support are inaccurate and outreach was not performed until the Developer was directly contacted by my household to engage in concept plan review. Transparency and balanced public input are essential before recommending changes of this magnitude. This is especially important because rezoning via recommendation of the amendments to the Comprehensive Plan actions are quasi-judicial decisions - they rely on a fair and transparent public process. Excluding directly adjacent owners risks undermining the integrity of that process, and goes against the Town's recommendation to work with surrounding property owners. Although I understand that I am just a small piece of this puzzle, my concern is that if these details are already being ignored or disregarded there may be other processes and recommendations that will not be followed. Being completely transparent to any changes now and in the future is the only way to ensure the citizens of Mead are informed and have an impactful ability to help guide our town leaders thus the community we all can feel good about and proud of.

2. Comprehensive Plan & Impact Concerns

The proposal converts the Comprehensive Plan's intent for Large Lot Residential to higher density Single Family Residential housing (~136 homes) without adequate transition, buffering or protection for existing homes.

Land Use Consistency: This site is currently designated for Large Lot Residential (LLR) to buffer denser growth, which supports the overall vision of the 2018 Comprehensive Plan (as stated on Page 11 and Page 12) to promote Mead as a Town with open space. As summarized as a key theme in section “III. Friendly Neighborhoods”, and outlined in “Goal 1: Ensure appropriate mix of housing types and densities, *in appropriate locations*, to create a harmonious mix of land uses and attract and *retain* residents”, converting to higher density residential homes within the Amendment proposal conflicts with that intent and negates the Comprehensive Plan’s strategy and vision. The Comprehensive Plan, as released today, strategically transitions between lower density housing and higher density housing to allow for open space and parks/trails to support the community’s input on Page 10 of the Plan, where the community specifically states the love of “Large Residential Lots”, “Calm + Quiet Atmosphere”, “Rural Character”, “Old Way of Life”, “Small Town Feel + Character”. Adding abrupt borders between residential types directs the town away from the vision of Mead, “The Town with a Vision and a View”. Since 2018, the town has already voted to change 9 LLR designations within the Comprehensive Plan, and is reviewing 2 additional changes including the Amendment in this letter. These revisions show the degradation of the Comprehensive Plan’s integrity through change over the last 7 years. See *STCC Goal 1, STCC Goal 3, FN Goal 1 (Policy 1C)*

Traffic & Safety: CR-7 is a two-lane rural road serving multiple driveways, including ours (see Exhibits B–D). No turn lanes or shoulders exist. A major subdivision entrance here raises crash risks and congestion, especially for school buses and emergency vehicles. This Amendment to the Comprehensive Plan does not further the best interests of the Town as traffic will need to take this main-thoroughfare into the downtown Mead area, which is the highlight of the Town’s charm and historic district.

Schools: Mead schools are already above capacity. Hundreds of new homes before the planned new elementary opens will strain enrollment and bus routes. Within the St. Vrain Valley School District in 2023, Mead Elementary School was within the top three highest population for all grades. Although a new Mead Elementary school is planned to open in Fall 2026, the additional ~1200 homes already planned within the next 5 Year Development Plan will keep the schools above the 120-140% capacity rate at the Elementary School - not offsetting the new schools planned enrollment of 1,100 student capacity.

Fiscal Balance: Mead has limited retail/commercial base; most sales tax from these homes will leave town, while residents bear the cost of road upgrades, utilities, and services. The perceived benefit for this proposal from the Town comes by way of the Development Impact Fees, which are currently depleting due to the construction completion of the Community Center. These Development Impact Fees from the new development does not amount to the number of home sales (~68 homes sold in 2024, and projected 80 homes in 2025) to constitute meaningful improvements within the town, up to and including the splash pad that is in the plans for the Community Center alone. Although the enticing revenue for the town is by way of Development Impact Fees, the overcrowding and growth of ~20,000 new residents does not cover the improvement strategy that is not yet defined (per the Sept 29, 2025 Town Hall meeting

“2026 Budget Review” due to a lack of Comprehensive Planning revision, including parks and trails placement requirements).

Drainage & Buffers: Existing ditches and swales must be preserved. Adequate setbacks, evergreen screening, berms, and lighting controls are needed to protect adjacent homes. The current concept plan circulating by the developer does not account for the Upper Highland Ditch and the easements or water table to accommodate single family home lots. Per the Comprehensive Plan goals, the change in drainage and buffers impacts “the connection of natural areas associated with lakes, waterways, and open space to create a series of east-west greenways and wildlife corridors...” as stated as a strategic Policy 2B-2.

See ENAS Goal 1, ENAS Goal 2, ENAS Goal 3

### 3. Requested Actions

I am respectfully asking the Commission to withhold recommendation until the applicant provides and addresses:

- A current concept plan with lot counts, setbacks, and buffer design along CR-7/LLR edges that support the Comprehensive Plan’s vision for *appropriate transitioning*.
- A Traffic Impact Study showing turn-lane warrants, queue lengths, and emergency access design.
- A stormwater/drainage report confirming no increase to downstream ditches and naming maintenance responsibility and wildlife impact.
- A sewer/water usage report with the analysis completed to meet the new “Plan” for this amendment and defined Town upgrades to sustain the citizens of Mead.
- School capacity and phasing analysis with district referral.
- A construction management plan (truck routes, dust/noise limits, on-site parking).
- Proof of balanced neighborhood outreach, including directly adjacent owners.
- Commitment to total transparency and timely updates for any changes regarding this application via an email or postage to those directly impacted, involving this and future plan/changes to Comprehensive Plan.

If approval proceeds despite these gaps, I request conditions of approval:

minimum 150-200 ft setbacks with berm/evergreen screening and fencing; full cutoff lighting and light pollution-conscious solutions; limited housing height requirements to ranch-style homes bordering my south property line, CR-7 turn lanes and spacing to preserve driveway safety; phasing tied to school and infrastructure readiness; and a construction traffic management plan.

—

Thank you for your service and for carefully evaluating whether this proposal aligns with the Comprehensive Plan, infrastructure capacity, and fair public process.

Respectfully,

**Dane and Stephanie Butler**

# Exhibits

Exhibit A – Aerial Map: My parcel adjacent to the North Mead Place proposal, surrounded by Large Lot Residential neighborhoods [Hunter’s Ridge, Hunter’s Cove, Mulligan Lake, and Rangeview neighborhoods], and showing a currently planned transition zone to the planned Mead Place and Sorrento neighborhoods already within the 5-Year Development Plan approved as Single Family Homes (~1200 single family lots and multi-use housing).



Exhibit B – CR-7 Looking North: Two-lane road, no shoulders/turn lanes. There is no room or easement to widen CR-7 to allow for safer travel.



Exhibit C – CR-7 Looking South: View toward proposed entrance; limited safe queue space and exit from CR-7, limited nighttime safety.



Exhibit D – My Parcel's Driveway Access: Direct connection to CR-7 where shared driveway would be impacted by transition zone to higher density homes.



Exhibit E – Residential Character & Buffer: Fencing, yard setbacks, and ditch exist on the west and east sides of the property further provide transitions of lower density properties to match that of the the Hunter’s Cove LLR homes to the east, and open space currently in the Comprehensive Plan designations to the west.









Exhibit F – Existing Traffic Flow: During peak hours, vehicles pass at high speeds exceeding 45 mph with repeated traffic offenses for lack of stopping at well-lit flashing crosswalks utilized by the school transportation system. Increased traffic flow further reduces safety considerations for pedestrians.



Exhibit G - St. Vrain Valley School District current capacity and population, as of 2023.

October Count 2023 Population by Grade																		
Elementaries	P	K	1	2	3	4	5	6	7	8	9	10	11	12	13	14	w/o Hdct	w/ Pl Hdct
Soaring Heights	61	92	108	125	114	104	102	184	173	191							1193	1254
Thunder Valley K-8	0	97	95	98	104	85	79	92	93	114							857	857
Mead	71	124	143	148	108	149	130										802	873
Timberline PK-8	46	57	64	75	61	76	84	103	105	107							732	778
Black Rock	30	100	83	116	95	91	99										584	614
Red Hawk	45	86	84	99	101	94	96										560	605
Blue Mountain	32	92	82	89	84	87	91										525	557
Centennial	0	81	73	86	73	91	83										487	487
Fall River	50	76	84	84	84	70	70										468	518
Legacy	0	69	79	73	61	73	87										442	442
Highlands	45	91	70	88	70	67	43										429	474
Prairie Ridge	0	65	63	68	68	85	62										411	411
Erie	43	80	68	66	70	62	61										407	450
Grand View	50	62	66	63	71	57	69										388	438
Eagle Crest	41	67	48	70	53	71	64										373	414
Niwot	37	55	65	53	67	68	62										370	407
Alpine	45	69	69	59	58	53	44										352	397
Longmont Estates	33	55	42	62	55	50	71										335	368
Central	47	45	52	63	49	45	51										305	352
Hygiene	28	44	48	48	51	56	41										288	316
Mountain View	45	52	52	54	71	59	0										288	333
Burlington	40	51	42	45	47	37	54										276	316
Northridge	33	42	42	58	42	45	45										274	307
Rocky Mountain	44	34	46	53	50	46	40										269	313
Lyons	18	38	32	41	42	42	54										249	267
Indian Peaks	18	35	33	34	41	41	34										218	236
Sanborn	21	29	31	38	39	37	44										218	239
Columbine	16	32	40	35	46	35	26										214	230
SPARK Discovery PK	257																0	257

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## Ana Bohl

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**From:** Collin Mieras  
**Sent:** Tuesday, October 7, 2025 2:37 PM  
**To:** Ana Bohl  
**Cc:** Mary Strutt  
**Subject:** Fw: North Mead Place Comments for Inclusion into Planning Commission Package

Please also include this letter in the packet, Ana.

Thanks,

Collin



**COLLIN MIERAS**

Planner II

441 Third Street | Mead, CO 80542  
p: 970-805-4202 | w: townofmead.org

---

**From:** Jo Douglas <jod921@gmail.com>  
**Sent:** Tuesday, October 7, 2025 2:34 PM  
**To:** Collin Mieras <CMieras@townofmead.org>  
**Subject:** North Mead Place Comments for Inclusion into Planning Commission Package

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Dear Collin,

Please include these comments into the planning commission package for the October 15th meeting to discuss rezoning the 58 acres known as North Mead Place, currently zoned as LLR.

We are currently against this rezoning for multiple reasons.

1. Adding a minimum of 136 SFR lots to this small piece of land will pose a huge problem for the current wildlife we see that use that space. For example, the Bald Eagles catch their prey and eat their meals on the rim of the reservoir. The American White Pelicans swim in the reservoir all summer long. The Coyotes and Fox migrate along the rail tracks and run in the open space around the reservoir hunting for rabbits and mice. Adding hundreds of people to this area will cause them to lose their safe space, forcing them to move to find resources that are already stretched thin because of dense overpopulation.

2. County Roads 5 and 7 running N/S, at the intersection of Hwy 66 are not designed for high traffic. The intersection of Hwy 66 and Co Rd 7 is so poorly designed that it is already going to be painful for the residents of the newly constructed Mead Place to timely enter the Hwy 66 corridor. Turn lanes need to be added at that intersection for both Hwy 66 and Co Rd 7. Now add hundreds of additional vehicles daily with the proposed SFR at North Mead Place and the delays that will occur just trying to get onto the Hwy 66 corridor will be even worse. Too much traffic will cause people to take unnecessary risks when they're driving. I've already witnessed this when CDOT changed the light timing at that intersection. Cty Rd 5 does not have a traffic light to enter the Hwy 66 corridor and it can get very backed up in the morning, heading south to take the left onto Hwy 66 can be extremely difficult, again causing people to take unnecessary risks.

3. In light of our current economy and the fact that people in Sorrento are having to sell their homes for a lot less than what they paid for them, e.g. our neighbor purchased for \$648k and sold it for \$605k. We will be in the same boat if we choose to sell. Keeping LLR for North Mead Place will help those of us in Sorrento protect our home values. Many of us in this neighborhood purchased at the peak of pricing before the economy turned.

4. This quadrant of land between Hwy 66 to the South, Cty Rd 5 to the West, Cty Rd 32 to the North and Cty 7 to the East will be more proportionally balanced between LLR, SFR, and Multifamily housing, if you keep the zoning in place as it stands.

5. We do not wish to become the next Longmont, where it's so dense and congested. The Town of Mead's housing development is growing way too fast and the infrastructure doesn't support the growth. Until we can grow as a town proportionally between residents and infrastructure, we need to keep the zoning for North Mead Place as previously approved Large Lot Residential.

6. Hwy 66 is becoming just like Hwy 52, an overstressed two lane road, with no plan for expansion to accommodate the population growth. Hwy 66 is a death trap as it stands! Why are we even considering adding so many more residences to add to the already congested 2 lane hwy? What plans are in place to expand Hwy 66?

Thank you for hearing our thoughts and concerns.

Kind Regards,  
Jody Douglas and Rich Nygaard  
Sorrento Residents

Get [BlueMail for Android](#)

Subject:

FW: Zoning

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Ms. Strutt, please have my comments sent to the planning commission.

My husband, Jared Melocco, and I are opposed to the zoning change for the 58 acres called North Mead Place. The property is currently slotted for 1 acre lots. We do not like the idea of there being a change to allow 7 lots per acre. Here are a few reasons why:

#### Feel of the Town

We moved to Mead because of the hometown, country feel. The plan was for this area of town to be laid out in at least 1-acre plots and that keeps the feeling of a country community at the edge of town. From reading about the initial plan to allow that property to have 1-acre lots, the feel of the town is persevered. That was a solid plan. Why change it now other than greed? We have the choice to keep the plan for large lots and to have even more of a plan—it would be great to make sure that the look and feel of Mead is what we want and not just allocated to the latest business requests. I would love to see a town where all was thoughtfully laid out, any businesses had to build in brick, where signs stayed low, and the feel of a country town was kept even while allowing sustainable growth. We know growth will come, but we have a commitment to the feel and community that is already here to make this a community that continues with consistency.

#### Traffic

We have acreage property facing County Road 7, which has become a very busy and fast speedway into town. It is congested on this road and no improvements have been done thus far to help the people who currently live here. The light at the intersection of 66 and County Road 7 cannot handle the amount of traffic it currently has and is quite dangerous. At rush hour one day last week, I counted 30 cars waiting southbound at the light and the light was only allowing 3 cars through per light cycle. The added homes that will soon access their property by this same intersection will already be a challenge. Purposefully changing the zoning plan to allow even more houses to be clustered at this dangerous traffic area is outrageous.

#### Schools

I grew up in an area where the schools and town worked together and built schools before there was desperation. Allowing so many more lots within a small area before there is a plan for how our schools will deal with the unexpected growth is concerning to me. Let's make sure we are a strong community and can serve the students we have before changing a rule to add many more students than was in the plan to begin with.

I will say again—I am not against growth and expect it. I would like to see our town stick to this zoning plan that was set to keep the feel of our town. I do think too much building is happening much too quickly without full consideration to how the people who have lived here feel and are served by the community. I am for growth that is well planned out and keeps Mead a community we can be proud of and feel safe in.

Heidi Melocco, 13-year resident.

## Ana Bohl

---

**From:** Mary Strutt  
**Sent:** Friday, September 26, 2025 2:01 PM  
**To:** Ana Bohl  
**Cc:** Collin Mieras  
**Subject:** FW: Vote NO to rezone North Mead Place to SFR!

Ana –  
Please include in PC Packet  
Mary



**MARY E. STRUTT, MMC**  
Director of Administrative Services

441 Third Street | Mead, CO 80542  
p: 970.805.4182 | w: townofmead.org

**From:** Rick Mann <skimann2020@gmail.com>  
**Sent:** Friday, September 26, 2025 1:49 PM  
**To:** Collin Mieras <CMieras@townofmead.org>; Mary Strutt <mstrutt@townofmead.org>; cwhitlow@townofmead.org  
**Subject:** Vote NO to rezone North Mead Place to SFR!

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

I am writing to request the Planning Commission vote NO to rezone the 58 acre North Mead Place development from Large Lot Residential (LLR) to Single Family Residential (SFR). It would be ridiculous to have 7 houses per acre. Mead should be seen as a great place to live, not a cheap suburb of Denver or Ft. Collins. Why would the developer lie to the Planning Commission, getting the LLR approved and then changing to SFR? Allowing this type of development....SFR... will only reduce the quality of life in Mead.

Please vote NO on this request for rezoning North Mead Place to SFR!

Please forward my comments to the Planning Commission.

Thank you.  
Linda Mann  
3806 Singletree Ct, Mead

**From:** Richard Mann <[richard.mann@sevenpinesconsulting.com](mailto:richard.mann@sevenpinesconsulting.com)>

**Sent:** Tuesday, September 23, 2025 10:50:47 AM

**To:** Collin Mieras <[CMieras@townofmead.org](mailto:CMieras@townofmead.org)>

**Cc:** Mary Strutt <[mstrutt@townofmead.org](mailto:mstrutt@townofmead.org)>

**Subject:** Vote NO to rezone North Mead Place

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Hello - I am writing to request that the Planning Commission vote NO to rezone the 58 acres in North Mead Place from Large Lot Residential (LLR) to Single Family Residential (SFR).

It appears that the developer lied to the Planning Commission, getting approval for LLR and then he figured that he could easily slip in this request to change the zoning and make a huge amount of money. The developer should be restricted to the original zoning that was approved.

It is ridiculous to have 7 houses per acre. Mead should be seen as a great place to live and not another housing jungle.

Where will the water come from to accommodate this huge increase in the number of homes if approved? The intersection of CR 7 and Hwy 66 is already a mess, adding this number of homes is only going to make congestion at that major intersection even worse. Do NOT approve this request for rezoning North Mead Place to SFR!

Please send my comments to the Planning Commission.

Thank you.

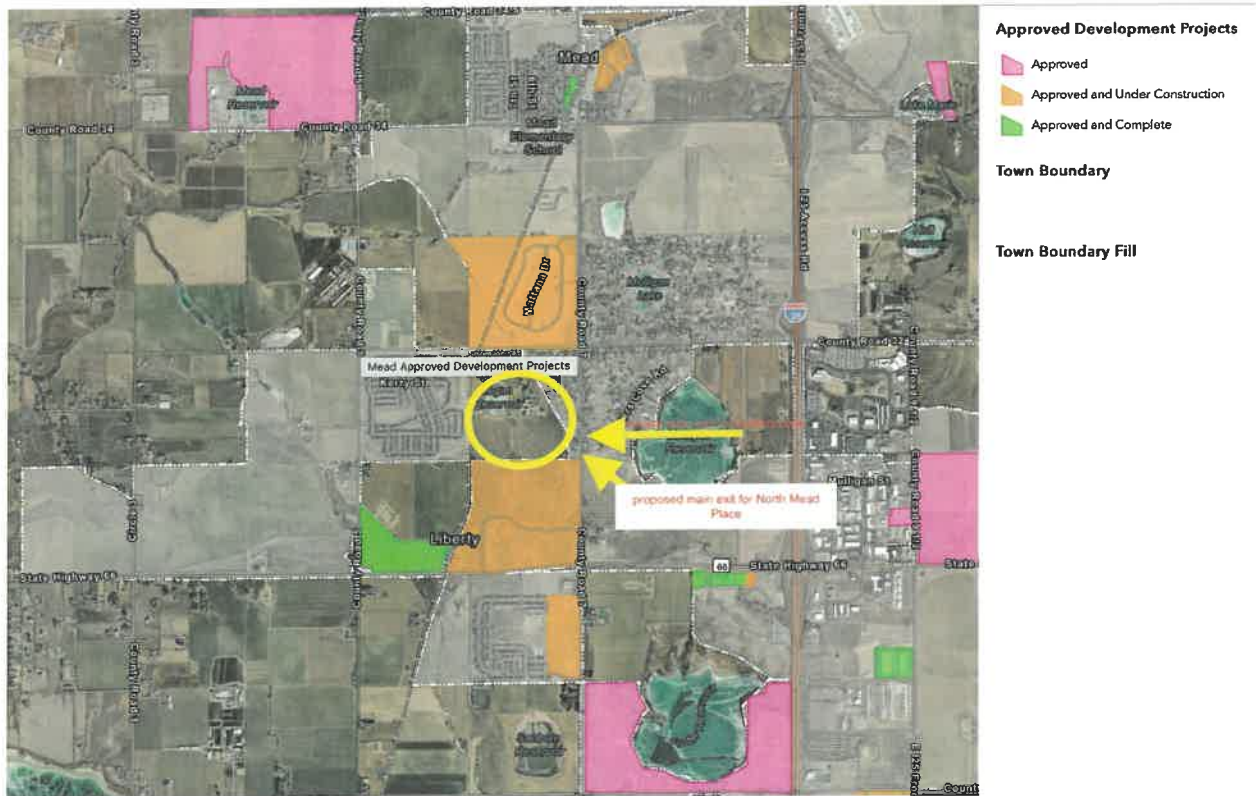
Richard Mann, Ph.D.

3806 Singletree Ct, Mead

**From:** Lindy Hruska <lhruska@hotmail.com>  
**Sent:** Saturday, September 20, 2025 12:08 PM  
**To:**  
**Subject:** Re: North Mead Place comp plan amendment LRR to SFR

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Mary, please forward this email to the planning commission and include it in the planning commission packet for the Oct 15, 2025 meeting.



Hi Collin,

I wanted to circle back with you about the North Mead Place comp plan amendment from LRR to SFR that will be discussed at the upcoming planning commission meeting on Oct 15.

I have a couple of items that I would appreciate your feedback on:

1. I attended the Planning Commission meeting last week and noted that a traffic study was requested by the commission for the highland lake amendment you were presenting.

Was a traffic study completed for the North Mead Place proposed amendment?

When looking at all the new homes going up around us, for safety reasons we anticipate needing traffic lights at Adams and at the entrance to Hunter's Cove, in addition to wider roads and sidewalks.

The proposed main entrance/exit for North Mead Place, which is now a proposed 143 homes, (6.9 homes per acre) is very close to Hunter's Cove main exit (see attached map).

We already wait a ridiculous amount of time at the light to turn on and off of CR 7 at 66, and the 350 homes at the current Mead Place development aren't even completed, yet.

With the potential for an additional 140 homes in North Mead Place, this is a real safety concern for the established community members.

2. Has CPW completed the environmental assessment of Logan's Reserve, yet? This is also an important piece of information for the planning commission to have before considering this comp plan amendment.

We remain extremely frustrated with the number of SFR lots that are being approved in Mead (over 7,000).

This is not healthy or sustainable growth. We understand that expansion is going to happen, but this unchecked urban sprawl is going to choke the last breath out of Mead, which is realistically one of the last diamonds on the front range.

Please remember that it is the community, not the developers, that should be at the heart of your decision tree.

Please include this email in the planning commission packet for the Oct 15, 2025 meeting.

Thank you for your time and consideration,

Lindy Hruska MD FACS

**From:** Mark Skelton <markskelton766@hotmail.com>  
**Sent:** Wednesday, September 10, 2025 2:17 PM  
**To:** Collin Mieras <CMieras@townofmead.org>  
**Subject:** North Mead Place

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

9/10/2025

To: Collin Mieras, Planning Department for Mead, Colorado.

From: Mark Skelton, Resident at 2692 Grace Way, Mead Colorado 80542

Re: North Mead Place

Dear Sir,

As noted above my father and I live at 2692 Grace Way. In Eden's Reserve just North of Logan Reservoir. I have attended meetings with other home owners and a potential developer of the land to our West and South. I also attended the meeting held by the Town of Mead about a future proposed re-zoning of that land and development thereof.

One thing I feel I must clear up is that everyone living in Eden's Reserve is wealthy and could easily purchase the land in question. There are possibly two homes with that kind of income and mine is not one of them. I don't know the exact figures but with the water it's something like three million. For my and my father's situation I can tell you that we physically built this home starting in December of 1999. It has been our life's ambition and project. We did it by not taking any vacations, never eating out, driving twenty year old cars, wearing Wal Mart clothes and doing everything ourselves. Others in the neighborhood no doubt have their own stories to tell. If I could buy the lake and water I would do it in an instant. Our greatest pride is our garden. Over the last quarter of a century we have planted and sculpted the grounds to resemble a city park. The irrigation water is naturally a crucial part of that. We have a wonderful array of wild life passing through like eagles, owls, foxes and deer.

Now I come to my objections to some of the features of this development.....

1. Making the lake part of a public park. This would drive out the wildlife and turn our little park into a public venue. All of our peace and quiet as well as our privacy will be gone forever.

2. HIGH density housing. As I have said, we are not rich people and losing a huge chunk of equity will be impossible to make up. ( I'm 60 and my father is 84 and my mother, who is staying with us while going through cancer therapy, is 82)

3. Traffic, traffic, traffic. Try driving on 66 at eight A.M. or four P.M. Nightmare already.

In conclusion I think it's fair to say that none of us, or the residents of Sorento that spoke so passionately against it at the town meeting, want to have a no build ever policy like Boulder County. Mr. Eberl and Mr. Aichinger have every right to develop the property. We simply ask that a more reasonable approach be used. Like it is currently zoned. Large lots. We are perfectly willing to sit down with the interested parties and try to hammer out a fair path forward but right now there are NO community supporters and many dissenters. I was frankly surprised how many people spoke out against it while ABSOLUTELY NO ONE spoke in it's favor except town officials. Thank you for your time in considering my concerns and please include this e-mail in the information packets for the October 15th meeting.

Sincerely

Mark Skelton ([markskelton766@hotmail.com](mailto:markskelton766@hotmail.com)) 303-875-2275

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Jeff Bohnen and sons Daniel and Scott

[2446 Pineywoods street](#)

[Mead CO 80542](#)

We agree with Dave & Della Setter and also oppose the application requesting a change from the Weld County current Large Lot Residential

designation to a single family Residential.

----- Forwarded message -----

From: <[denco1dave@gmail.com](mailto:denco1dave@gmail.com)>

Date: Mon, Aug 18, 2025 at 10:13 AM

Subject: FW: August 20 Planning Commission Hearing on North Mead Place Comprehensive Plan Amendment

To: <[jbohnen53@gmail.com](mailto:jbohnen53@gmail.com)>

Here you go Jeff. You might email Bradford at city planning your own letter that you agree with my letter and would like the commission to know that.

Dave Setter

From: [denco1dave@gmail.com](mailto:denco1dave@gmail.com) <[denco1dave@gmail.com](mailto:denco1dave@gmail.com)>

Sent: Monday, August 18, 2025 8:29 AM

To: [jbradford@townofmead.org](mailto:jbradford@townofmead.org); [mherman@townofmead.org](mailto:mherman@townofmead.org)

Cc: [paul@pcsgroupco.com](mailto:paul@pcsgroupco.com); [kurt@pcsgroupco.com](mailto:kurt@pcsgroupco.com); [ottoaichinger\\_3@msn.com](mailto:ottoaichinger_3@msn.com)

Subject: August 20 Planning Commission Hearing on North Mead Place Comprehensive Plan Amendment

Please see the attached letter that we would like to be submitted in advance to the Planning Commission via email for the upcoming hearing on this matter on August 20.

Dave Setter and Della Setter  
14618 Bonsmara Drive  
Mead, CO 80542  
303-956-0627

August 18, 2025  
Town of Mead Planning Commission  
Commissioners Peterson, Sword, Abshier, Gehringer, Jorgensen and  
Rademacher, Corliss

Town of Mead Community Development Director Jason Bradford (requested via email to distribute  
copies of this letter to all addressees)

EO Mead LLC Otto Aichinger and PSC Group (Messrs. Moje and Shoukas)

Re: August 20, 2025, Public Hearing on North Mead Place Comprehensive Plan Amendment

We oppose the application requesting a change from the Weld County current Large Lot Residential  
designation to a Single Family Residential (SFR) (allowing up to four residential units per acre).

**Loss of Property Values Expected with the Dense SFR Designation for North Mead Place.**

We bought our house from DH Horton on 14618 Bonsmara Drive in January 2022. Our house is within 300  
feet of the proposed plan area as an affected property. Similar, if not identical houses, without the same  
epic rural view to the east as ours, sold in 2021 and 2022 for \$10,000 - \$30,000 less. (See, e.g., comparable  
sales in 2021 and 2022 for 2254 Galloway St, 14630 Normande Drive, 14593 Normande Drive, 14631  
Normande Drive). Premium prices for houses with similar views also were paid by 10 immediate neighbors  
on the east sides of Bonsmara Drive and Pinyewoods Street for at least \$10,000 - \$40,000 more than other  
Sorrento lots without this view. The diminution in values for these 10 properties if the Plan Amendment  
is approved could be collectively \$100,000 to \$400,000 or more. This unplanned diminution of significant  
property values needs to be considered by the City of Mead and the developer of North Mead Place, as a  
detriment to the "affected" residents in Sorrento.

See Illustrations of Views below.

**Illustrations of View:**

View A: June 2024 view to east from 14618 Bonsmara to Highway 7 and 2672 Grace Way.



View B: July 2022 view from east from 14618 Bonsmara to with 2672 Grace Way at end of the rainbow.



View C: July 2024 view from 14618 Bonsmara to east with pivot and 2672 Grace Way in background.



View D: 2023 view from 14618 Bonsmara to east with sunrise over 2672 Grace Way.



View E: View to east from 14618 Bonsmara 30 minutes before/near sunrise in August 2025.



**Nuisance Noise and Dust Concerns for the Next Four to Five Years.**

Since November 2024, Mead Place has been undergoing surface and dirt relocations, infrastructure construction and related activities. This construction might take another 12-18 months even before houses are built with the attendant noise and dust. See illustration photo below.

View F: View from house to Mead Place construction August 2025. (Also see videos of noise and dust).



Further, North Mead Place probably will not even “turn dirt over,” per the PSC Group, in the next one and half to two years. So, we might expect an onslaught of construction noise, dust and related activities, including dirt movement, infrastructure construction and lastly house building construction for the next three to four years until maybe 2029 or even 2030.

**Population Increase Explosion.**

Mead Place is supposed to include 300 single-family homes and 250 multi-family units. Using an average of three people per household, based on Mead planning statistics, Mead Place will increase the population of Mead by about 1,650 residents. The proposed North Mead Place amendment shows 20 three quarter acre larger lots and 118 single family homes (four per acre). Using that same average of three people per household, North Mead Place will add another 400 or so residents.

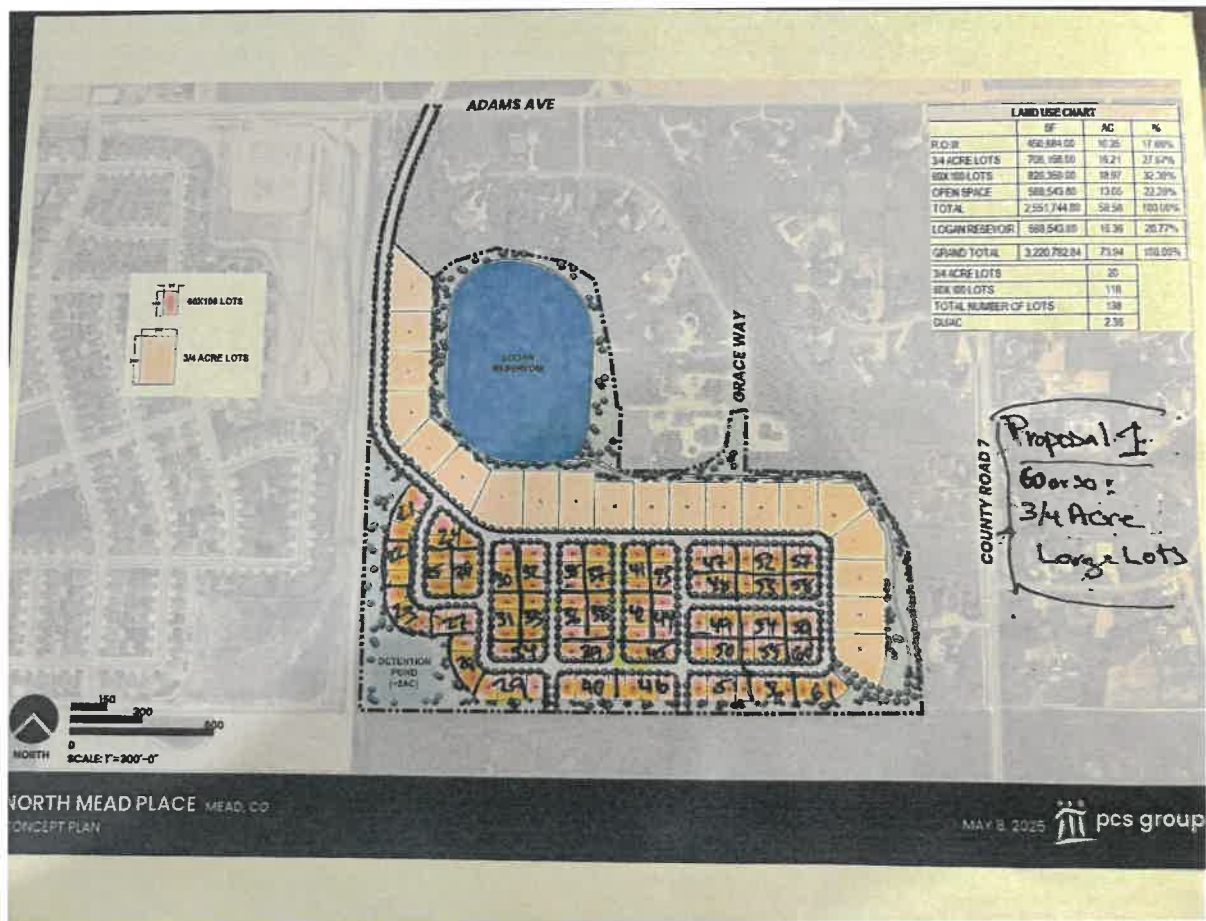
Mead’s 2025 current population is estimated at 7,500. This added 2,000 plus residents in Mead Place and North Mead Place will increase Mead’s existing population by over 25% in four to five years. The City of Mead and the school district do not seem able to support the overwhelming infrastructure needed, more students and other demands that such a drastic change in population will have. County Road 7 will exceed overcapacity, which is an understatement, as one of two primary access roads (plus Highway 66, but only with west bound access) for the 2,000 plus residents from Mead Place and North Mead Place. In addition, more school buses will be traveling on County Road 7 due to the new middle school by the high school and the likely new 600 plus students from Mead Place and North Mead place. At least with the Large Lots development as opposed to denser Single-Family homes, North Mead Place would see an influx of around 180 new residents in three quarter lots as opposed to 400 residents as proposed. Further, road entrance/exit access through North Mead Place is a huge challenge with only two roads through Mead Place and maybe a road exiting to County Road 7 if a neighboring property owner allows that road exit/entrance through their property.

**Wildlife Issues:** Local wildlife, including eagles, other predatory birds, ospreys, pelicans, coyotes, and more peaceably coexist with the neighboring properties, especially near and in the Logan Reservoir. The change to a substantial number of dense Single-Family Residences compared to a Large Lot development will diminish wildlife presence, and, even worse, abolish certain species from inhabiting the area. Have the Wildlife Divisions for Weld County or Colorado weighed in?

**Alternatives.**

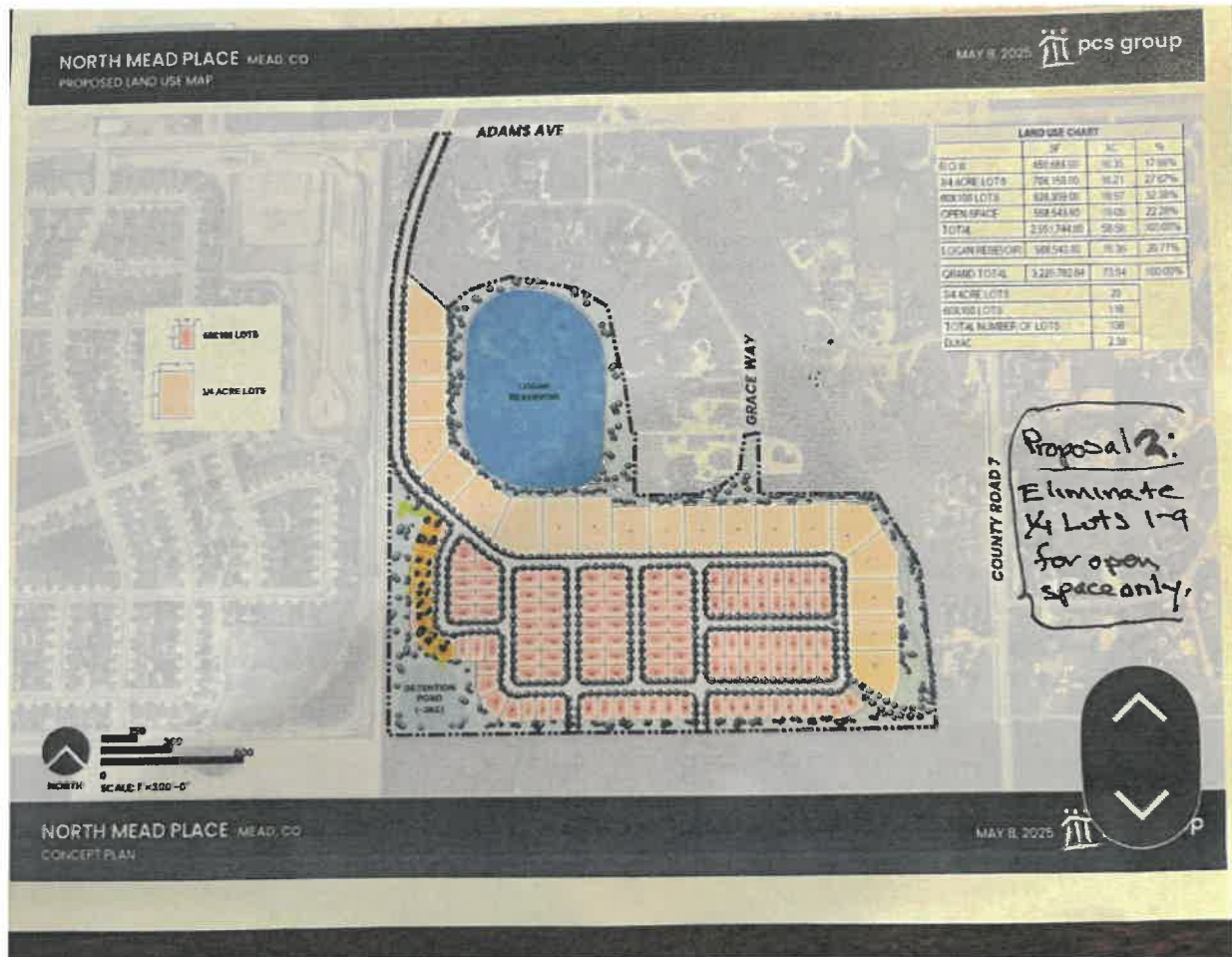
**Proposal 1: Allow Only 0.75 Acres or Larger Lots.**

Only about 60 larger lots of 0.75 acres or larger could fit in the proposed North Mead Place. As a compromise, these larger lots would be less dense than the 118 single family 0.25 acre lots. This proposal is most likely more tolerable for the affected existing neighbors.

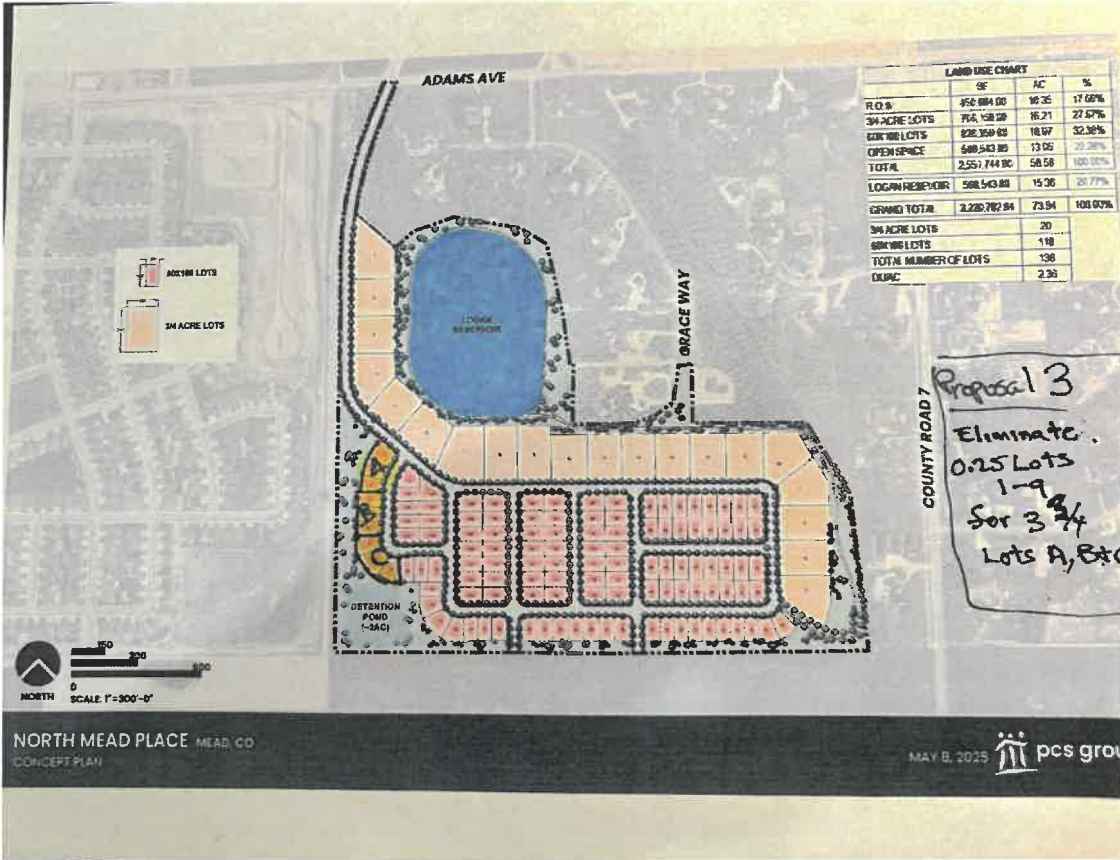


**Proposal 2: Allow Proposed Plan but Eliminate 0.25 Acre Lot Nos. 1-9 and Use Them for Open Space.**

This proposal results in a loss of nine single family 0.25 acre lots but provides a substantial open space buffer on the west side of North Mead Place. Sorrento residents would view from a substantial distance only the front sides of 0.25-acre single family residences versus closer backyards of the smaller lots as in the proposed May 8, 2025, plan.

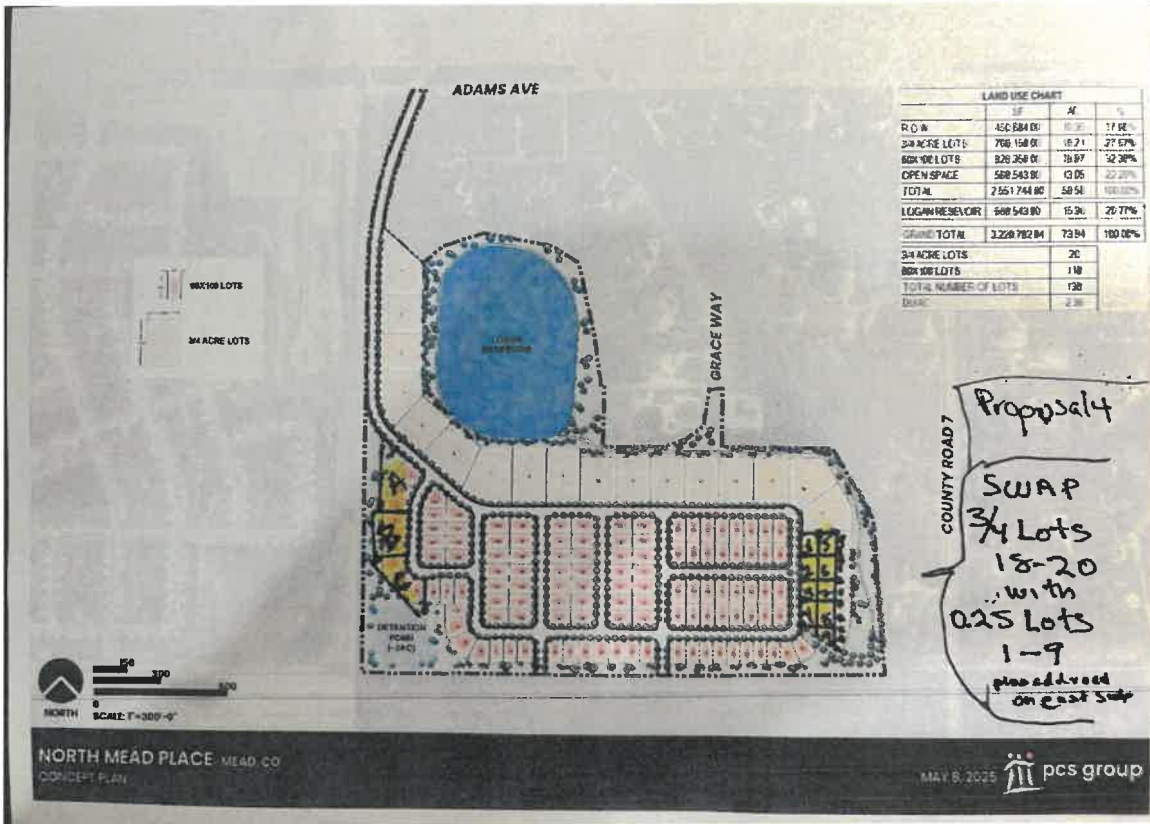


**Proposal 3: Allow Proposed Plan but Eliminate 0.25 Acre Lot Nos. 1-9 for Three 0.75 Acre Lots.**  
 This proposal results in a loss of nine 0.25 single-family acre lots but adds three 0.75 acre lots with a net loss of 6 of the 0.25 acre lots.



**Proposal 4: Allow Proposed Plan but Swap 0.25 Acre Lot Nos. 1-9 for Three 0.75 Acre Lots 18-20.**

This is the least accommodating proposal due to the impact moving 0.25 acre lots would have on the existing neighbors to the east along County Road 7. Proposals 2 or 3 would be fairer for those residents.



**Closing Remarks.**

Please consider the concerns raised by the various existing neighbors. Annexation of this parcel into Mead, currently seems to be the wrong way to go. Weld County planning might be the proper entity to deal with the existing neighbors' concerns near the Logan Reservoir. Once those matters resolve, then proper consideration can be given to the concerns of all the affected neighbors and the development of this area.

Thank you for your consideration of our concerns.  
Dave and Della Setter

**Ana Bohl**

---

**From:** Greg Dameron <greg.dameron@gmail.com>  
**Sent:** Friday, August 15, 2025 8:21 AM  
**To:** Trustees; Ana Bohl  
**Subject:** Opposition to potential application to ammend land use plan

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

15 August 2025

Re: Opposition to potential application to Amend Land Use Plan

Dear Mayor Whitlow and Members of the Town of Mead Board of Trustees and Planning Commission

I am writing to express my strong opposition to the potential application to amend the Town of Mead's Future Land Use Plan. The property in consideration is located west and south of Eden's Reserve, west of Hunters Ridge subdivision, north of Mead Place, and east of the Sorrento subdivision. The proposed amendment is to change a portion of the property's land use designation from LLR (Large Lot Residential) to SFR (Single Family Residential) while also annexing the site into the Town of Mead. This property is directly south of my residence at 2696 Grace Way Mead, CO 80542. As a resident and property owner in this community, I am deeply concerned about the potential negative impacts this change could have on the character, safety, and quality of life in our neighborhood. I strongly oppose this proposed re-zoning and the proposed building of a new neighborhood on that parcel.

Changing the designation of this land from LLR to SFR raises a number of concerns:

- **Traffic & Safety:** Increased density or commercial development will result in higher traffic volumes on local roads, which are not currently designed for such use. This poses a safety risk to residents, especially children and pedestrians.
- **Noise and Light Pollution:** Development on this parcel may introduce elevated noise levels and artificial lighting, disrupting the peace and quiet that current residents value.
- **Property Values:** The proposed change in designation creates an adverse effect on surrounding property values, as proximity to higher-density diminishes the appeal of the nearby homes in Eden's Reserve.
- **Environmental Impact:** Open land plays an important role in stormwater absorption, local wildlife habitat, and air quality. Future development compromises these environmental benefits. Additionally, this proposed development must consider these environmental impacts which have state and federal laws governing, which must be upheld. There are species of animals which reside in this area, I observe everyday feeding, and thriving and we must protect their habitats.

- Community Integrity: Mead is known for its small-town feel, open space, and neighborly atmosphere. The proposed change in designation will allow incompatible development risks eroding this unique community identity.

I respectfully urge the Mayor, Board of Trustees, and Planning Commission members to consider the views of residents who will be directly impacted by this decision. I request that they deny the potential amendment to the Town of Mead's Future Land Use Plan, and preserve the current land use, which aligns more closely with the character and needs of the surrounding areas.

Thank you for your time and thoughtful consideration of this matter.

Sincerely,

Greg Dameron  
2696 Grace Way  
Mead, CO 80542

Sheridan Heil  
2696 Grace Way  
Mead, CO 80542

August 15, 2025

Town of Mead Planning Commission  
Town of Mead – Town Hall  
441 Third Street  
Mead, CO 80542

**Subject:** Opposition to Proposed Change from LLR to SFR in the Land Behind My Property

Dear Planning Commission Members,

I am writing to express my strong opposition to the potential application to amend the Town of Mead's Future Land Use Plan for the property located west and south of Eden's Reserve, west of Hunters Ridge subdivision, north of Mead Place, and east of the Sorrento subdivision. The proposed amendment would change a portion of the property's land use designation from LLR (Large Lot Residential) to SFR (Small Lot Single Family Residential) and annex the site into the Town of Mead. This property is directly south of my residence at 2696 Grace Way.

As a resident and property owner in this community, I am deeply concerned about the negative impacts this change could have on the character, safety, infrastructure, and overall quality of life in our neighborhood.

**Changing the designation from LLR to SFR raises the following concerns:**

- **Wildlife Habitat Disruption:** Bald eagles regularly fish in the lake and hunt in the open land designated in the proposal as "open space." Blue herons also live at the lake, relying on the shoreline and surrounding environment for feeding and nesting. Geese, ducks, pelicans, the occasional fox, and a wide variety of other birds and wildlife depend on this habitat. Increased foot traffic from nearby high-density housing will disrupt feeding, nesting, and roosting patterns, potentially forcing these species to abandon the area.
- **Use of Lake as Public Park:** Allowing 600 homes to have trail access around the lake would, in effect, turn it into a public park. This creates serious liability issues for the pump house and lake equipment, and would place additional pressure on the established and migrating wildlife that depend on this ecosystem. The quiet, open, and private nature of this space is a major factor in the value of our property, along with the natural habitat and unobstructed views.

I respectfully urge the Board of Trustees to consider the views of residents who will be directly impacted by this decision. I request that you deny the proposed amendment and preserve the current LLR designation, which aligns with Mead's vision and values while maintaining the integrity of our community and protecting critical infrastructure and access needs.

Thank you for your time and thoughtful consideration.

Sincerely,

**Sheridan Heil**  
2696 Grace Way  
Mead, CO 80542

Jeff & Dianne Engelman  
2672 Grace Way  
Mead, CO 80542

Thursday August 14, 2025

Town of Mead

Jason Bradford, Community Development Director  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate

EO Mead, LLC

Otto Aichinger

PSC Group

Paul Shoukas, Authorized Representative  
Kurt Moje, Project Manager

**Subject: Comp Plan amendment for North Mead Place**

## Background

Mark and Jackie Eberl own the subject property, which I assume is under contract with EO Mead, LLC, pending the rezoning approval.

Dianne and I bought our home from Mark and Jackie in April 2020. At the time of purchase, I checked the Comp Plan and found that the 58 acres to the south were zoned as Large Lot Residential. We were fine with that designation. Mark also outlined a potential 8-10 lot expansion of Eden Reserve PUD with lots the size of Phase 1 (2.5 acres).

The lot we purchased has an irregularly shaped southeast corner. Investigations concluded it was for two reasons: (1) to accommodate the irrigation pivot and (2) to allow the road to curve west, loop south, and then continue north onto Grace Way for Phase 2 of the development.

We have become friends with the Eberl's. I understand their wish to sell their investment but ask that it follow the Comp Plan. Our home is surrounded by the proposed action ...

See

Figure 1: Engelman Residence, 2672 Grace Way on page 2.



Figure 1: Engelman Residence, 2672 Grace Way

After moving to Grace Way, I discovered that Weld County was planning to change the Recorded Exemption process that was used to govern most small rural minor subdivisions in Weld County. I notified Mark, which enabled him to subdivide an additional lot before the code went into effect. Mark and Jackie currently reside in the house that he constructed on that lot. The updated Weld County process discourages future developments like Eden Reserve Phase 2, although the county indicated it may grant exceptions.

In June 2022, several Weld County Commissioners, the Weld County Director of Planning, and the Eberls were invited to my home to review a proposed development plan. The intention was to seek approval to proceed with the Weld County planning.

Figure 2: Sketch of 11 lot sub-division on page 3 was a concept shown to the attendees. The Director of Planning recommended that we first approach the Town of Mead, with the option of returning to the county if no viable solution could be reached with the town.

During 2022, I had several prospective buyers with interest in pre-purchasing lots if the property remained under county jurisdiction and was not annexed into Mead. This would have helped offset infrastructure costs.

Mark declined to present his proposal to the town, so talks about developing the parcel ended.

There have been changes to Phase 1 PUD. Please note that my property was part of Lot 9 and vacated from the Eden's Reserve HOA control in Reception No. 3834831 in 2012. This made the purchase of property more appealing. Not being part of a HOA allowed me to build outbuildings for my hobbies.

On August 5, Dianne and I met with applicant Otto Aichinger. Our neighbors to the north, Lindy & Becca Hruska also joined us. We discussed changes that could make the development better along with some possible negotiations. I presented my findings that North Mead Place was double dipping on the open space requirement. Otto seemed surprised that the Logan Reservoir was designated as Open Space in Eden's Reserve PUD.

On Wednesday August 13<sup>th</sup>, Dianne & I attended the neighborhood meeting for North Mead Place. The meeting was a disappointment. The presentation wasn't viewable. They didn't have the right equipment and were unprepared for the situation.

There were many neighbors from the east, north, and west ... Hunters Ridge, Eden's Reserve, Sorrento ... in opposition of a Comp Plan and Zoning change. There was unanimous consensus that the information in the Comprehensive Plan at the time of property purchase did not align with the proposed change. No one expressed support for the proposed change. If this parcel changes based on a developer's decision, it will be hard for anyone to trust the town's actions or values.

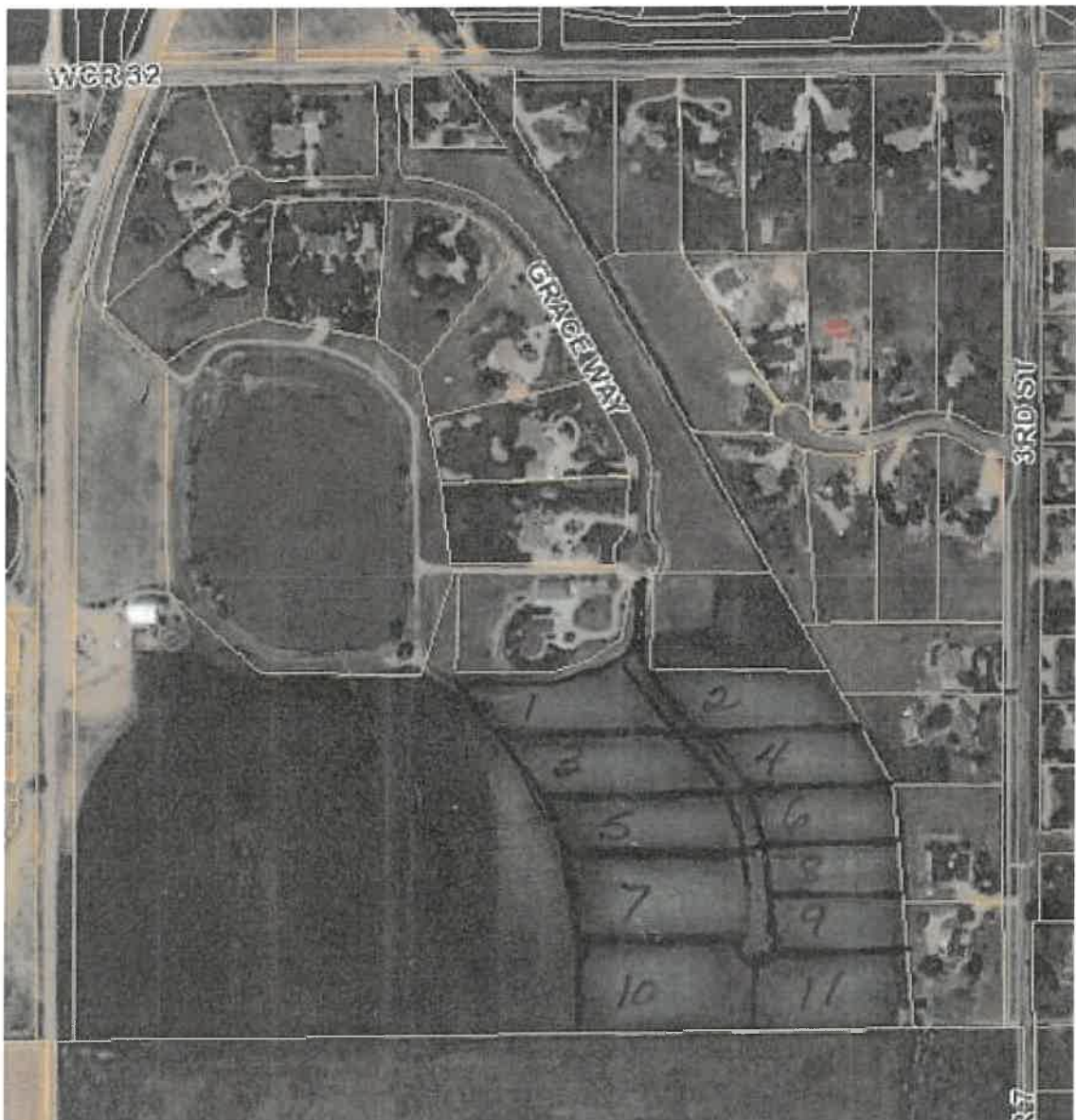


Figure 2: Sketch of 11 lot sub-division

We appreciate that the applicants attended the meetings on August 5th and August 13th. Both sessions were concentrated on reviewing procedural checklists. I didn't notice any notes taken during either meeting.

Dianne and I have made significant investments in repairs, renovations, improvements, and additions based on a development such as Eden's Reserve Phase 2 or a Large Lot Residential (LLR) project that would be established on the 58 acres located to our south.

## Open space

Eden's Reserve PUD created 2 open space parcels for a total of 21.064 acres. A 5.705-acre parcel on the east side of the PUD which backs the Highland Ditch and Logan Reservoir at 15.359 acres – see Figure 5: Eden's Reserve PUD, Final Plat, Open Space on page 9.

This is conveyed in 'all' of the following:

Date	Reception No.	Description
08-05-1999	2711744	PUD Zoning Change
09-27-1999	2722939	PUD Final Plat
11-20-2014	4062988	Change of Zone for Lot 9, removed Lot 9 from PUD, but did not remove Logan Reservoir from its Open Space designation.
05-18-2015	4117103	RECX15-0042 – created Lot A – 2672 Grace Way
05-13-2020	4590101	2672 Grace Way – property line adjustment
02-24-2021	4686147	RECX20-0157 – created Lot A – 2671 Grace Way, leaving Lot B as the proposed rezoning area

The Alta Survey provided in the title commitment of the application (Reception No. 4686147) states that it is Open Space and “Not Part of” the 58.816 acres. **It is a privately owned open space parcel which is part of Eden Reserve PUD. Mark may have intended to remove it from the PUD when Lot 9 was removed, but it did not occur.**

Logan Reservoir was removed from the Eden's Reserve HOA covenant control in Reception No. 3834831 dated 03-12-2012. Neither I nor my legal counsel can find that the “open space” was ever released from the Eden's Reserve PUD. **Removing the open space designation from the Eden's Reserve PUD will most likely require a Weld County PUD amendment** – which nobody in the PUD will want to approve. I've been in contact with Weld County Planning, and they are researching.

I have seen privately held open space in past dealings. It is not common and often leads to confusion. It may be sold but the designation as “open space” still exists within the development that created it. It cannot be used by another development to justify open space and density of another development. North Mead Place needs to use part of the 58.581 acres to satisfy their open space and density requirements.

All the reference documents are included in the applicant's Title Commitment, part 08 of the application.

## Is there a need for higher density lots?

The Project Statement conveys many partial truths which are common in today's world. A few that I like to point out are:

Section 1 paraphrased ... “LLR designation does not compliment the Town’s goals for growth and housing diversity.”

This may be their interpretation but nobody I know feels that way. If true, then why was it included in the Comprehensive Plan in 2018. All I’ve been hearing is that our roads are currently overcrowded and can’t handle additional loads - schools are overcrowded – higher density requires additional police force which the town says is understaffed.

We will have a loss of wildlife such as deer, coyotes, and eagles that have all been on this property. The lake is an eagle feeding area. They sit up in the trees or on the banks and go fishing. More homes & people will chase the eagles away.

There doesn’t appear to be any need to change LLR zoning to higher density. The following table shows current households at 2,365. The following table shows what is approved or in the process of being approved.

**Quick Facts (2023)**

<https://www.townofmead.org/communications/page/town-profile>

Population	6622
<b>Households</b>	<b>2365</b>
Incorporated Square Miles	13
Planning Square Miles	48

**Applications**

	Full Built	Initial
Meadow Ridge Filing #1	361	
Grand Meadows	373	

**Approved**

Lakeside Canyon	222		broken link
The Highlands	203		broken link
Red Barn #2	441		broken link
Mead Village	607	96	
Waterfront #1	1189	390	no link
Mead Place	309		
Buffalo Highlands	744		

**Total 4449**

**Expected Households (doesn’t include LLR)**

**6814**

**Nearly Triple**

<b>LLR</b>			Sold
Range View	73	55	22

Note: most links on the town’s “Development Projects & Maps” pages are broken. I reported this in November 2024. Some data was received / verified with Collin Mieras.

The town currently has 4,449 home sites, and this application proposes adding more SFR home sites despite an existing surplus.

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The applicant anticipates commencing development of North Mead Place – probably near the completion of Mead Place. Construction activities are expected to result in continued noise, dust, and water line disruptions. Implementing an LLR subdivision should result in fewer impacts.

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*Figure 4: Eagle Fishing on August 14th @ 7:12 am*

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The lake parcel needs to be taken out of the Eden's Reserve PUD so it can be added to North Mead Place. This will be a Weld County process and probably unachievable.

Using the same open space for two developments raises concerns. If allowed, developers may exploit this action, undermining the purpose of Open Space. The Town of Mead should clarify its policy on 'double dipping' open space as soon as possible.

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If referral to Weld County isn't accepted, then the "Negotiation" items should be implemented in an annexation agreement and put into writing; otherwise, we risk significant losses.

I am concerned about the planning process and urge you to give this letter proper consideration.

Please do not include the planning commission decision in a consent agenda item; it requires Trustee consideration and public input.

Thank you for the opportunity to comment.

Best Regards,  
Jeff Engelman

**OPEN SPACE 21.064 ACRES**  
**LOT 9 (AGRICULTURAL) 63.905 ACRES**  
**ROAD RIGHT-OF-WAY 3.223 ACRES**  
**WCR 32 0.497 ACRES**  
**TOTAL AREA 108.918 ACRES**



- 3,000 SQ FT. SEPTIC ENVELOPE TYPICAL ALL LOTS
- NO 5 REBAR/CAP FOUND IS 2,350C

L2	S06°42'46"E	222.98
L3	S87°45'22"W	528.3'
L4	N01°51'05"E	143.36
L5	S11°22'31"E	181.40
L6	S76°28'39"W	442.50
L7	N29°09'22"W	180.82
L8	N29°09'22"W	349.50
L9	S11°22'31"E	140.58
L10	S38°25'28"W	409.47
L11	S55°11'27"E	161.80
L12	S04°08'28"W	386.27
L13	N89°22'40"E	38.50
L14	N89°35'21"W	451.73
L15	S01°51'05"W	43.36
L16	S29°09'22"E	530.42
L17	S07°13'34"E	214.36
L18	N89°22'40"E	15.48
L19	N78°50'01"W	315.12
L20	S77°15'09"W	173.06
L21	N58°08'08"E	127.26
L22	S05°18'28"W	322.29
L23	N89°22'40"E	507.26
L24	S89°22'40"W	18.86
L25	N47°43'07"E	430.25
L26	S48°06'30"E	210.26
L27	S22°30'26"E	247.57
L28	S89°22'40"W	278.94
L29	S07°13'34"E	214.36
L30	N89°22'40"E	444.16
L31	S89°22'40"W	92.76
L32	N48°06'30"W	236.52
L33	S48°06'30"E	15.92
L34	S20°50'04"W	231.76
L35	N81°22'20"E	64.47

C2	25.00
C3	200.00
C4	382.22
C5	382.22
C6	61.00
C7	65.00
C8	65.00
C9	25.00
C10	250.00
C11	442.22
C12	25.00
C13	25.00
C14	25.00
C15	65.00
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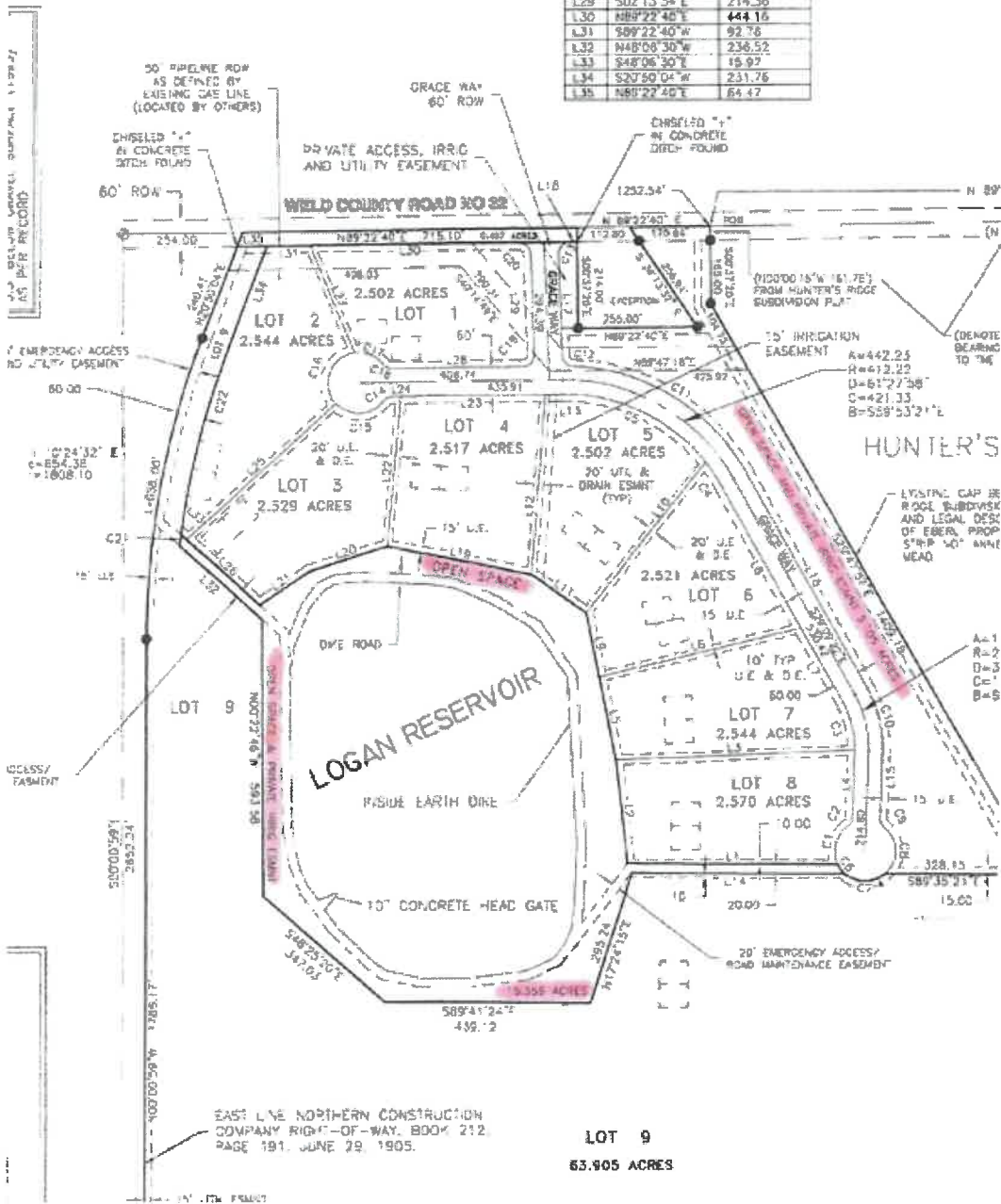


Figure 5: Eden's Reserve PUD, Final Plat, Open Space

Jeff & Dianne Engelman  
2672 Grace Way  
Mead, CO 80542

Thursday August 14, 2025

Town of Mead

Jason Bradford, Community Development Director  
Karen Peterson, Planning Commission Chair  
Ryan Sword, Planning Commission Chair Pro-Tem  
Gerald Abshier, Planning Commissioner  
Charles Gehringer, Planning Commissioner  
William Jorgensen, Planning Commissioner  
Chad Rademacher, Planning Commissioner Alternate  
Timothy Corliss, Planning Commissioner Alternate

EO Mead, LLC

Otto Aichinger

PSC Group

Paul Shoukas, Authorized Representative  
Kurt Moje, Project Manager

**Subject: Comp Plan amendment for North Mead Place**

## Background

Mark and Jackie Eberl own the subject property, which I assume is under contract with EO Mead, LLC, pending the rezoning approval.

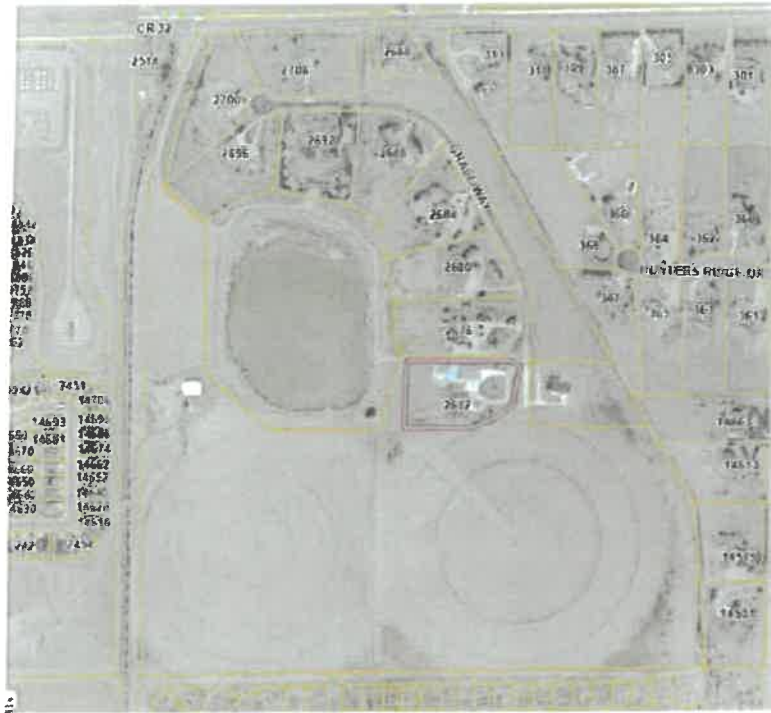
Dianne and I bought our home from Mark and Jackie in April 2020. At the time of purchase, I checked the Comp Plan and found that the 58 acres to the south were zoned as Large Lot Residential. We were fine with that designation. Mark also outlined a potential 8-10 lot expansion of Eden Reserve PUD with lots the size of Phase 1 (2.5 acres).

The lot we purchased has an irregularly shaped southeast corner. Investigations concluded it was for two reasons: (1) to accommodate the irrigation pivot and (2) to allow the road to curve west, loop south, and then continue north onto Grace Way for Phase 2 of the development.

We have become friends with the Eberl's. I understand their wish to sell their investment but ask that it follow the Comp Plan. Our home is surrounded by the proposed action ...

See

Figure 1: Engelman Residence, 2672 Grace Way on page 2.



**Figure 1: Engelman Residence, 2672 Grace Way**

After moving to Grace Way, I discovered that Weld County was planning to change the Recorded Exemption process that was used to govern most small rural minor subdivisions in Weld County. I notified Mark, which enabled him to subdivide an additional lot before the code went into effect. Mark and Jackie currently reside in the house that he constructed on that lot. The updated Weld County process discourages future developments like Eden Reserve Phase 2, although the county indicated it may grant exceptions.

In June 2022, several Weld County Commissioners, the Weld County Director of Planning, and the Eberls were invited to my home to review a proposed development plan. The intention was to seek approval to proceed with the Weld County planning.

Figure 2: Sketch of 11 lot sub-division on page 3 was a concept shown to the attendees. The Director of Planning recommended that we first approach the Town of Mead, with the option of returning to the county if no viable solution could be reached with the town.

During 2022, I had several prospective buyers with interest in pre-purchasing lots if the property remained under county jurisdiction and was not annexed into Mead. This would have helped offset infrastructure costs.

Mark declined to present his proposal to the town, so talks about developing the parcel ended.

There have been changes to Phase 1 PUD. Please note that my property was part of Lot 9 and vacated from the Eden's Reserve HOA control in Reception No. 3834831 in 2012. This made the purchase of property more appealing. Not being part of a HOA allowed me to build outbuildings for my hobbies.

On August 5, Dianne and I met with applicant Otto Aichinger. Our neighbors to the north, Lindy & Becca Hruska also joined us. We discussed changes that could make the development better along with some possible negotiations. I presented my findings that North Mead Place was double dipping on the open space requirement. Otto seemed surprised that the Logan Reservoir was designated as Open Space in Eden's Reserve PUD.

On Wednesday August 13<sup>th</sup>, Dianne & I attended the neighborhood meeting for North Mead Place. The meeting was a disappointment. The presentation wasn't viewable. They didn't have the right equipment and were unprepared for the situation.

There were many neighbors from the east, north, and west ... Hunters Ridge, Eden's Reserve, Sorrento ... in opposition of a Comp Plan and Zoning change. There was unanimous consensus that the information in the Comprehensive Plan at the time of property purchase did not align with the proposed change. No one expressed support for the proposed change. If this parcel changes based on a developer's decision, it will be hard for anyone to trust the town's actions or values.



Figure 2: Sketch of 11 lot sub-division

We appreciate that the applicants attended the meetings on August 5th and August 13th. Both sessions were concentrated on reviewing procedural checklists. I didn't notice any notes taken during either meeting.

Dianne and I have made significant investments in repairs, renovations, improvements, and additions based on a development such as Eden's Reserve Phase 2 or a Large Lot Residential (LLR) project that would be established on the 58 acres located to our south.

## Open space

Eden's Reserve PUD created 2 open space parcels for a total of 21.064 acres. A 5.705-acre parcel on the east side of the PUD which backs the Highland Ditch and Logan Reservoir at 15.359 acres – see Figure 5: Eden's Reserve PUD, Final Plat, Open Space on page 9.

This is conveyed in 'all' of the following:

Date	Reception No.	Description
08-05-1999	2711744	PUD Zoning Change
09-27-1999	2722939	PUD Final Plat
11-20-2014	4062988	Change of Zone for Lot 9, removed Lot 9 from PUD, but did not remove Logan Reservoir from its Open Space designation.
05-18-2015	4117103	RECX15-0042 – created Lot A – 2672 Grace Way
05-13-2020	4590101	2672 Grace Way – property line adjustment
02-24-2021	4686147	RECX20-0157 – created Lot A – 2671 Grace Way, leaving Lot B as the proposed rezoning area

The Alta Survey provided in the title commitment of the application (Reception No. 4686147) states that it is Open Space and "Not Part of" the 58.816 acres. It is a **privately owned open space parcel which is part of Eden Reserve PUD. Mark may have intended to remove it from the PUD when Lot 9 was removed, but it did not occur.**

Logan Reservoir was removed from the Eden's Reserve HOA covenant control in Reception No. 3834831 dated 03-12-2012. Neither I nor my legal counsel can find that the "open space" was ever released from the Eden's Reserve PUD. **Removing the open space designation from the Eden's Reserve PUD will most likely require a Weld County PUD amendment – which nobody in the PUD will want to approve.** I've been in contact with Weld County Planning, and they are researching.

I have seen privately held open space in past dealings. It is not common and often leads to confusion. It may be sold but the designation as "open space" still exists within the development that created it. It cannot be used by another development to justify open space and density of another development. North Mead Place needs to use part of the 58.581 acres to satisfy their open space and density requirements.

All the reference documents are included in the applicant's Title Commitment, part 08 of the application.

## Is there a need for higher density lots?

The Project Statement conveys many partial truths which are common in today's world. A few that I like to point out are:

Section 1 paraphrased ... “LLR designation does not compliment the Town’s goals for growth and housing diversity.”

This may be their interpretation but nobody I know feels that way. If true, then why was it included in the Comprehensive Plan in 2018. All I’ve been hearing is that our roads are currently overcrowded and can’t handle additional loads - schools are overcrowded – higher density requires additional police force which the town says is understaffed.

We will have a loss of wildlife such as deer, coyotes, and eagles that have all been on this property. The lake is an eagle feeding area. They sit up in the trees or on the banks and go fishing. More homes & people will chase the eagles away.

There doesn’t appear to be any need to change LLR zoning to higher density. The following table shows current households at 2,365. The following table shows what is approved or in the process of being approved.

**Quick Facts (2023)**

<https://www.townofmead.org/communications/page/town-profile>

Population	6622
<b>Households</b>	<b>2365</b>
Incorporated Square Miles	13
Planning Square Miles	48

	Full Built	Initial	
<b>Applications</b>			
Meadow Ridge Filing #1	361		
Grand Meadows	373		
<b>Approved</b>			
Lakeside Canyon	222		broken link
The Highlands	203		broken link
Red Barn #2	441		broken link
Mead Village	607	96	
Waterfront #1	1189	390	no link
Mead Place	309		
Buffalo Highlands	744		
<b>Total</b>	<b>4449</b>		
<b>Expected Households (doesn't include LLR)</b>			
	<b>6814</b>		<b>Nearly Triple</b>
			<b>Sold</b>
<b>LLR Range View</b>	<b>73</b>	<b>55</b>	<b>22</b>

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 ROAD RIGHT-OF-WAY 3.223 ACRES  
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NO. 5 RESERV/CAP FOUND IS 25500

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L4	40'75" S	163.86
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L10	48'15" S	129.47
L11	55'11" S	61.40
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C02	28.00
C03	200.00
C04	307.27
C05	307.27
C06	65.00
C07	65.00
C08	65.00
C09	28.00
C10	180.00
C11	442.22
C12	37.00
C13	25.00
C14	25.00
C15	05.00
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C22	1748.10

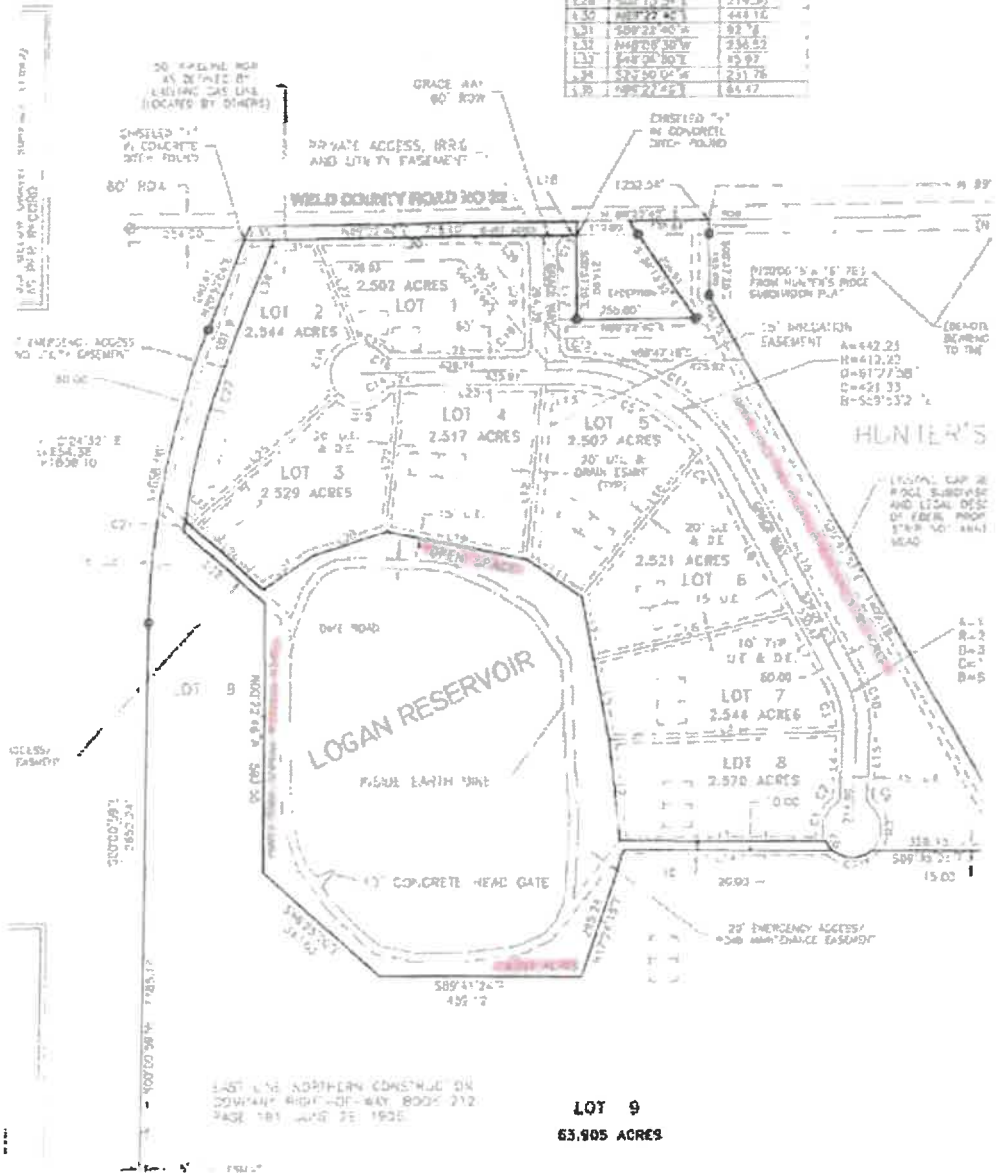


Figure 5: Eden's Reserve PUD, Final Plat, Open Space

## Ana Bohl

---

**From:** Mark Skelton <markskelton766@hotmail.com>  
**Sent:** Thursday, August 14, 2025 3:16 PM  
**To:** Ana Bohl  
**Subject:** North Mead Place

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

August 14th 2025

·Regarding: Upcoming request about Re-Zoning Logan Reservoir and the surrounding land etc.  
(North Mead Place)

Mark Skelton  
2692 Grace Way  
Mead, CO 80542  
(Eden's Reserve)

303-875-2275

MarkSkelton766@hotmail.com

To: Ana Bohl (Planning commission)

To Whom it may concern,

I received a letter from PCS Group about a potential development that will include Logan reservoir and the land around it as well as the parcel to the South. Known to you as North Mead Place This is of grave concern to the residents of our subdivision. Most, all but two, homes were built backing on to the reservoir. ALL the homes in the small subdivision have irrigation taps that pull from Logan reservoir. Each lot is approximately 2.5 acres. Whilst we do not own the lake or the water we do own the rights to be supplied 'in perpetuity' with a certain amount of water each year for irrigation. We also have contractual access to, on, and around the lake. Our homes or land were constructed and priced with this asset in mind.

My particular home is Lot 4 or 2692 Grace Way. My father and I searched for two years to find a site with low density housing and irrigation. Our particular passion is our garden. We already spend \$1000-\$1200 per summer month from the domestic water supply so I think you'll agree that there would be no other way to maintain the gardens if the water is taken from us. Furthermore, there would not be enough hours in the day to water the amount of space we have landscaped. In short the loss of irrigation would wipe out 25 years of work! My father and I built this home 25 years ago, and I mean WE built it ourselves. At 60 and 84 years of age respectively it isn't possible for us to move on and start over. We do have a written and recorded agreement from the developer and current owner, Mark Eberl, that we will have the water and lake in perpetuity. Further, we have an email from him from 2020 saying that he would pass that commitment on to any future owner. That being said I am not confident that the agreement would bind future owners. On top of that concern is that I have found out the Mark Eberl is selling his water shares and now claims that only river water and tail water is for us which there is none. On Highland Ditch's website they report ZERO river

water this year. Concerning tail/farm run off water, since the adjacent farms are now using water efficient pivot irrigation there is NEVER any of that water. I would also like to point out that the 'buffer' landscaping and planting around us, bordering Adams avenue and continuing South on Grace way is all irrigated from our irrigation rights.

Next is the issue of higher density. I genuinely feel for Mr. Eberl in selling the land but promises were made and we have all invested a lot of time, work and or money in this little subdivision and we fear that this would greatly devalue our homes. The maps issued by the town of Mead show Logan Reservoir becoming a public park. Trails will connect it with at least three other subdivisions. Our homes were designed to be visually open to the rear across the lake to the South or West. We would loose privacy and be exposed to the type of vandalism already showing around the reservoir. The nesting bald eagles and great horned owls as well as the winter foxes will no doubt be gone. Further more the irrigation pump installed by Mr. Eberl as well as the electrical equipment on the bank will be very tempting and dangerous to the public, especially children. Loss of privacy, potential vandalism, or even trespass related crimes are only a part of our objection. We have always been assured that only LLR (large lot residential) homes will be allowed on the land to our West and South. The density figure of 2.9 homes per acre quoted by PCS is nonsense. The lake and open space have been added to pad the numbers. Actual building land will have a density of closer to 7 homes per acre. Having consulted with both real estate attorneys and brokers it appears that a loss of a minimum of half a million ( \$500,000) per home can be assured. Home owners will have no choice but to litigate this and seek compensation.

Thank you in advance for your time in reviewing our concerns. I humbly request that you do not allow the annexation or the new zoning designation. I would be more than happy to show any Mead official or Board member around my property if that would help you visualize my particular concerns.

Sincerely

Mark Skelton

**Ana Bohl**

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**From:** Robert Danos <rmdfam1@gmail.com>  
**Sent:** Thursday, August 14, 2025 5:27 PM  
**To:** Ana Bohl  
**Subject:** Planning Commission Meeting for August 20,2025

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Dear Mead Planning Commission,

I am the President of Eden Reserve HOA. Our HOA borders the proposed property for the North Mead Place Development. We purchased our property over 7 years ago and really enjoy the peace and quiet of our neighborhood. When we purchased our home at 2684 Grace Way we were told that the current agricultural zoning could only be changed to Large Lot Residential (LLR). We are now hearing that as many as 136 units could be in our back yard. This essentially will add over 500 homes with access to our open space and our back yards. This new proposal to change the zoning to Single Family Residential(SFR) from Large Lot Residential (LLR) is unacceptable. The use of our existing open space as part of this new development should not be allowed. My fellow homeowners in our subdivision are against this change. The volume of traffic, noise, crime, fire safety, wildlife interruption and stormwater flooding risks far outweigh the need for 136 units, most of which will be on postage stamp lots. The habitats for wild eagles, blue herons, geese, ducks and many other wild animals will be at risk with such a large influx of homes in such a small area. We would hope that you will consider keeping the flavor of Mead in its present condition and not change the land use designation.

Thanks for your time and consideration,

Bob Danos

President Eden Reserve HOA

303-875-1423

**Ana Bohl**

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**From:** Brent Lang <drblang@gmail.com>  
**Sent:** Thursday, August 14, 2025 8:23 PM  
**To:** Ana Bohl  
**Subject:** Proposed North Mead Development

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To: Town of Mead Planning Board

This letter is being written in opposition of the North Mead Development being proposed.

My family and I bought our home at 2688 Grace Way in Eden's Reserve in October of 2023. We invested a large part of our retirement savings for the purchase of and remodeling of the home as it is to be our forever home.

We purchased the property after consulting an attorney regarding the land now being considered for development as we knew it would most likely be developed one day. We were comfortable going forward with the purchase as the lots are currently zoned LLR. Knowing these 2.5 acres were going to be similar to existing homes around the area made us feel comfortable going forward as when it would eventually be developed, the feeling and character of the existing neighborhood would be maintained. We moved to Mead and our neighborhood in particular to get away from the hustle and bustle and looked forward to the quiet enjoyment, the views, the birds and wildlife of Eden's Reserve. We never would have purchased our home if we thought that we would be swallowed up on the west (which was existing at time of purchase) and now the south by high density housing. We moved here to escape just this type of high density development!

Thank you for your consideration in this matter.

Dr. Brent Lang and Dr. Milena Halek  
2688 Grace Way  
Mead CO 80542

To: Town of Mead Board Members

From: Tony & Roxanne Barela,  
2680 Grace Way, Mead, CO 80542

Re: Issues and Concerns regarding North Mead Place

Dear Members of the Town Board,

As concerned residents, we are writing regarding several issues and concerns regarding the proposed subdivision called North Mead Place. We currently live in Edens Reserve subdivision, which is directly North of the proposed subdivision.

As homeowners in Eden's reserve, we bought our home based on the landscape we have now, open space and a private lake.

With our HOA water agreement at Edens Reserve, we are allotted 3.6 million gallons per season, which allows each resident and the HOA property use of the water from the lake to water our properties. Our landscaping has been designed around this use of water from the lake.

Several homes have spent the money on putting in the landscaping and infrastructure for the sprinkler system designed around using the lake pumping system.

Also, nobody in our subdivision wants the lake and surrounding area to become a public park area. According to the plot map we received from the PCS group, it shows several trails coming from several of the new subdivisions, leading right to Logan reservoir! There are over 350 homes in the Mead Place subdivision, that is being built right now, plus the other 29 acres, by HWY 66 & County Rd 7, that will have condos and apartments, that would all have access to the lake, right in our back yards! Then add in the proposed 136 homes being proposed for North Mead Place. This would be well over 600 residents, with access to the lake right and surrounding area, right behind our homes. This is unacceptable!

We are certain that if any of the Eden's Reserve current residents knew that this proposed development was going in, ahead of purchasing their properties, many of us may not have bought our homes here.

When looking at to plan for the new development, it shows the area around the lake to have 3/4 acre lots, with many of them to the west having the existing railroad tracks and oil

tanks / oil equipment in their front yards. What kind of home and prices do you expect to have there? We have multi-million dollar homes in Eden's Reserve. We don't see how you think that your new proposed homes are a good transition. Also, we do not see the lot lines shown on your plan for these properties. The next set of homes is even worse, with having 4 homes per acre.

There are several questions and concerns to address:

Who takes care of the lake and maintains this area?

Who is in charge of bringing in the water to the lake each year?

Open Space/Park - Who pays for the maintenance for the open space & park?

Lake/Lake Water - Who pays for the liability insurance for the lake and surrounding property?

Who pays to protect our existing water pumping equipment and make sure it is safe, with all these people now having access to the lake?

What are the restrictions and rules for accessing the lake and the surrounding paths coming from the surrounding subdivisions?

Edens Reserve current subdivision road – this is a private road, which the city would have to buy from the homeowners.

With that said, then the city would need to bring this road up to the standards, which should be the same standards of any other road requirements for a city owned road. We know that our current road is not built to those specifications, because we have already had this discussion with the city and the county before.

The city would also then become responsible for snow removal and road maintenance. It is our understanding that the city would also have to take over the liability for the fire hydrants within our subdivision. We, the HOA, currently have this responsibility.

As a homeowner at Edens Reserve, preservation of natural habitats, eagles, pelicans, various birds and wildlife are very important to us. We want to keep the openness and natural beauty of this area, this is one of the main reasons we chose Edens Reserve subdivision 4 ½ years ago as our home.

There are also many questions around the Town of Mead incorporating the area around Eden's reserve into the Town of Mead?? The list of concerns goes on and on.

There is nothing good coming from this new development for the residents of Eden's Reserve! Our HOA will seek legal council, if needed.

Thank you for your time and attention to this matter.

Sincerely,

Tony and Roxanne Barela  
Edens Reserve residents  
2680 Grace Way

**From:** [Jennifer Stienike](#)  
**To:** [Jason Bradford](#); [Helen Migchelbrink](#); [Colleen Whitlow](#); [Herman Schranz](#); [Trisha Harris](#); [David Adams](#); [Jeremiah Crane](#); [Brad Hagen](#)  
**Subject:** Potential Changes to Zoning around Logan Reservoir  
**Date:** Tuesday, August 12, 2025 2:01:46 PM  
**Attachments:** [IMG\\_3436.png](#)

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Mead Leadership Team / Planning Commission:

My name is Jenni Stienike. My husband and I purchased our home in December of 2014 located at 2700 Grace Way after we moved from Coyote Run. Since then, we've seen much development around us and we've watched various vacant fields fill with homes. When we purchased our home, the land at the corner of CR 32 and Road 7 was zoned R1 (one home per acre). The owner of that land tried unsuccessfully to get this section rezoned to R4 several years ago. We were thrilled the town agreed this was not in the best interest of the surrounding neighborhoods and have enjoyed seeing the quick sale of the large 1+ acre lots and construction of beautiful custom homes. To the west of us is Sorrento. This was also vacant when we moved in yet we knew it was zoned for higher density homes. Since Sorrento has been built up, we've experienced an increase in vandalism, trespassing, littering, speeding and hot rodding down road 32, and off leash dogs. This has been such a shame since Mead was where we chose to build our family back in 2006 due the quaint nature and safety.

We are now aware that there is a proposal to sell and rezone the land to the south of us including Logan's Reservoir. This was supposed to be large lot residential, which I understand has varying definitions, but intended to be 2.5 acre lots to mirror the look and feel of our neighborhood, Eden's Reserve. Lots of this size are not available for purchase in Mead at present. The proposed change of plans, as you know, is to build 136 homes, including utilizing the land directly west of the lake, adjacent to the railroad tracks and oil refinery for new homes and to toss the 2.5+ acre lots out the window.

I have some concerns I will outline below.

1. Increase in crime, speeding/traffic, littering, trespassing as noted above.
2. Decrease in property value due to above concern.
3. When the development of the land along hwy 66 and road 7 (continuing east) began, a family of Bald Eagles we've come to know began hunting and visiting our pond, Logans Reserve. The addition of 136 homes and creation of a public path will increase traffic in their hunting grounds 50 fold! In addition to the eagles, we've enjoyed watching Blue Heron nest and hunt here as well as fox, pelicans, geese, ducks and coyote. Public access will greatly reduce the utilization of this reservoir by these animals.
4. Our HOA has water rights associated with a non-exclusive water use agreement of

Logan Reservoir (as do each of us homeowners) and maintains a pump house constructed on the shore and an expensive pump on the lake itself. How will this be protected and made safe when this land/reservoir is made public? We are required to insure this area per the agreement and there is absolutely no way we will be able to do so if this land is made public. Since we pay to maintain said pump and pumphouse - any vandalism would be covered by whom? How?

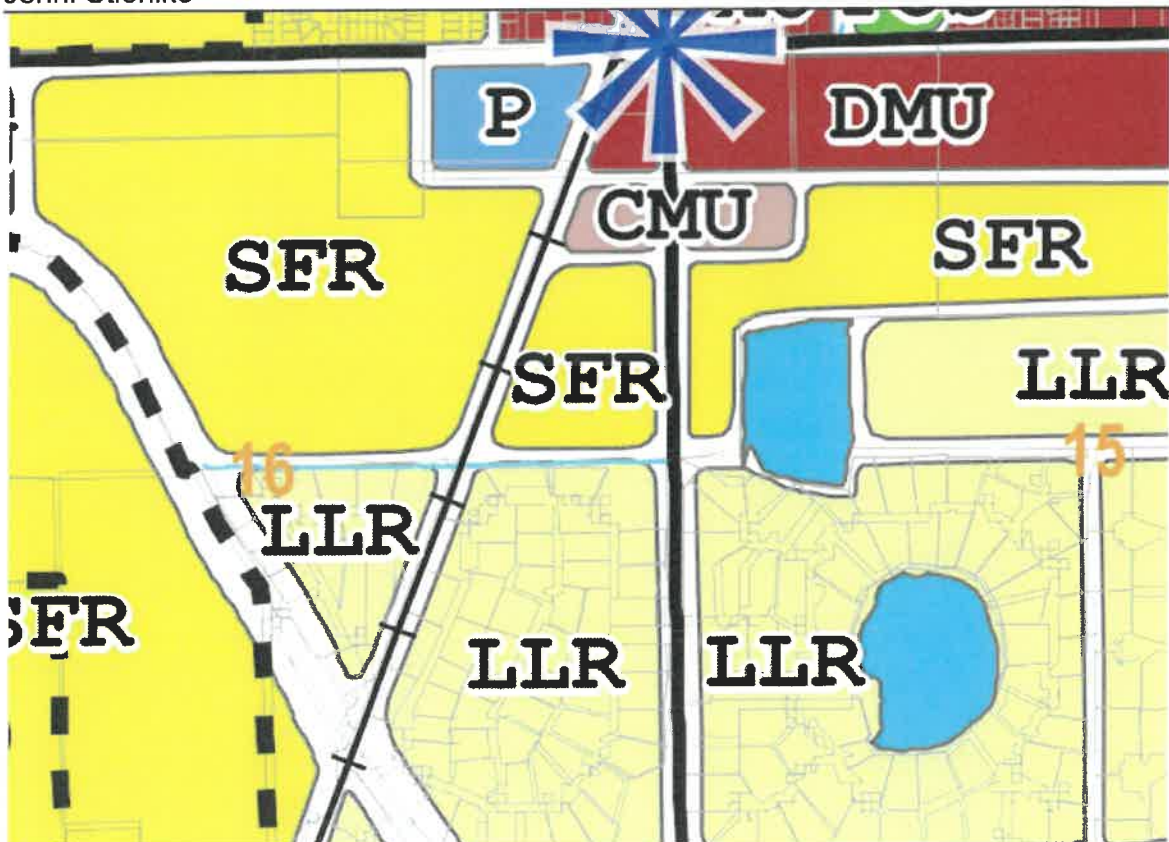
5. How in the world will the TOM infrastructure (roads, police, schools, etc) support another 136 rooftops on top of the high density neighborhoods already under construction? There just isn't a feasible way. Traffic in and out of this town at road 7 is already a nightmare on a good day! Road 5 is a viable option but without a traffic light it remains a safety hazard and often has traffic backing up as it is.

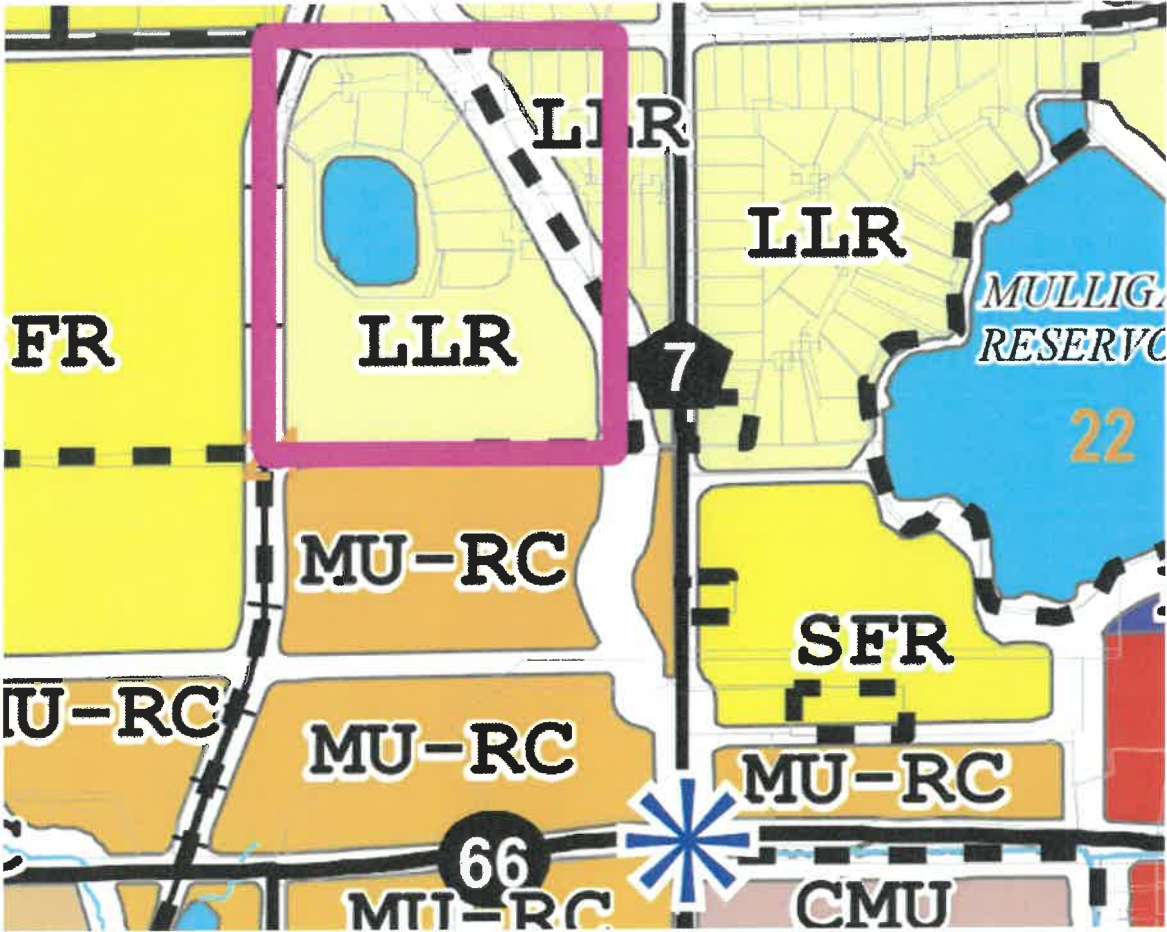
This proposal is not in the best interest of the existing homeowners, and will, without question, negatively impact the value of our property and community.

I am extremely disappointed with this proposal and object to any rezoning efforts for the reasons listed above. I sincerely hope the commission will agree that this is not in the best interest of the established community members or our children (as they did with the land at CR 32 and Road 7 many years ago). Growth and expansion is inevitable, but it must be tempered with reason to protect and preserve the initial intent that led to our custom homes being built in the first place.

Thank you for your time and consideration,

Jenni Stienike





**From:** [Brent Lang](#)  
**To:** [Jason Bradford](#)  
**Subject:** Proposed North Mead Development  
**Date:** Tuesday, August 12, 2025 5:04:22 PM

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Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

To: Town of Mead Planning Board

This letter is being written in opposition of the North Mead Development being proposed.

My family and I bought our home at 2688 Grace Way in Eden's Reserve in October of 2023. We invested a large part of our retirement savings for the purchase of and remodeling of the home as it is to be our forever home.

We purchased the property after consulting an attorney regarding the land now being considered for development as we knew it would most likely be developed one day. We were comfortable going forward with the purchase as the lots are currently zoned LLR. Knowing these 2.5 acres were going to be similar to existing homes around the area made us feel comfortable going forward as when it would eventually be developed, the feeling and character of the existing neighborhood would be maintained. We moved to Mead and our neighborhood in particular to get away from the hustle and bustle and looked forward to the quiet enjoyment, the views, the birds and wildlife of Eden's Reserve. We never would have purchased our home if we thought that we would be swallowed up on the west (which was existing at time of purchase) and now the south by high density housing. We moved here to escape just this type of high density development!

This development would devalue not just the monetary portion of our investment via decreased property values, but more importantly take away our quiet peaceful neighborhood, only to be swallowed up by high density development.

The North Mead proposal includes a park surrounding Logan Lake, open to not only residents in the new development but to the public at large. This park would become a "destination" party park due to the other small lakes being privately owned and not accessible to the public. Eagles hunt Logan Lake and this dramatic increase in foot traffic would destroy their habitat. This would lead to the total disintegration of the peaceful neighborhood we chose to invest our life savings into. Crime would increase, trash and noise pollution from boom boxes etc. This is exactly the kind of environment we wanted to move away from and why we bought in Mead! Now it seems it is following us here.

In looking at things from 2023 the number of residential lots has tripled with LLR only being a fraction of this new development trend! It seems LLR is grossly underrepresented and this would include the new Rangeview subdivision north of us.

Our rural roads, infrastructure, water, police cannot support this type of high density housing. Emergency services could not deal with this increase in population. Another cut to County Road 7 for entrance to this proposed development would be a traffic nightmare with the proposed density of development.

Our HOA's ability to draw water from the lake for irrigation of our lawns would forever be affected. How will Logan Lake be able to satisfy the needs of such high density housing without disrupting our water rights?

There is plenty of land in the Mead area which could be developed without displacing and ruining existing rural neighborhoods such as Eden's Reserve. It just doesn't make sense and is not fair or reasonable.

We are extremely disappointed in what is being proposed and will continue to vigorously oppose it and any zoning changes away from LLR which is already in place.

Thank you for your consideration in this matter.

Dr. Brent Lang and Dr. Milena Halek  
2688 Grace Way  
Mead CO 80542

**From:** [Ana Bohl](#)  
**To:** [Jason Bradford](#); [Collin Mieras](#)  
**Cc:** [Alexander Ailey](#)  
**Subject:** FW: re-zoning proposal to South of Grace Way  
**Date:** Monday, August 11, 2025 3:27:41 PM  
**Attachments:** [~WRD0001.jpg](#)

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Good afternoon

Please see email below.

Ana

**From:** Mead, CO <noreply@civicplus.com>  
**Sent:** Monday, August 11, 2025 3:20 PM  
**To:** Ana Bohl <ABohl@townofmead.org>  
**Subject:** re-zoning proposal to South of Grace Way

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Be especially careful of Word, Excel and Fax attachments.

Name: Lindy Hruska MD FACS  
Email: lhruska@hotmail.com

Message: Dear Mead Leadership Team / Planning Commission: My name is Lindy Hruska, and I purchased the 2.5 acre property at 2676 Grace Way in September of 2020. At the time we purchased the home, we were informed that the surrounding undeveloped land was zoned for large lot residential, which was based on the 2018 comprehensive plan. While we understood that this area could eventually be developed, we decided that this would be acceptable, because it would be similar sized lots to our existing property, and would not negatively impact our property value. We are now aware that there is a proposal to sell and re-zone this land, with plans to build 136 homes with over 6 houses per acre, including utilizing the land directly west of the lake, adjacent to the railroad tracks and oil refinery for new homes. We would never have purchased the property in 2020 if it had been zoned in this way, as it would have a huge impact on the view and the privacy of our home, in addition to devaluing the area due to lower priced housing that would be directly adjacent to our homes. This completely defeats the purpose of having a multimillion dollar home with a lake and mountain view. This proposal is not in the best interest of the existing community homeowners, and will, without question, negatively impact the value of our property. The recent development to the West of Eden's Reserve has high density housing that has already resulted in new gang activity and crime in the area, in addition to increased trespassing around the lake. This poses new safety concerns for my family which did not exist when we purchased the property, which was before the high density housing was built. Allowing additional high-density housing to be built directly adjacent to our property will further degrade the value of

our homes and increase the negative impact on our privacy and safety. We have made significant investments in remodeling , solar panels and back-up batteries, and planned to make this our forever home. In addition, we have an existing water agreement with Mark Eberl that is perpetual, and allows Eden's Reserve HOA access to the lake for fishing and non-motorized boating, in addition to a 3.6 million gallon allotment of water every year from the lake to irrigate our lawns and landscaping. We have invested extensively in a pump house and irrigation support infrastructures, and developed the landscape based upon this perpetual agreement and water access. Any new ownership would be required to honor the existing perpetual water agreement. Using the lake essentially as a public park with 500 homes having trail access would create incredible liability issues for the pump house and the lake equipment, and would have a negative impact on the established and migrating wildlife including geese, ducks, herons, pelicans, eagles, the occasional fox and a menagerie of other birds. We have eagles that feed almost daily from the lake. Our property is valuable because of the view, the natural habitat and the open, private and quiet environment. This proposal would increase foot traffic around the lake by 50-60x. (250-300 people a day) This will destroy the existing ecosystem, and nullify many of the reasons we purchased the property in 2020. The Grace Way PUD also already includes the lake, which is being proposed as part of the PUD for the new development. This sort of "double dipping" by a developer just to push more rooftops in a smaller area cannot be allowed. Mead has already approved over 4400 new SFR homes in the past couple of years, which is a 70% increase over what currently exists. If we want to foster economic growth and vitality, there must be disposable income available to contribute to these new endeavors. These tiny homes on tiny lots will not support this kind of growth, and will likely outpace our ability to protect and support the community with police, fire, schools and road infrastructure. We also use the gravel road around the east and north side of the lake as emergency fire lane access, in addition to providing road access to our septic tanks that can't be reached from the front of the house. This fire lane access was required when the subdivision was built, and access to the road will need to be maintained for the HOA. The new proposal has a walking path around the lake instead of a road, with no comment on how the HOA members are to maintain fire lane and septic tank access to our properties. We are extremely disappointed with this proposal, and object to any re-zoning efforts for the reasons listed above. We hope the commission will agree that this is not in the best interest of the established community members or our children. Growth and expansion is inevitable, but it must be tempered with reason to protect and preserve the initial intent that led to our custom homes being built in the first place. Thank you for your time and consideration, Lindy A. Hruska MD FACS



**From:** [Mark Skelton](#)  
**To:** [Jason Bradford](#)  
**Subject:** Edens Reserve proposed re-zoning  
**Date:** Friday, August 1, 2025 1:42:36 PM

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August 1st 2025

Regarding: Upcoming request about Re-Zoning Logan Reservoir and the surrounding land etc.

Mark Skelton  
2692 Grace Way  
Mead, CO 80542  
(Eden's Reserve)

303-875-2275

MarkSkelton766@hotmail.com

To: Jason Bradford

Dear Mr. Bradford,

Just yesterday I received a letter from PCS Group about a potential development that will include Logan reservoir and the land around it as well as the parcel to the South. This is of grave concern to the residents of our subdivision. Most, all but two, homes were built backing on to the reservoir. ALL the homes in the small subdivision have irrigation taps that pull from Logan reservoir. Each lot is approximately 2.5 acres. Whilst we do not own the lake or the water we do own the rights to be supplied 'in perpetuity' with a certain amount of water each year. We also have contractual access to, on, and around the lake. Our homes or land were constructed and priced with this asset in mind.

My particular home is Lot 4 or 2692 Grace Way. My father and I searched for two years to find a site with low density housing and irrigation. Our particular passion is our garden. We already spend \$1000-\$1200 per summer month from the domestic water supply so I think you'll agree that there would be no other way to maintain the gardens if the water is taken from us. Furthermore, there would not be enough hours in the day to water the amount of space we have landscaped. In short the loss of irrigation would wipe out 25 years of work!

My father and I built this home 25 years ago, and I mean WE built it ourselves. At 60 and 84 years of age respectively it isn't possible for us to move on and start over. We do have a written and recorded agreement from the developer and current owner, Mark Eberl, that we will have the water and lake in perpetuity. Further, we have an email from him from 2020

saying that he would pass that commitment on to any future owner. That being said I am not confident that the agreement would bind future owners. The proposed map we got shows no lake at all.

Our second concern is our road. We have spend around \$150,000 repairing it. Our last, and largest expenditure being this year at around \$130,000. I still do not think it would handle any additional traffic. Also we own the road, much to our discontent, so how would that work?

The new map seems to show Mr. Eberl claiming ownership of one end of the road which is nonsense. Finally is the issue of higher density. I genuinely feel for Mr. Eberl in selling the land but promises were made and we have all invested a lot of time, work and or money in this little subdivision and we fear that this would greatly devalue our homes. Finally on the density issues, we would have lots of people roaming around our back gardens and privacy would be lost.

Thank you in advance for your time in reviewing our concerns. I humbly request that you do not allow the annexation or the new zoning designation.

Sincerely

Mark Skelton

**From:** [Jeff Engelman](#)  
**To:** [Jason Bradford](#)  
**Cc:** [Helen Migchelbrink](#); [Herman Schranz](#); [Colleen Whitlow](#); [Dianne Engelman](#)  
**Subject:** Re: Vacant Lot North of Mead Place  
**Date:** Thursday, July 31, 2025 8:19:48 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hello Jason,

Thank you for your replies. I do appreciate it.

I have been a developer and have done rezonings in Greeley, Evans, Garden City, and in unincorporated Weld County. I understand how the process works unless it's substantially different in Mead. For a planning commission meeting agenda to be set for August 20th - only a week after a neighborhood meeting on August 13th - means that you have received some preliminary concepts / designs. You wouldn't set an agenda without seeing something, so please forward it to me.

It is disappointing that this is being pushed through quickly. As a developer, I have never scheduled a neighborhood meeting and a planning commission meeting a week apart. This insulates that the developer doesn't intend to adequately address items raised at the neighborhood meeting.

I'm guessing the final concept will be shipped out in the 'planning commission packet' on Friday August 15th so the commission has time to review before August 20th. This provides the developer a single day - Thursday August 14th - to make changes. They might as well start the neighborhood meeting off by saying that this is just a formality and they have no intention of accommodating anything that arises during the meeting.

I would like Mark & Jackie to be able to sell their land and reap the benefits of their investment but at the same time - the land is zoned as low density residential and any developer looking at the property should abide by the current zoning. The area to the north (where I live) is estate lots - a concept that Mead doesn't even have in their comp plan. If we lived on smaller lots - like LLR - then possibly a rezone could be tolerated.

North Mead Place needs to be a transition area between Mead Place and Grace Way and be developed as LLR as in the current plan. There is no reason the developer can't buy the land and develop it like Range View Estates and be a transition area like Silver Fox Court where Trust Schranz lives between Margil and Vale View.

Best Regards,  
-Jeff

On Thu, Jul 31, 2025 at 5:54 PM Jason Bradford <[jbradford@townofmead.org](mailto:jbradford@townofmead.org)> wrote:

Mr. Engelman,

Thank you for reaching out.



## Agenda Item Summary

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**Agenda Date:** 10/15/2025

**Subject:** Resolution No. 12-PC-2025 — A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of the Access 25 Logistics Park Subdivision Preliminary Plat

**Presented by:** Alex Ailey, Planner

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### Summary:

Mead Industrial Development, LLC, a Colorado Limited Liability Company (“**Applicant**”) has submitted an application for the Access 25 Logistics Park Subdivision Preliminary Plat (“**Preliminary Plat**”) for the 166.59-acre property located south of Weld County Road 36 and east of I-25, as more particularly described in the Preliminary Plat (“**Property**”).

Applicant proposes to subdivide the Property into ten lots and four tracts. 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, subject to standard conditions.

### Detail of Request

**Applicant:** Mead Industrial Development, LLC  
**Property Owner:** Mead Industrial Development, LLC  
**Property Location:** South of WCR 36, east of I-25  
**Zoning Classification:** Light Industrial (LI)  
**Comp. Plan Designation:** Planned Industrial Mixed Use (PI), Multi-family Residential (MF), Single-Family Residential (SFR)

### Surrounding Land Uses:

North: Weld County Agricultural  
South: Weld County Agricultural, and Town of Mead Light Industrial (LI) (AMK Annexations 1 and 2, currently under review for planned LI development)  
East: Weld County Agricultural  
West: Town of Mead Light Industrial (LI) (existing FedEx distribution center)

### Overview

The Applicant 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 subdivides the Property into ten lots and four tracts. The Preliminary Plat

is the first step towards construction of a logistics park that will provide industrial services.

**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 Preliminary Plat provides adequate access to the roadway network for each proposed lot. Proposed lots meet the minimum dimensional standards for the applicable Light Industrial (LI) 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 Property.

- 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. Proposed commercial development will benefit the Town’s economic base:**

Although the Property is zoned Light Industrial (LI), many goals and strategies identified in the Town’s 2018 Comprehensive Plan, related to commercial development, emphasize the importance of establishing a diverse economy, welcoming a balanced mix of services and jobs, fostering business development, and supporting diverse industries that have a stronghold in Mead or Northern Colorado. The successful completion of the Access 25 project will assist the Town with continuing to promote economic development along the I-25 and Welker Avenue corridors.

Specifically, completion of the Access 25 Project will further activate these corridors, attracting new businesses and attracting new customers from I-25 and the future CR 9.5.

- b. The proposed project protects the Town’s environmental quality:**

The proposed Access 25 Project protects the Town’s environmental quality in the following ways:

- 1. The existing use of the Property is agricultural, 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.

- 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.**

There are no 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 Access 25 project will help address the growing demand for commercial opportunities within the Town of Mead, providing numerous industrial services as a part of a larger logistics park. The development will also provide connectivity to the FedEx and Home Depot distribution centers to the west.

**Financial Considerations:**

N/A

**Staff Recommendation / Actions 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. 12-PC-2025, via the following motion:

Suggested Motion:

"I MOVE TO APPROVE RESOLUTION 12-PC-2025, A RESOLUTION RECOMMENDING CONDITIONAL APPROVAL OF THE ACCESS 25 LOGISTICS PARK 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 OCTOBER 15TH, 2025 PLANNING COMMISSION MEETING."

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**Attachments:**

1. Resolution No. 12-PC-2025
2. Exhibit 1 Res. 12-PC-2025\_PC
3. Access 25 Logistics Park Hearing Graphic - 10.15.25 - Revised

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 12-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO,  
RECOMMENDING CONDITIONAL APPROVAL OF THE ACCESS 25 LOGISTICS PARK  
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**, Mead Industrial Development, LLC, a Colorado limited liability company (the “Applicant”) has submitted an application for the Access 25 Subdivision Preliminary Plat (the “Preliminary Plat”) for the 166.59-acre property generally located south of Weld County Road 36, and east of Interstate Highway 25, in the Town of Mead, County of Weld, State of Colorado, as more particularly described in **Exhibit 1**, attached hereto and incorporated into this Resolution (the “Property”); and

**WHEREAS**, the Applicant is the current record owner of the Property; and

**WHEREAS**, the Preliminary Plat subdivides the Property into ten lots and four tracts, in accordance with the Light Industrial (LI) underlying zoning; and

**WHEREAS**, in accordance with Section 16-4-60 of the MMC, the Planning Commission held a duly noticed public hearing on October 15<sup>th</sup>, 2025 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 or Interim 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 Access 25 Preliminary Plat subject to the following conditions of approval:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff and consultants prior to signature of Town officials on the Preliminary Plat; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Preliminary Plat application.

**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 15<sup>th</sup> DAY OF OCTOBER, 2025.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By: \_\_\_\_\_  
Secretary Ana Bohl

By: \_\_\_\_\_  
Chair Karen Peterson

**EXHIBIT 1**

Access 25 Logistics Park Subdivision  
Preliminary Plat (Exhibit begins on the next  
page)

# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED ARE THE OWNERS OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, AND CONSIDERING THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11 TO BEAR SOUTH 89°29'31" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 00°03'04" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1324.71 FEET TO THE SOUTH SIXTEENTH CORNER BETWEEN SAID SECTION 11 AND SECTION 12;

THENCE SOUTH 89°30'30" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 1308.31 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 11;

THENCE SOUTH 89°30'30" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 A DISTANCE OF 15.29 FEET TO A POINT ON THE EAST LINE OF RECORDED EXEMPTION 2311 AS RECORDED AT RECEPTION NO. 2654601 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE NORTH 00°02'39" EAST ALONG SAID EAST LINE A DISTANCE OF 20.87 FEET;

THENCE SOUTH 89°31'00" WEST ALONG THE NORTH LINE OF SAID RECORDED EXEMPTION 2311 A DISTANCE OF 593.89 FEET;

THENCE SOUTH 89°11'52" WEST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 29.82 FEET TO THE EASTERLY LINE OF LOT 4, BLOCK 1, RATERINK MIXED USE FINAL PLAT AS RECORDED AT RECEPTION NO. 4542531 IN SAID RECORDS;

THENCE NORTH 00°19'34" WEST ALONG SAID EASTERLY LINE OF LOT 4 A DISTANCE OF 794.83 FEET;

THENCE NORTH 89°25'07" WEST ALONG THE NORTHERLY LINE OF SAID LOT 4 A DISTANCE OF 613.10 FEET TO THE EAST LINE OF THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 4811740 IN SAID RECORDS;

THENCE NORTH 00°34'54" WEST ALONG SAID EAST LINE A DISTANCE OF 1804.87 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE GREAT WESTERN RAILWAY COMPANY AS RECORDED IN BOOK 234 AT PAGE 92 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 74°52'21" EAST A DISTANCE OF 861.89 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°29'56", A RADIUS OF 1472.70 FEET, AN ARC LENGTH OF 552.60 FEET AND A CHORD THAT BEARS NORTH 64°07'23" EAST A DISTANCE OF 549.36 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1509095 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY LINE OF THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 70°10'32" EAST A DISTANCE OF 543.29 FEET;
- 2) SOUTH 19°49'28" EAST A DISTANCE OF 43.35 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 3302868 IN SAID RECORDS;

THENCE ALONG THE BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN SAID WARRANTY DEED THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 70°58'11" WEST A DISTANCE OF 32.35 FEET;
- 2) SOUTH 11°17'28" EAST A DISTANCE OF 63.02 FEET;
- 3) SOUTH 32°27'24" EAST A DISTANCE OF 22.86 FEET;
- 4) SOUTH 61°22'58" EAST A DISTANCE OF 20.55 FEET;
- 5) NORTH 87°15'24" EAST A DISTANCE OF 24.13 FEET TO SAID SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 1509095;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 70°10'32" EAST A DISTANCE OF 140.00 FEET;
- 2) NORTH 00°16'32" EAST A DISTANCE OF 119.30 FEET;
- 3) NORTH 70°54'23" EAST A DISTANCE OF 592.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°02'24" EAST ALONG SAID EAST LINE A DISTANCE OF 2141.16 FEET TO THE POINT OF BEGINNING.

AND DO HEREBY LAY OUT AND ESTABLISH THIS PRELIMINARY PLAT OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF ACCESS 25 LOGISTICS PARK SUBDIVISION, SHOWING, AS APPLICABLE, THE PROPOSED LOTS, BLOCKS, TRACTS, STREETS, ALLEYS, PARKS, OPEN SPACE AND UTILITY AND OTHER EASEMENTS; AND FURTHER ACKNOWLEDGE THAT: A) 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 B) 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.

THIS DESCRIBED PRELIMINARY PLAT CONTAINS 166.588 ACRES (7,256,592 SQUARE FEET), MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MEAD INDUSTRIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY;

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

) SS

COUNTY OF \_\_\_\_\_

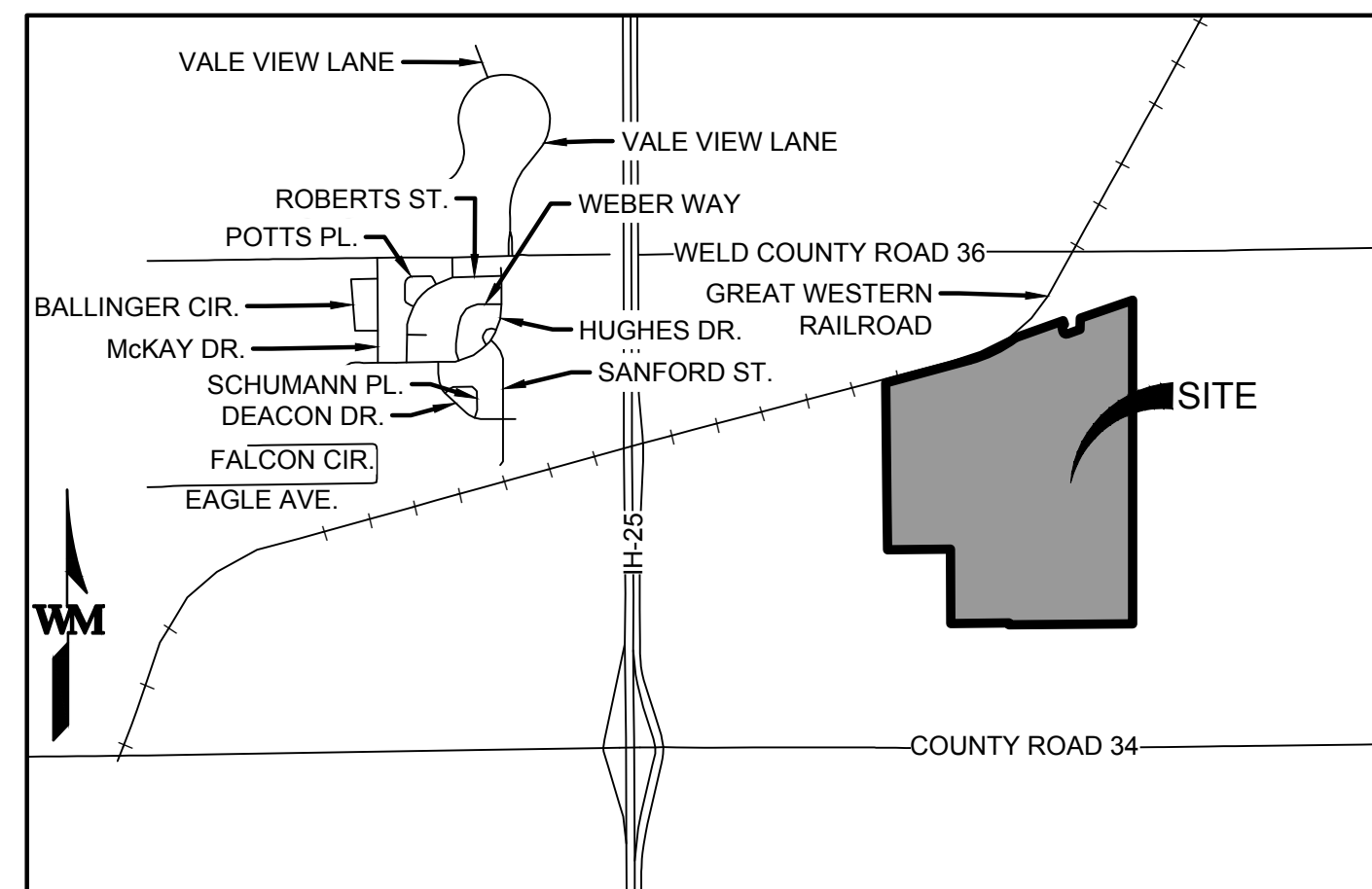
THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_.

AS \_\_\_\_\_ OF \_\_\_\_\_, A \_\_\_\_\_.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2000'

## GENERAL DEVELOPMENT INFORMATION:

THE EXISTING SITE CONSISTS OF UNDEVELOPED AGRICULTURAL LAND THAT IS ZONED INDUSTRIAL. THIS SITE CURRENTLY CONSISTS OF NATIVE GRASSES AND CROPS. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH AT SLOPES RANGING FROM 1-9%, ALTHOUGH THE NORTHEAST CORNER OF THE SITE DRAINS FURTHER TO THE NORTHEAST. THE ADJACENT PROPERTIES TO THE SITE INCLUDE THE POSTLE SUBDIVISION TO THE NORTHWEST, WHICH INCLUDES THE HOME DEPOT SITE, THE RATERINK SUBDIVISION TO THE WEST OF WCR 9.5 WHICH ENCOMPASSES THE FEDEX SITE, AND SOME SINGLE-FAMILY HOMES AND PRIVATE LAND TO THE EAST AND SOUTH. THE PROPOSED DEVELOPMENT WILL CONSIST OF INDUSTRIAL PRODUCTS MEETING THE REQUIREMENTS OF THE ZONING, TOWN COMPREHENSIVE PLAN, AND ADJACENT INDUSTRIAL PROPERTIES.

## PLANNING COMMISSION CERTIFICATE:

RECOMMENDED BY THE MEAD PLANNING COMMISSION FOR APPROVAL THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN

SECRETARY

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE PRELIMINARY PLAT SHOWN HEREON 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.

MAYOR

ATTEST:

TOWN CLERK

## SURVEYING CERTIFICATE:

I, JUSTIN C. SCHEITLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

I FURTHER CERTIFY THAT THIS PRELIMINARY PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 30TH DAY OF AUGUST, 2024.

BY: \_\_\_\_\_  
JUSTIN C. SCHEITLER, PLS. NO. 38430

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- 2 GENERAL NOTES
- 3 SECTION DETAIL
- 4 BOUNDARY DETAIL
- 5 LOT AND TRACT DETAILS
- 6 LOT AND TRACT DETAILS
- 7 LOT AND TRACT DETAILS
- 8 LOT AND TRACT DETAILS
- 9 LOT AND TRACT DETAILS
- 10 OVERALL GRADING PLAN
- 11 GRADING PLAN
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- 16 UTILITY PLAN
- 17 UTILITY PLAN
- 18 UTILITY PLAN
- 19 UTILITY PLAN
- 20 TYPICAL SECTIONS
- 21 LANDSCAPE PLAN
- 22 LANDSCAPE PLAN

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denver, co 80209  
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waremalcomb.com

**WARE MALCOMB**  
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NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	06/09/2025	TOWN COMMENTS			

JOB NO. DCS23-4035  
PA/P/M: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT  
COVER SHEET

SHEET

1

Sheet 1 of 22

# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

## GENERAL NOTES:

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
2. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE TOWN OF MEAD FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 00501871-201-T21-SC AMENDMENT 1, EFFECTIVE DATE MAY 8, 2024 AT 8:00 A.M.
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11 WHICH WAS ASSUMED TO BEAR SOUTH 89°29'31" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND BEING MONUMENTED AS SHOWN HEREON.
3. BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08123C1880F EFFECTIVE DATE 11/30/2023, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
5. TRACTS A, B, C, AND D ARE TO BE PRIVATELY OWNED AND MAINTAINED.
6. OWNERSHIP FOR ACCESS DRIVES AND EASEMENTS SHOWN ON PRELIMINARY PLAT TO BE DEFINED AT THE TIME OF FINAL PLAT.
7. ALL EASEMENTS WILL BE DEDICATED AT THE TIME OF FINAL PLAT.

LOT & TRACT SUMMARY				
LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE	OWNERSHIP & MAINTENANCE
LOT 1, BLOCK 1	415,245.39	9.533	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 2, BLOCK 1	873,120.69	20.044	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 3, BLOCK 1	768,889.88	17.647	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 4, BLOCK 1	430,135.87	9.875	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 5, BLOCK 1	280,487.70	5.980	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 6, BLOCK 1	777,098.41	17.840	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 7, BLOCK 1	800,000.00	18.365	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 8, BLOCK 1	480,002.15	11.019	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 9, BLOCK 1	711,561.67	16.335	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
LOT 10, BLOCK 1	486,323.51	11.164	INDUSTRIAL	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT A	153,316.57	3.520	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT B	456,708.92	10.485	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT C	149,838.54	3.440	DRAINAGE	MEAD INDUSTRIAL DEVELOPMENT, LLC
TRACT D	163,371.01	3.750	OPEN SPACE	MEAD INDUSTRIAL DEVELOPMENT, LLC
ROW	330,691	7.591	PUBLIC ROW	TOWN OF MEAD

LAND USE SUMMARY	
	TOTALS
GROSS AREA	166.58 ACRES
DEDICATED ROW (CR 9.5, CR 34, CR 36)	7.591 ACRES
NET AREA	158.989 ACRES
NUMBER OF COMMERCIAL LOTS	10
DENSITY	0.063 LOTS/ACRES
TOTAL OPEN SPACE AREA	13.33 ACRES
TOTAL TRACT AREA	21.195 ACRES
AREA OF ON-SITE STREET RIGHT-OF-WAY	7.591 ACRES
AREA OF PUBLIC ALLEY	13.33 ACRES
AREA OF COMMERCIAL LOTS	137.802 ACRES

OPEN SPACE DEDICATION *	ACRES
OS - TRACT A - 50%	1.76 ACRES
OS - TRACT B - 50%	5.24 ACRES
OS - TRACT C - 50%	1.72 ACRES
OS - TRACT D - 100%	3.75 ACRES
OS - TRACT C - FILING NO. 1 **	0.86 ACRES
TOTAL AREA REQUIRED (8% OF 166.588 ACRES)	13.33 ACRES
TOTAL AREA PROVIDED	13.33 ACRES

\* OPEN SPACE DESIGN ELEMENTS (BENCHES, TRAILS, ETC.) TO BE DETERMINED AT THE TIME OF FINAL PLAT

\*\* TRACT C, FILING NO. 1 WAS DEDICATED OPEN SPACE THAT EXCEEDED THE REQUIREMENTS FOR FILING NO. 1 - 0.86 ACRES IS TO BE UTILIZED FOR THIS PLAT AS DEDICATED OPEN SPACE

P:\DCS\23\4035\00\Civil\CAD\Sheets\Planning\Preliminary Plat\DCS23-4035\_PRELIMINARY PLAT.dwg

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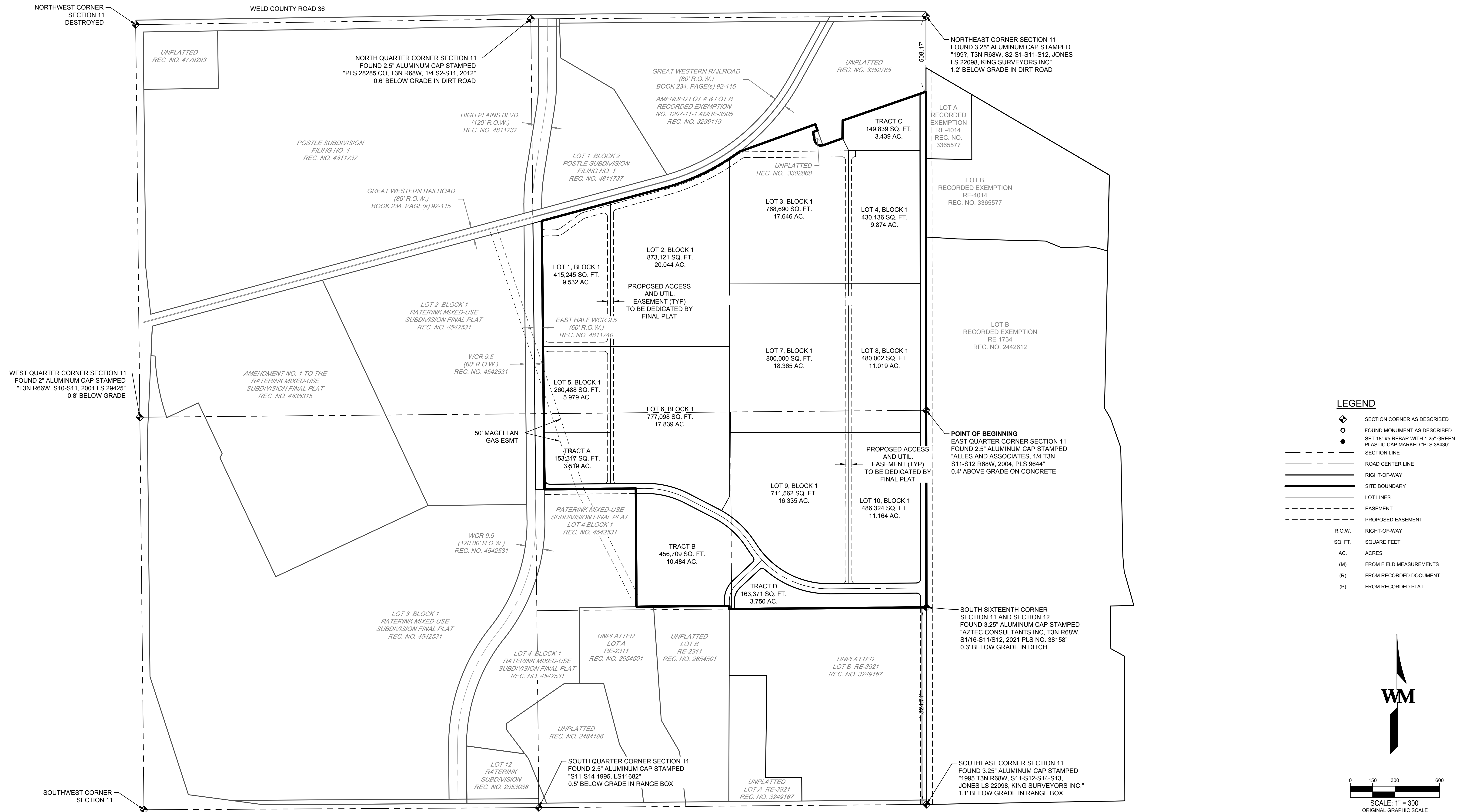
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PA/PM: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT  
GENERAL NOTES

SHEET  
**2**  
Sheet 2 of 22

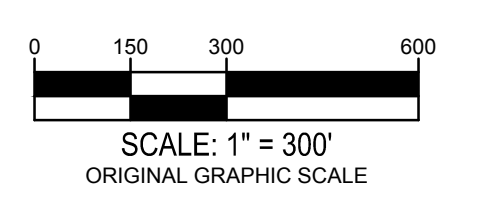
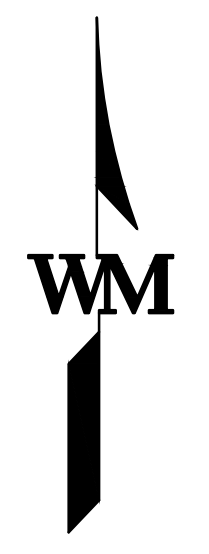
# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**LEGEND**

	SECTION CORNER AS DESCRIBED
	FOUND MONUMENT AS DESCRIBED
	SET 18# REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
	SECTION LINE
	ROAD CENTER LINE
	RIGHT-OF-WAY
	SITE BOUNDARY
	LOT LINES
	EASEMENT
	PROPOSED EASEMENT
	R.O.W. RIGHT-OF-WAY
	SQ. FT. SQUARE FEET
	AC. ACRES
	(M) FROM FIELD MEASUREMENTS
	(R) FROM RECORDED DOCUMENT
	(P) FROM RECORDED PLAT



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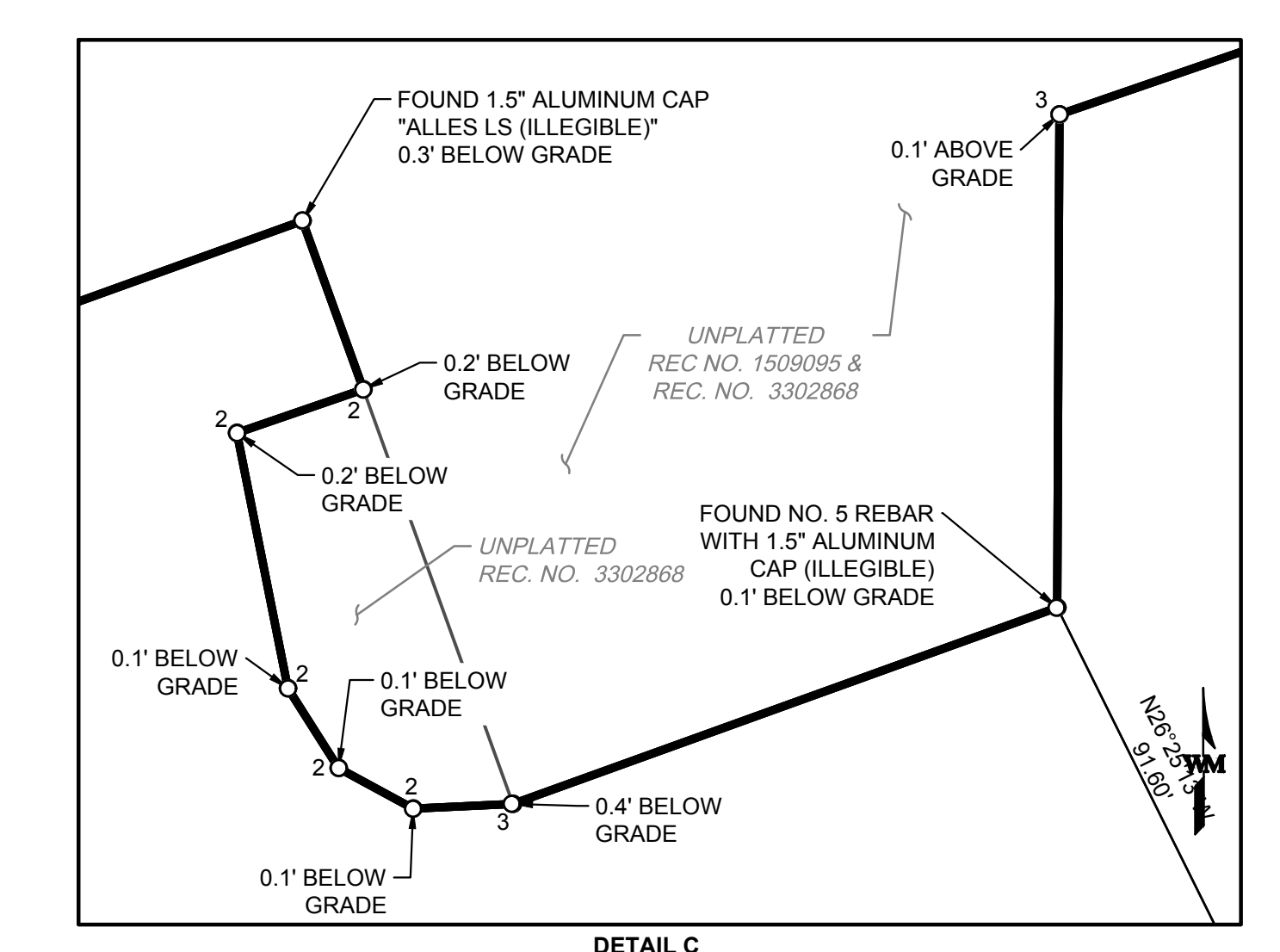
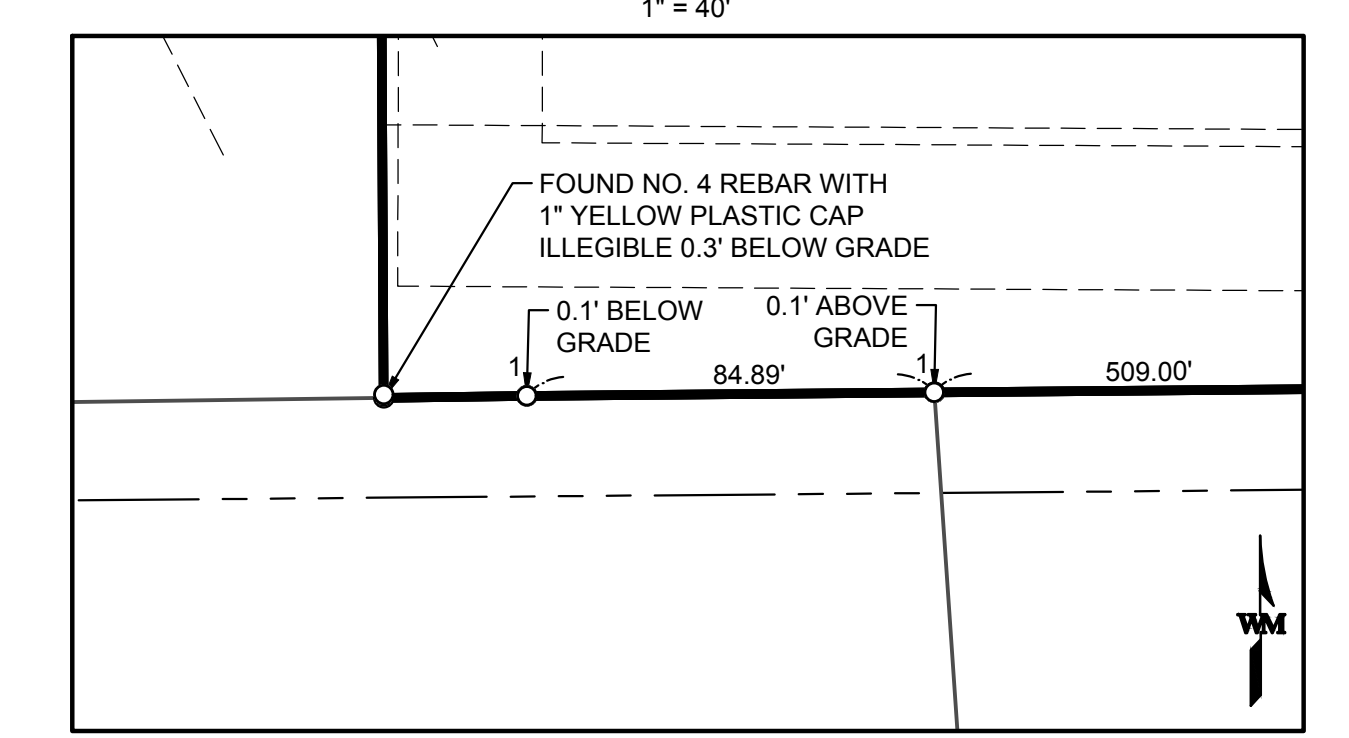
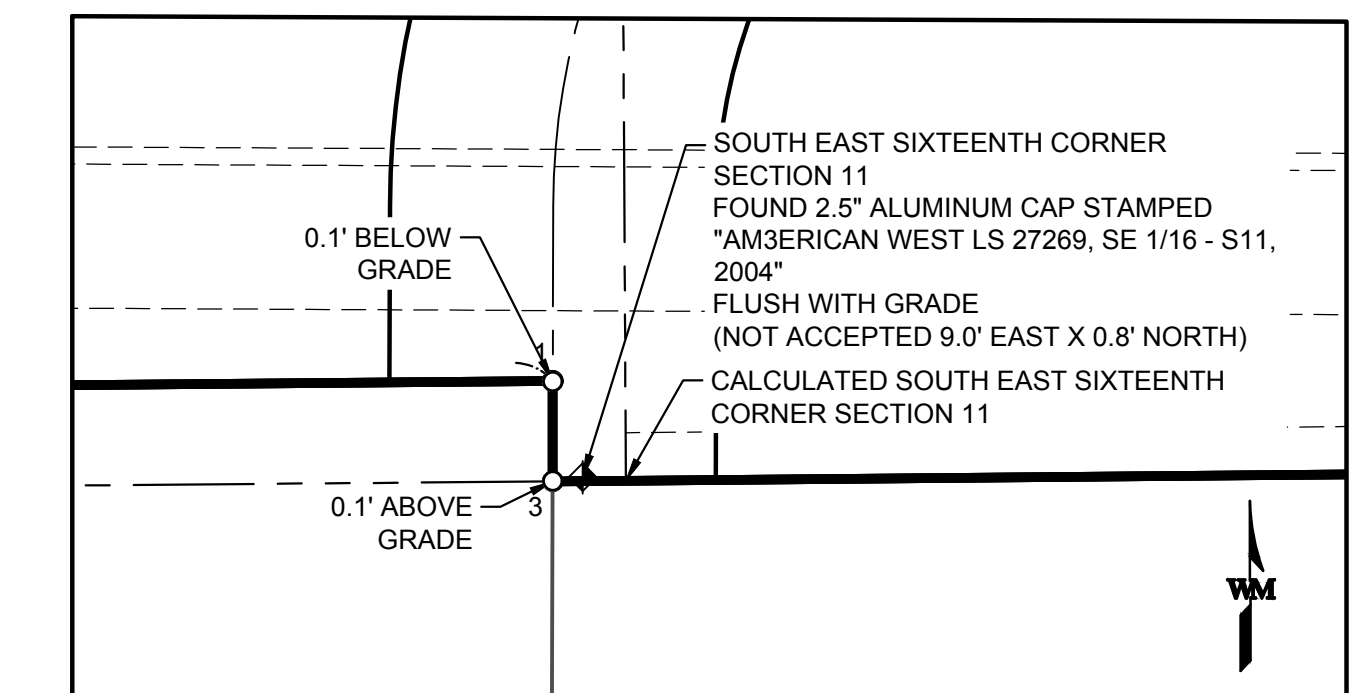
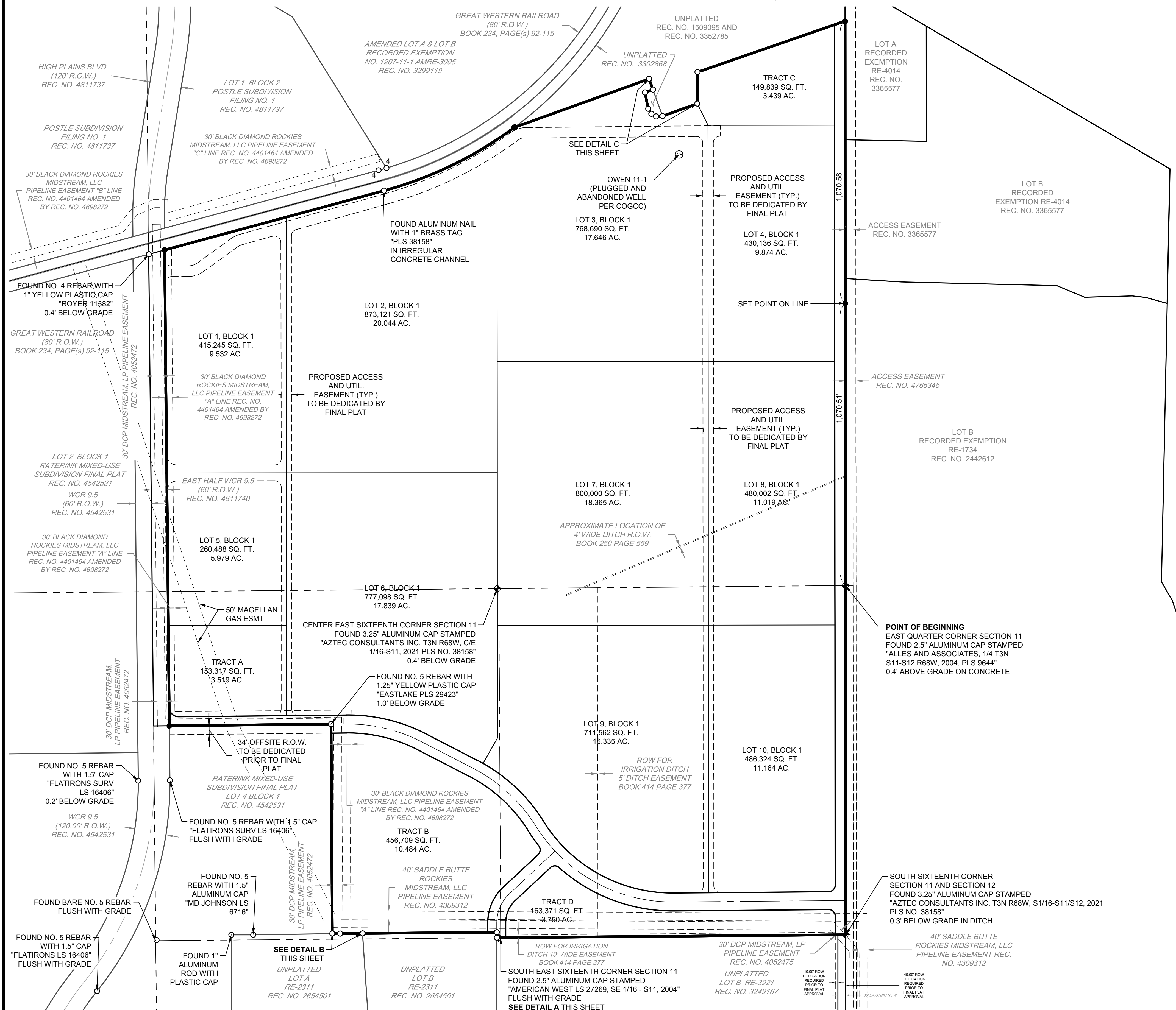
JOB NO. DCS23-4035  
P/PM: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

**ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT**  
SECTION DETAIL

SHEET  
**3**  
Sheet 3 of 22

# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

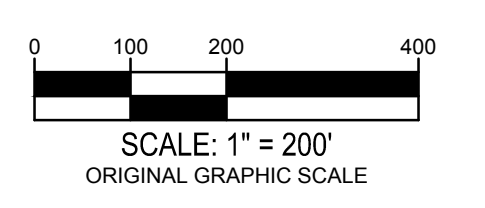
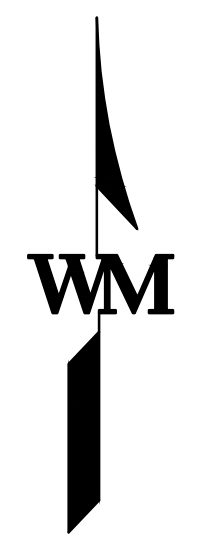


### LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- # FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 1/8" #8 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 3843"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- ⊕ PLUGGED AND ABANDONED WELL

### MONUMENT TABLE

1. FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP "PLS 26971 PATTERSON"
2. FOUND NO. 4 REBAR WITH 1.25" YELLOW PLASTIC CAP "A&A LS 9644"
3. FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "LS 9644"
4. FOUND NO. 5 REBAR WITH 1.25" PINK PLASTIC CAP "AZTEC PLS 38158"



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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

JOB NO.	DCS23-4035
P/APP:	JCS
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

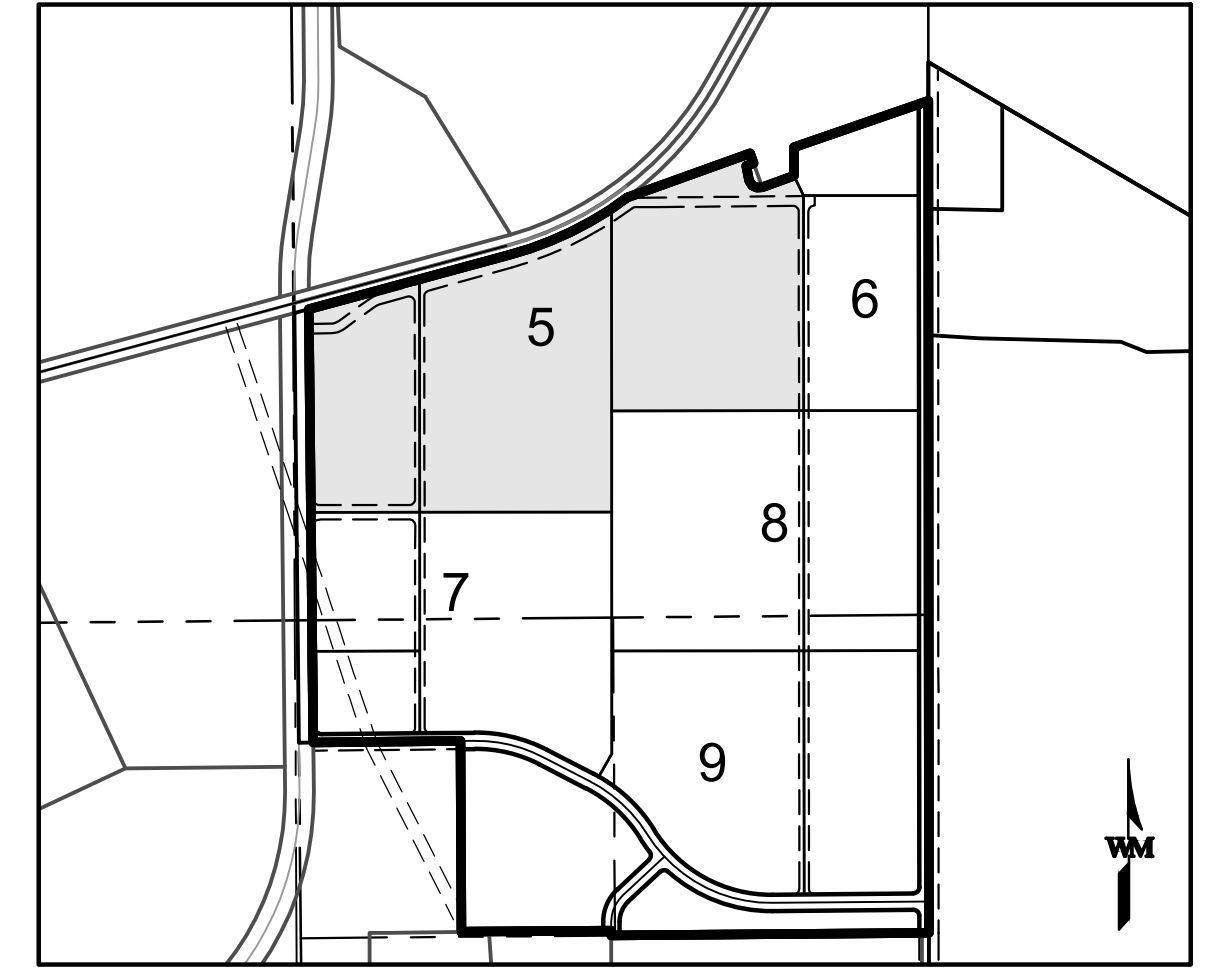
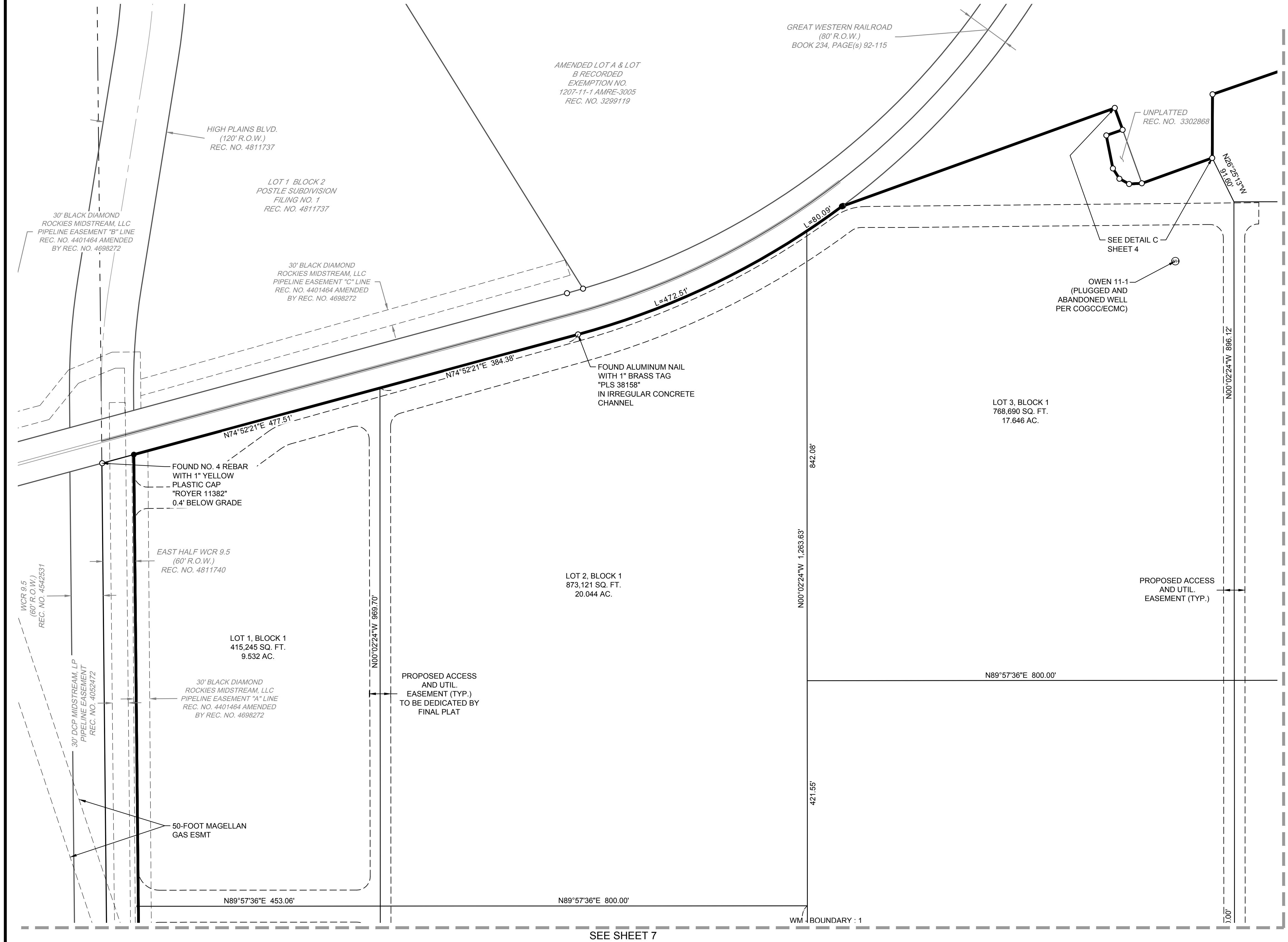
## ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

### BOUNDARY DETAIL

SHEET  
**4**  
Sheet 4 of 22

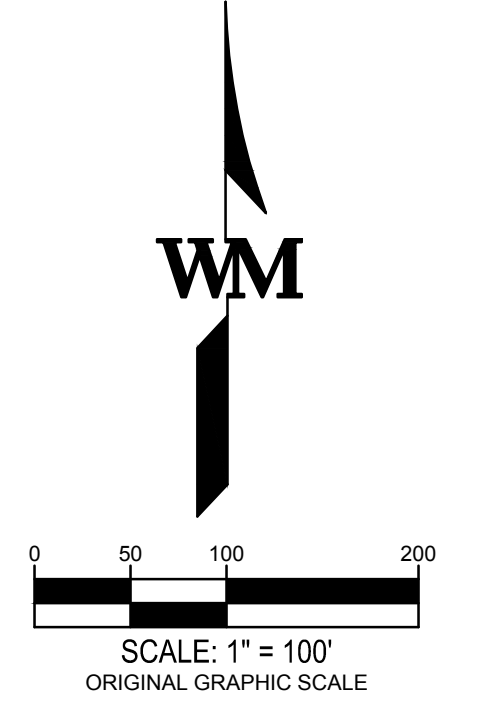
# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



### LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES
- PLUGGED AND ABANDONED WELL



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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

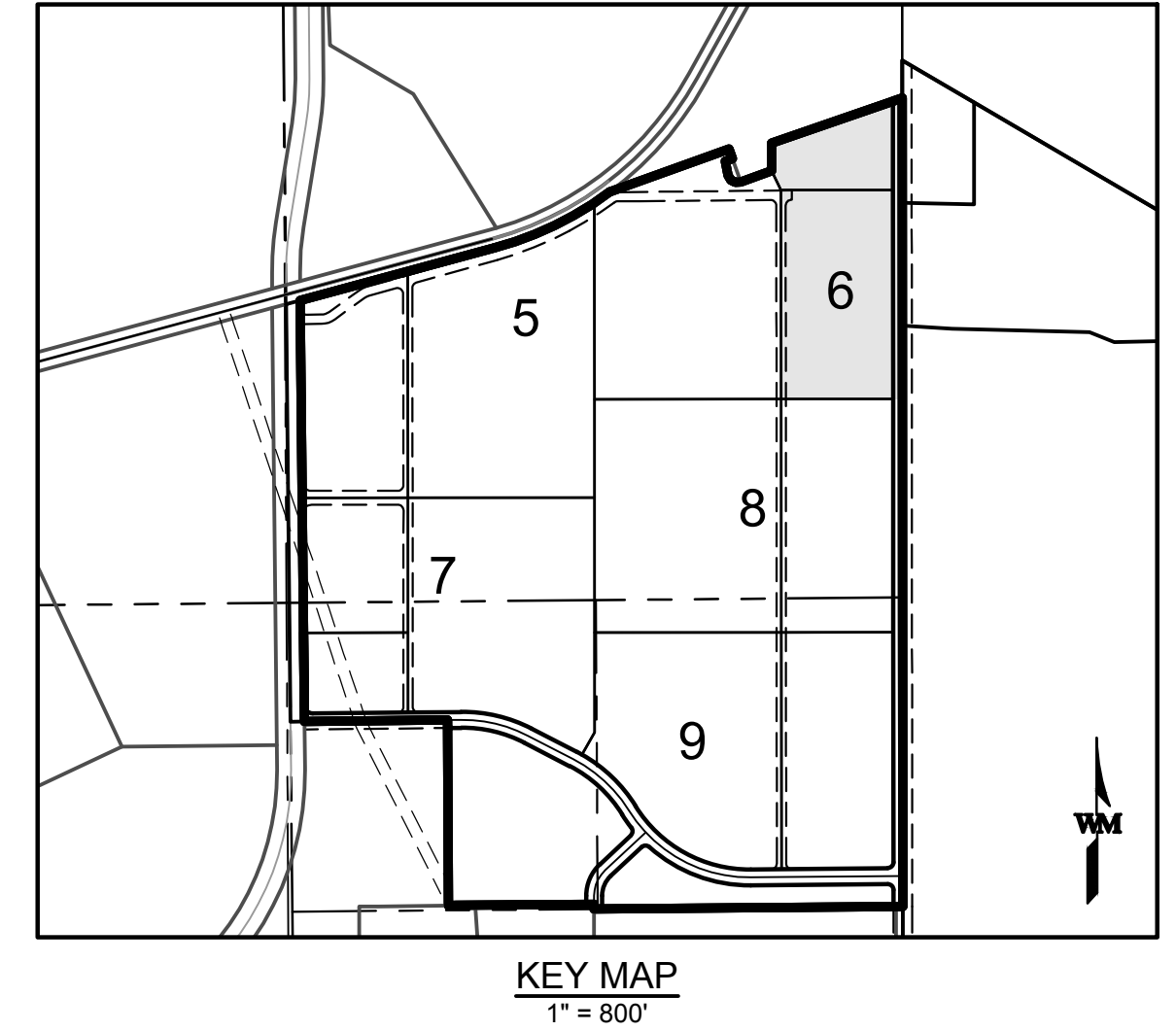
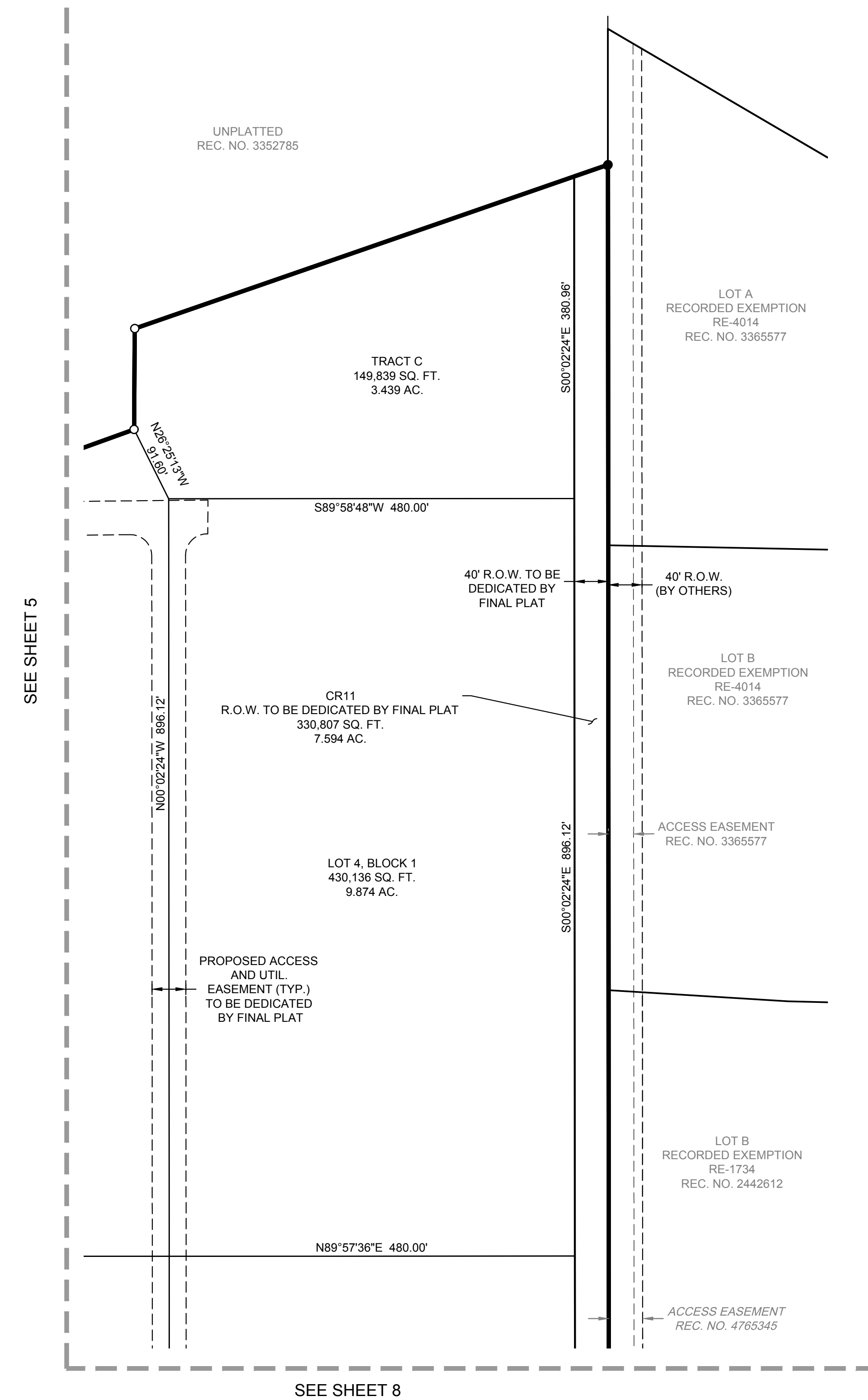
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PAPM: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT  
LOT AND TRACT DETAILS

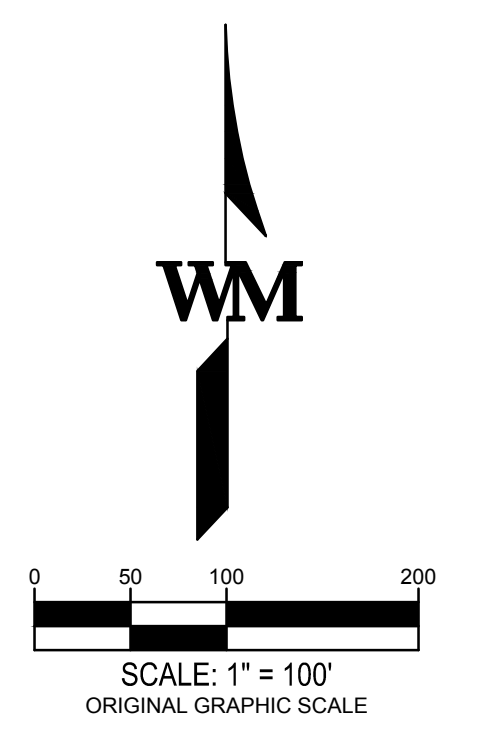
SHEET  
**5**  
Sheet 5 of 22

# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- LEGEND**
- ◆ SECTION CORNER AS DESCRIBED
  - # FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
  - SECTION LINE
  - ROAD CENTER LINE
  - RIGHT-OF-WAY
  - SITE BOUNDARY
  - LOT LINES
  - EASEMENT
  - R.O.W. RIGHT-OF-WAY
  - SQ. FT. SQUARE FEET
  - AC. ACRES



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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

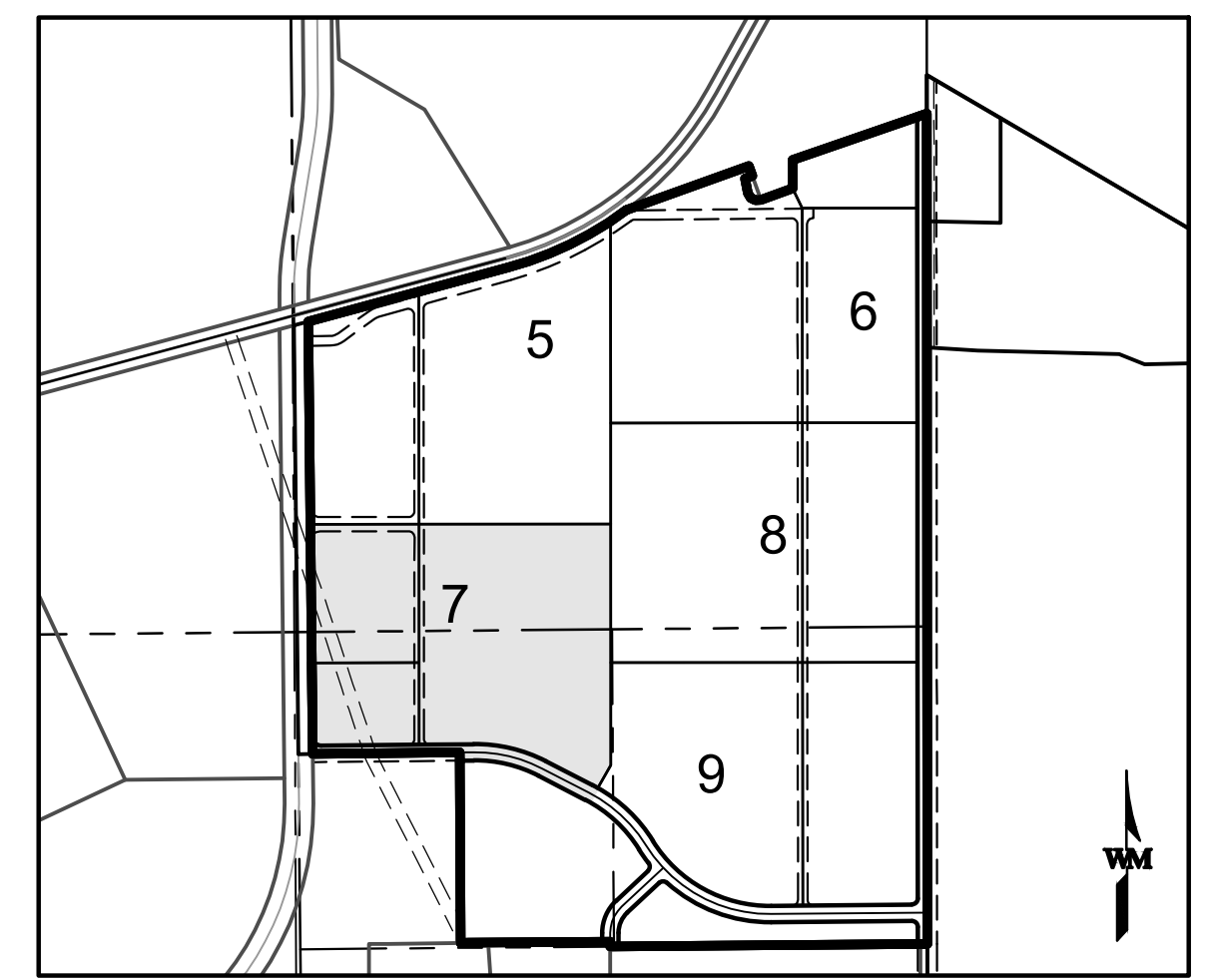
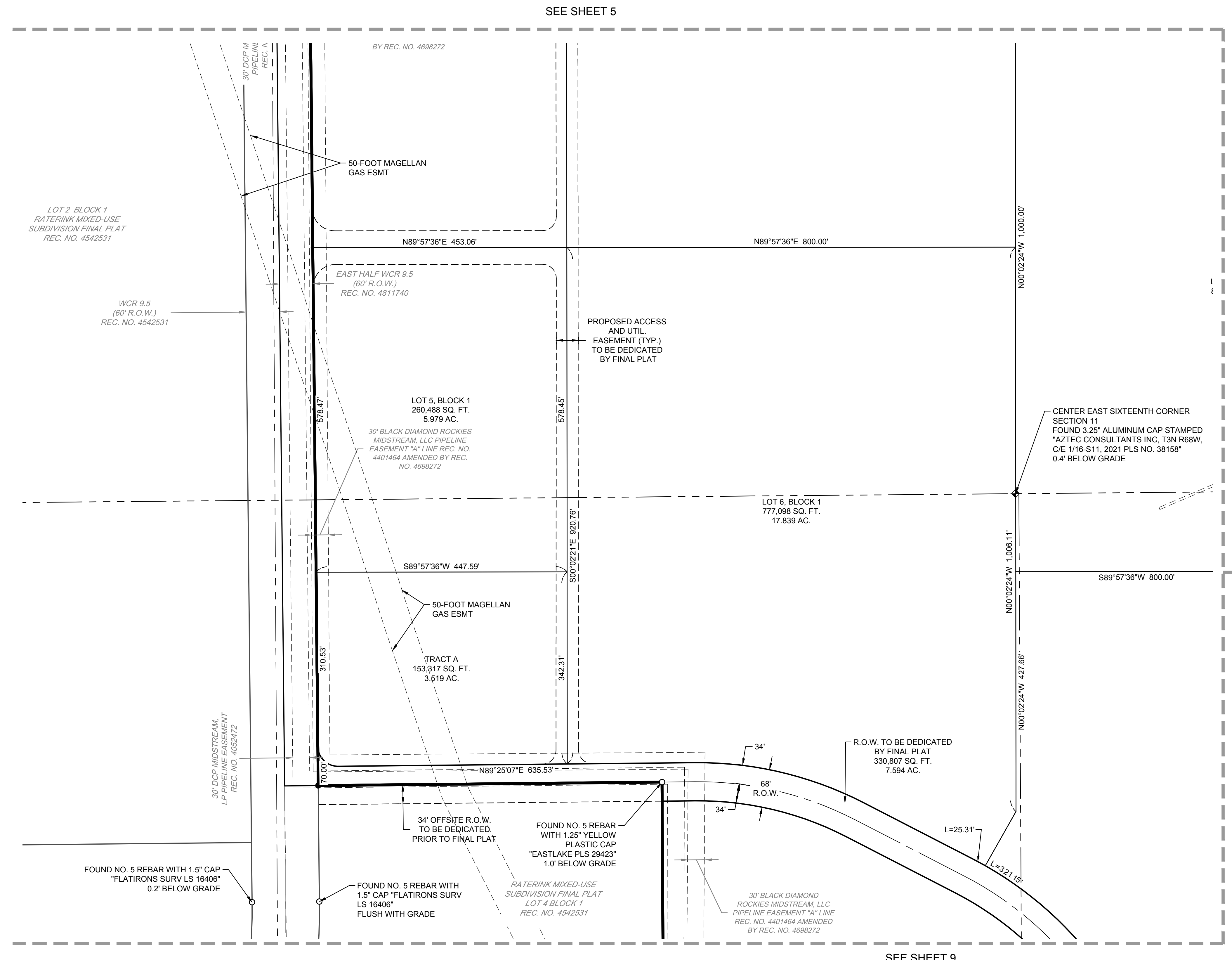
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PAPM: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

**ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT**  
LOT AND TRACT DETAILS

SHEET  
**6**  
Sheet 6 of 22

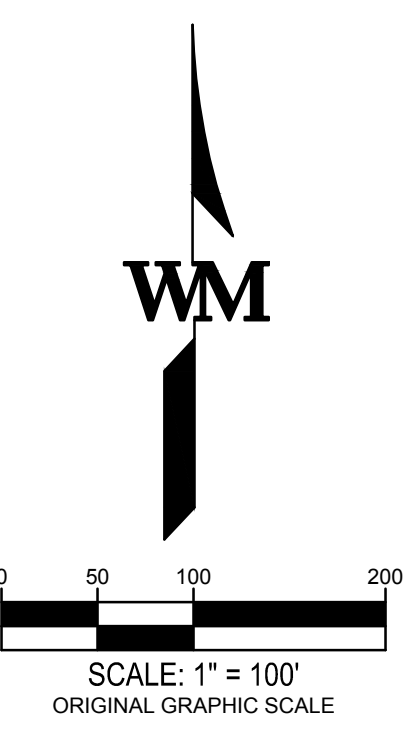
# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



### LEGEND

- ◆ SECTION CORNER AS DESCRIBED
- # FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP-MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES



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NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

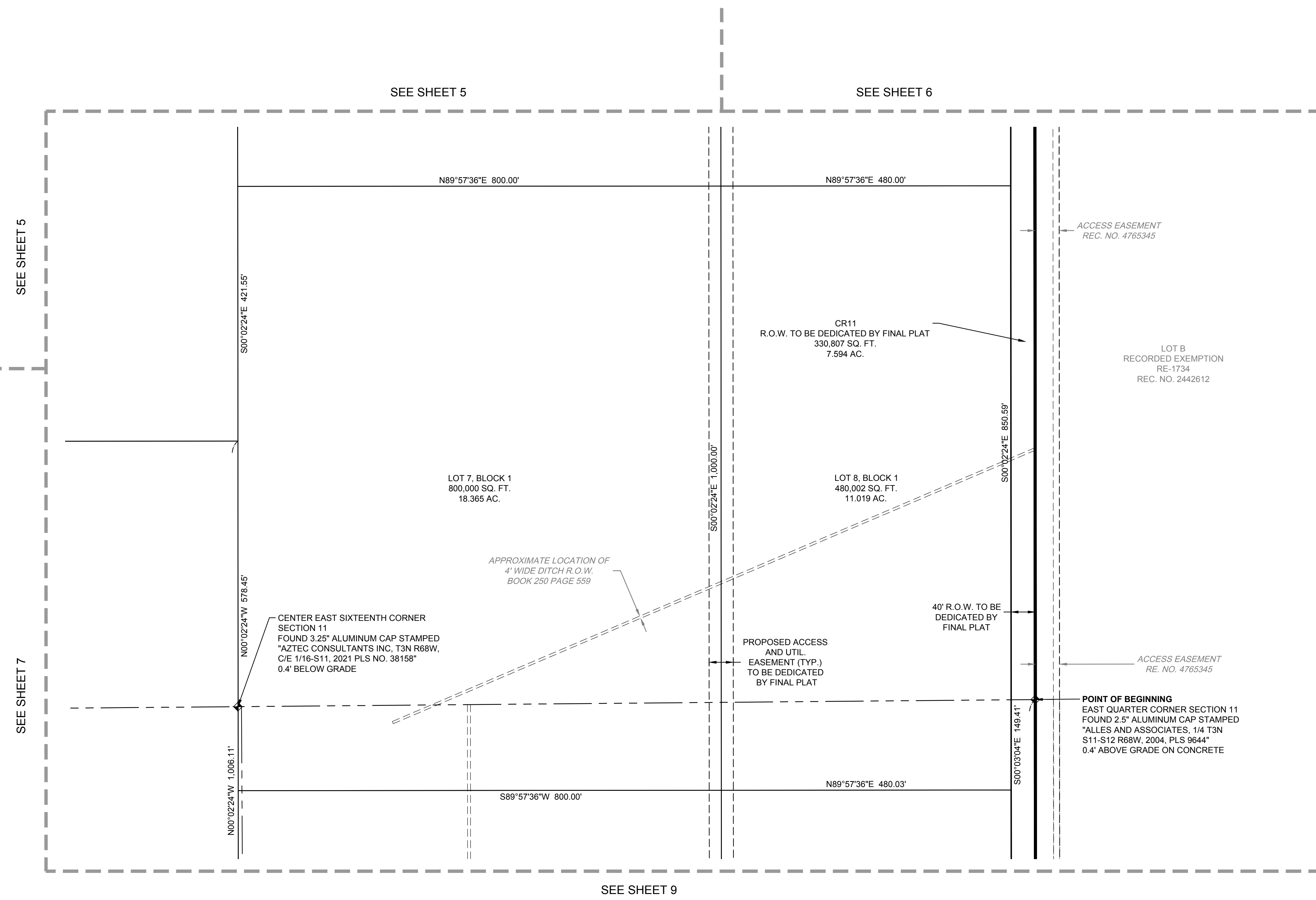
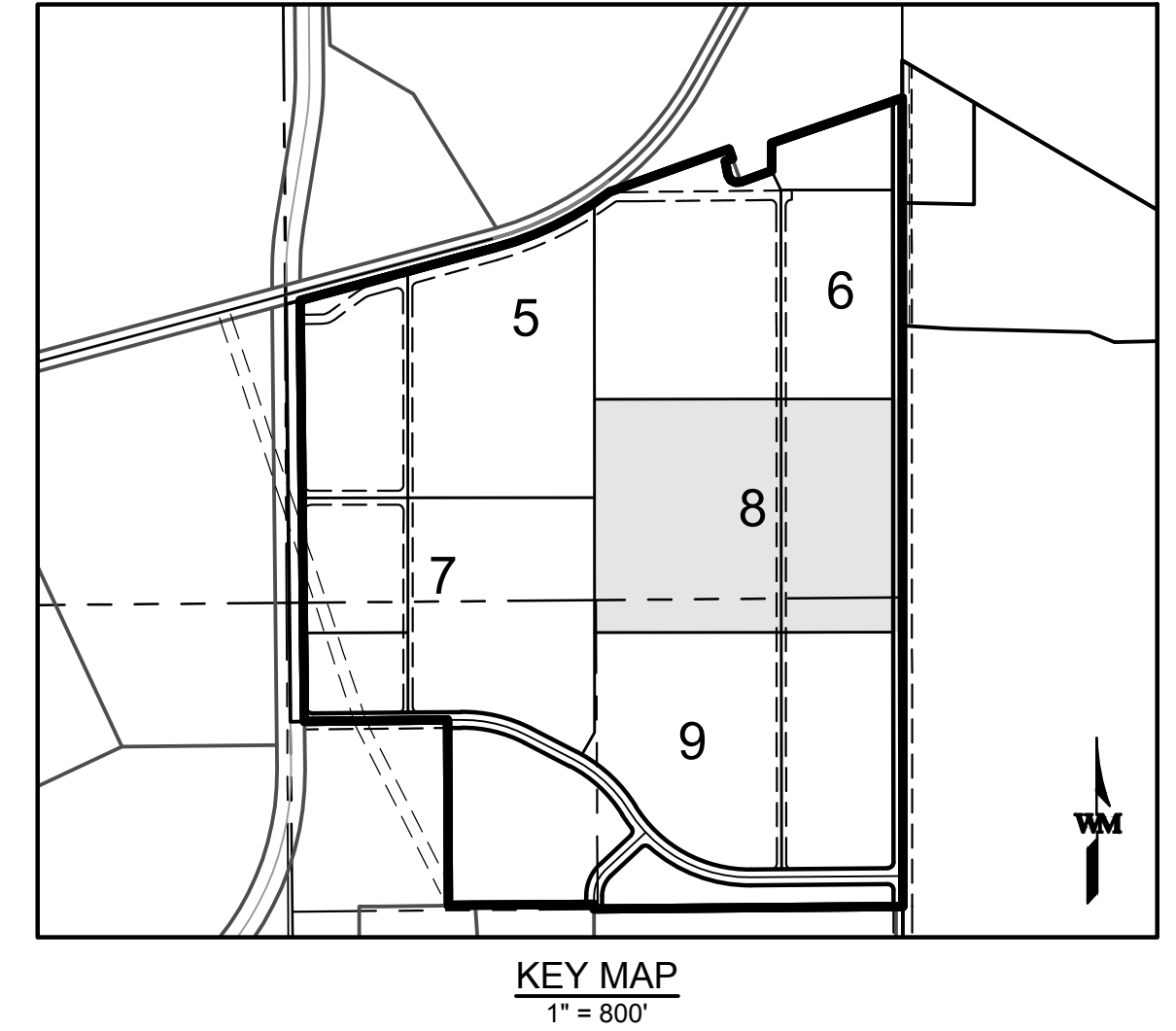
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PAP/M: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT  
LOT AND TRACT DETAILS

SHEET  
**7**  
Sheet 7 of 22

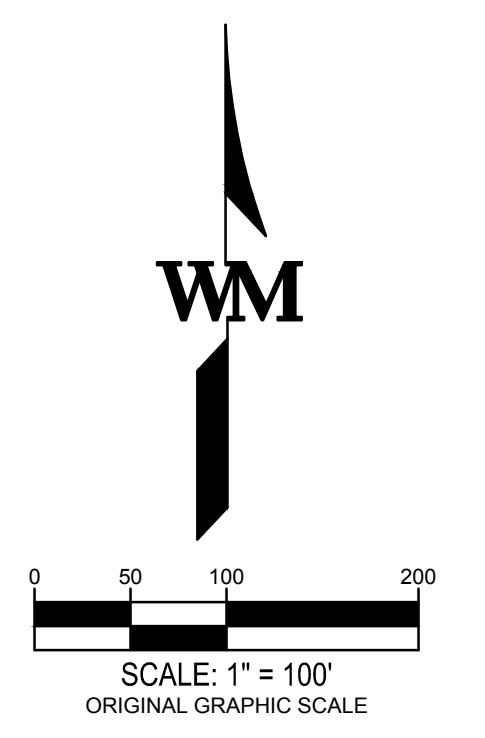
# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



**LEGEND**

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED
- SET 18" #5 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES



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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

JOB NO.	DCS23-4035
P/PM:	JCS
DRAWN:	JR
DATE:	08/30/2024
SCALE:	N/A

ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT  
LOT AND TRACT DETAILS

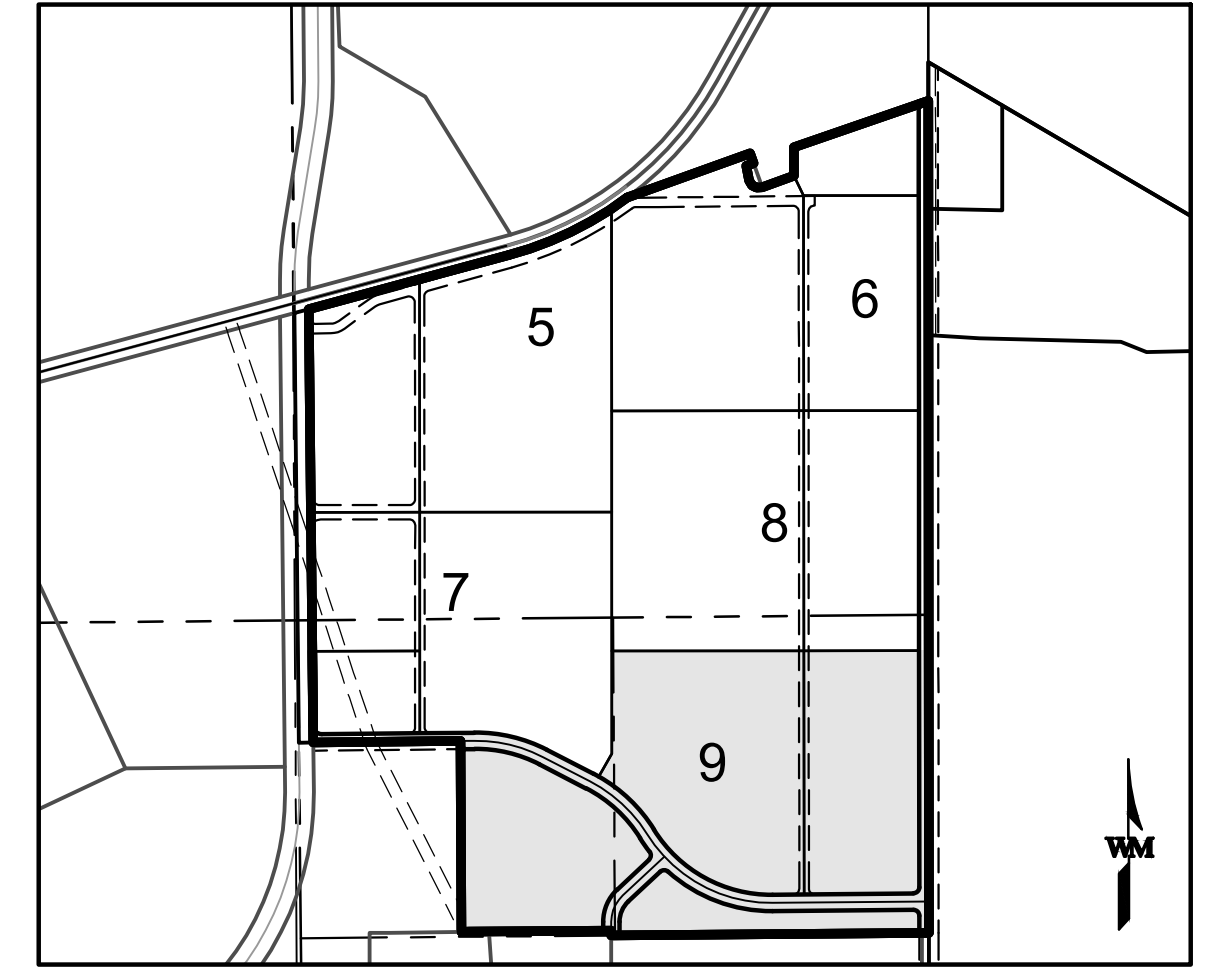
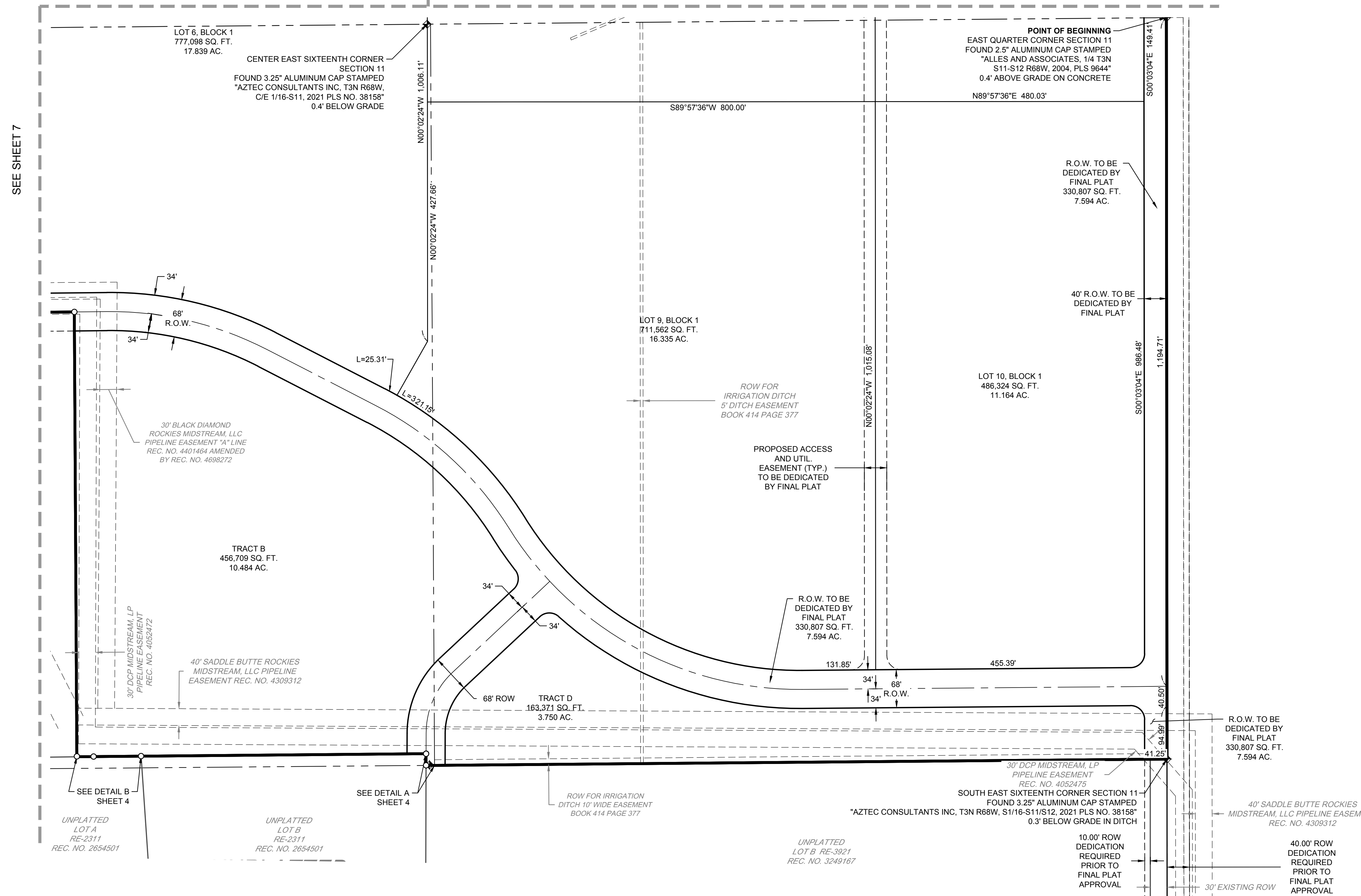
SHEET  
**8**  
Sheet 8 of 22

# ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE EAST HALF OF SECTION 11,  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7

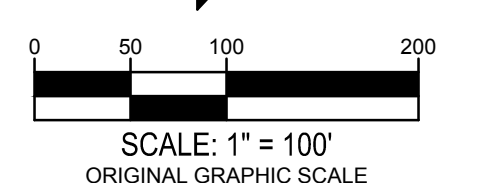
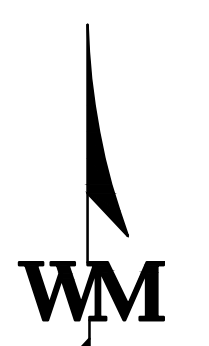
SEE SHEET 8



SEE SHEET 7

### LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED IN MONUMENT TABLE
- FOUND MONUMENT AS DESCRIBED SET 18" #6 REBAR WITH 1.25" GREEN PLASTIC CAP MARKED "PLS 38430"
- SECTION LINE
- ROAD CENTER LINE
- RIGHT-OF-WAY
- SITE BOUNDARY
- LOT LINES
- EASEMENT
- R.O.W. RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- AC. ACRES



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CIVIL ENGINEERING & SURVEYING

NO.	DATE	REMARKS	NO.	DATE	REMARKS
1	09/17/2024	TOWN COMMENTS			
2	11/11/2024	TOWN COMMENTS			
3	02/07/2025	TOWN COMMENTS			
4	03/27/2025	TOWN COMMENTS			

JOB NO. DCS23-4035  
PAPM: JCS  
DRAWN: JR  
DATE: 08/30/2024  
SCALE: N/A

**ACCESS 25 LOGISTICS PARK SUBDIVISION PRELIMINARY PLAT**  
LOT AND TRACT DETAILS

SHEET  
**9**  
Sheet 9 of 22











**ACCESS 25 LOGISTICS PARK**  
**MEAD COLORADO**  
OVERALL UTILITY PLAN

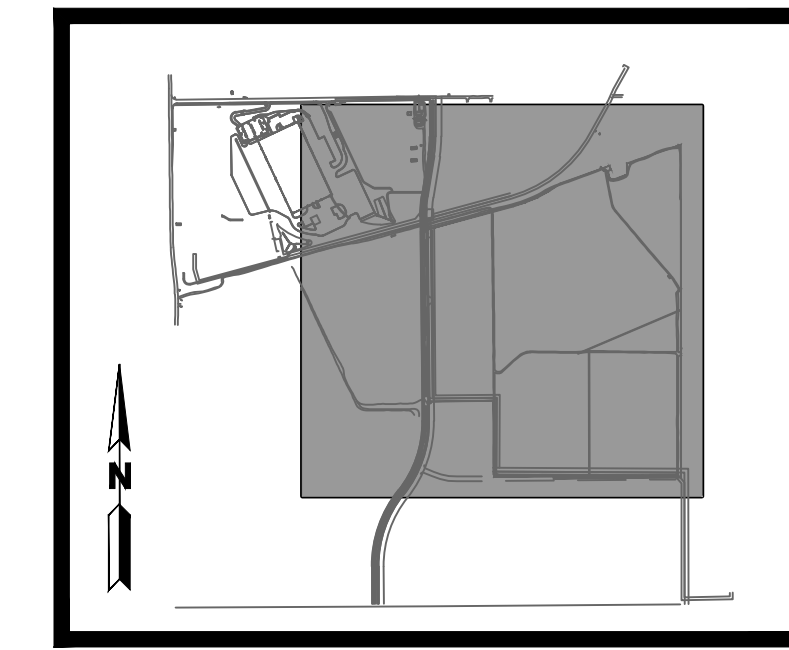
NO. DATE REMARKS

JOB NO.: DCS23-4035  
PA / PM: CS  
DESIGNED: JC  
DATE: 12-11-2023  
PLOT DATE: 06-17-2025

SHEET  
**15**

Sheet 15 of 22

NOT FOR CONSTRUCTION



KEYMAP  
1" = 2000'

**LEGEND:**

- 5820 — PROPERTY LINE
- 5821 — PROPOSED 5' CONTOUR
- - - 5820 - - - PROPOSED 1' CONTOUR
- - - 5821 - - - EXISTING 5' CONTOUR
- - - 5821 - - - EXISTING 1' CONTOUR
- [Pattern] — PROPOSED STORM LINE
- [Pattern] — EXISTING STORM LINE
- ME MATCH EXISTING
- x - x - PROPOSED FENCE
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- ← SS ← PROPOSED SANITARY SEWER W/ MANHOLE
- SS ← EXISTING SANITARY SEWER W/ MANHOLE
- WM — PROPOSED WATERLINE & VALVE
- ← I ← PROPOSED FIRE HYDRANT ASSEMBLY
- WM ← EXISTING WATERLINE & VALVE
- [Symbol] — EXISTING FIRE HYDRANT
- NGAS — EXISTING GAS LINE
- MAG FUEL — EXISTING MAGELLAN PIPELINE
- DCP GAS — EXISTING DCP GAS LINE
- CHEV GAS — EXISTING CHEVRON GAS LINE
- WMS GAS — EXISTING WESTERN MIDSTREAM GAS LINE
- FO — EXISTING FIBER OPTIC LINE
- E — EXISTING ELECTRIC LINE
- OH — EXISTING OVERHEAD LINE

**PHASING NOTES:**

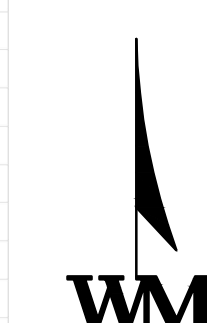
**PHASE 1 DESCRIPTION:**  
PHASE 1 IS THE CONSTRUCTION OF TWO LANES OF CR9.5 AND ASSOCIATED SIDEWALK AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS.

**PHASE 2 DESCRIPTION:**  
PHASE 2 IS THE CONSTRUCTION OF AN ADDITIONAL LANE OF CR9.5 INCLUDING CURB AND GUTTER AND ACCESS POINTS WITH AUXILIARY LANES AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS. EASTERN HALF SECTION TO BE COMPLETED WITH SITE PLAN AND FINAL PLAT AS EACH ADJACENT LOT IS DEVELOPED.

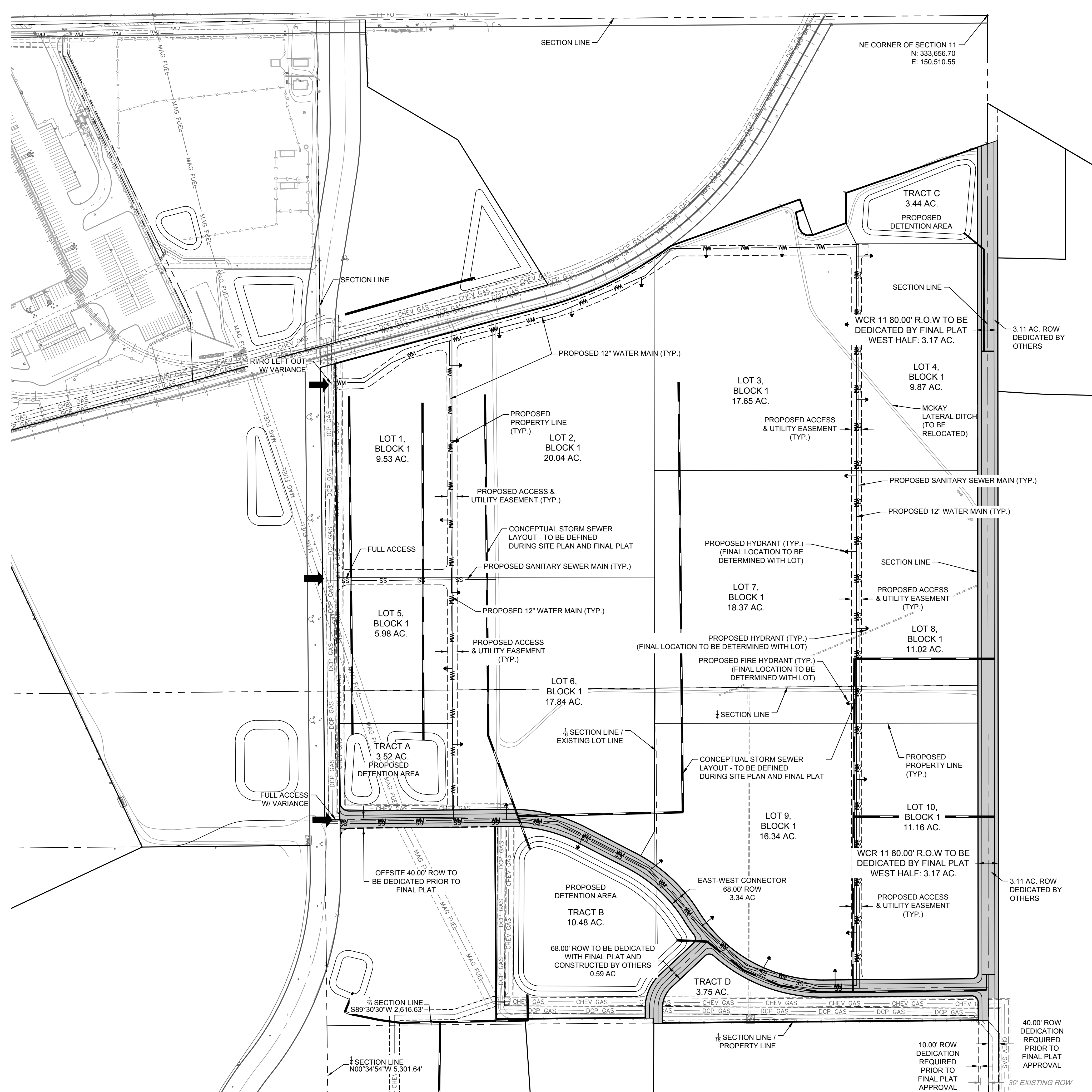
**PHASE 3 DESCRIPTION:**  
DEVELOPMENT OF INTERNAL SITE, E/W COLLECTOR AND CR11 CONSTRUCTION WILL BE COMPLETED AS REQUIRED BY SIA AND/OR SITE PLAN AND FINAL PLAT. EAST HALF SECTION OF CR9.5 TO BE DESIGNED BY OTHERS AS DETERMINED BY TRAFFIC LOADS.

**NOTE:**  
THE SITE IS OUTSIDE OF ANY KNOW FLOODPLAIN OR FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP 08123C1880E, EFFECTIVE JANUARY 1, 2016.

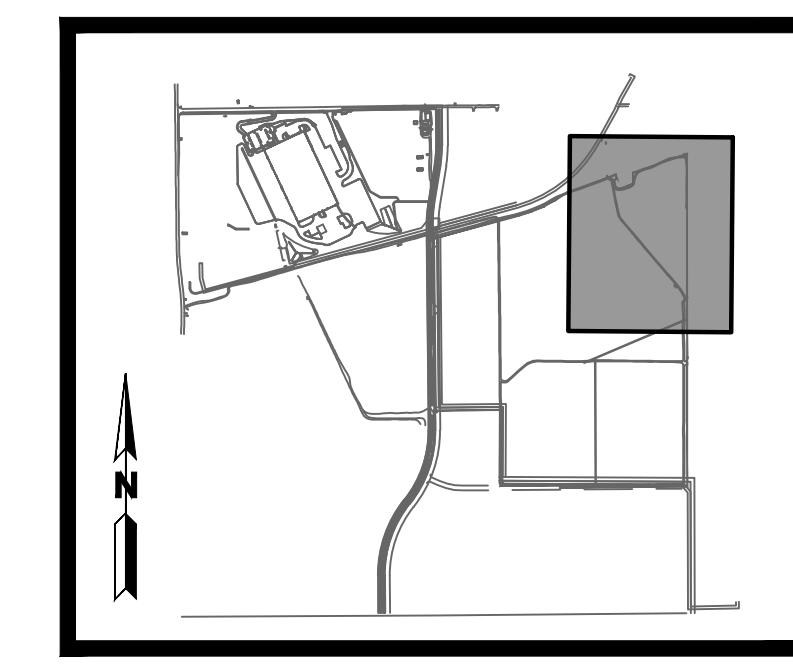
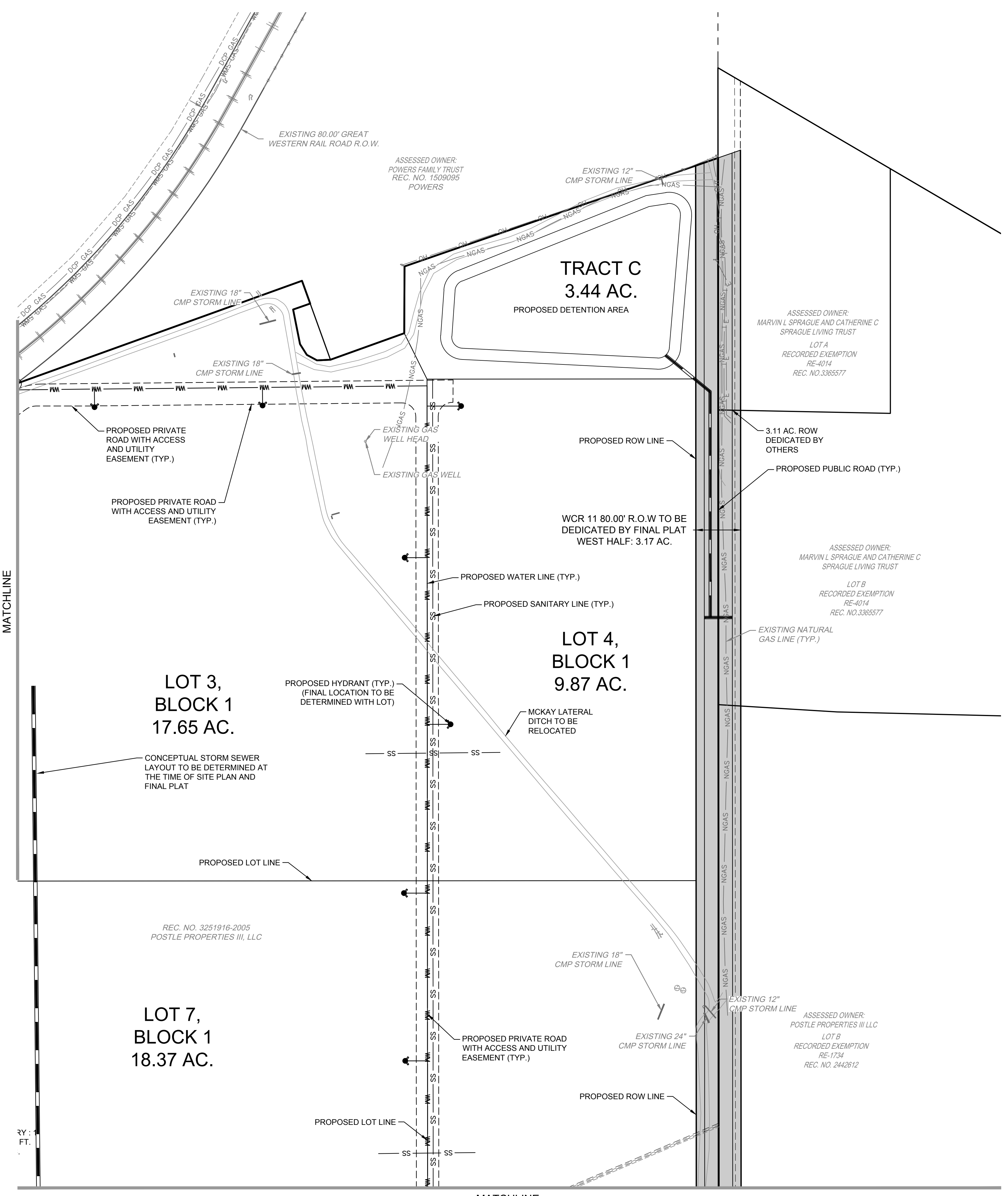
LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53	INDUSTRIAL
LOT 2, BLOCK 1	873,121	20.04	INDUSTRIAL
LOT 3, BLOCK 1	768,690	17.65	INDUSTRIAL
LOT 4, BLOCK 1	430,136	9.87	INDUSTRIAL
LOT 5, BLOCK 1	260,488	5.98	INDUSTRIAL
LOT 6, BLOCK 1	777,098	17.84	INDUSTRIAL
LOT 7, BLOCK 1	800,000	18.37	INDUSTRIAL
LOT 8, BLOCK 1	480,002	11.02	INDUSTRIAL
LOT 9, BLOCK 1	711,562	16.34	INDUSTRIAL
LOT 10, BLOCK 1	486,324	11.16	INDUSTRIAL
TRACT A	153,317	3.52	DRAINAGE
TRACT B	456,709	10.48	DRAINAGE
TRACT C	149,839	3.44	DRAINAGE
TRACT D	163,371	3.75	OPEN SPACE



SCALE: 1" = 200'





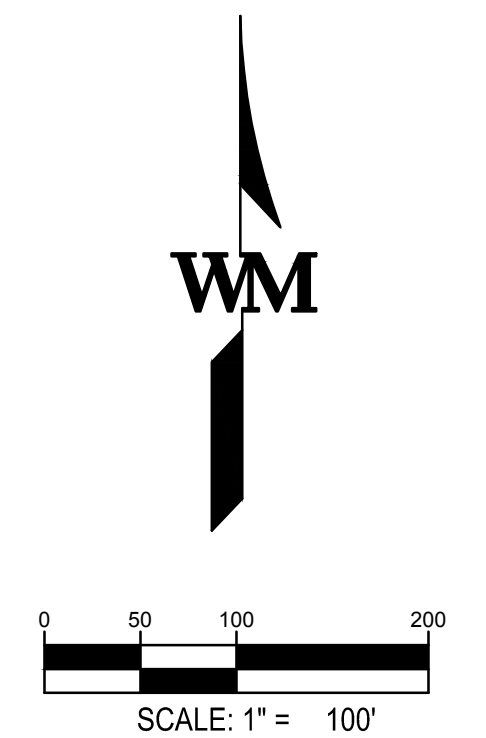


KEYMAP  
1" = 2000'

- LEGEND:**
- 5820 — PROPERTY LINE
  - 5821 — PROPOSED 5' CONTOUR
  - - - 5820 - - - PROPOSED 1' CONTOUR
  - - - 5821 - - - EXISTING 5' CONTOUR
  - - - 5821 - - - EXISTING 1' CONTOUR
  - — — PROPOSED STORM LINE
  - — — EXISTING STORM LINE
  - ME MATCH EXISTING
  - X - X - PROPOSED FENCE
  - - - EXISTING EASEMENT
  - - - PROPOSED EASEMENT
  - ← SS PROPOSED SANITARY SEWER W/ MANHOLE
  - SS EXISTING SANITARY SEWER W/ MANHOLE
  - ← WM PROPOSED WATERLINE & VALVE
  - ← WM EXISTING WATERLINE & VALVE
  - ◊ EXISTING FIRE HYDRANT
  - ◊ EXISTING FIRE HYDRANT
  - NGAS EXISTING GAS LINE
  - MAG FUEL EXISTING MAGELLAN PIPELINE
  - DCP GAS EXISTING DCP GAS LINE
  - CHEV GAS EXISTING CHEVRON GAS LINE
  - WMS GAS EXISTING WESTERN MIDSTREAM GAS LINE
  - FO EXISTING FIBER OPTIC LINE
  - E EXISTING ELECTRIC LINE
  - OH EXISTING OVERHEAD LINE

**NOTE:**  
THE SITE IS OUTSIDE OF ANY KNOW FLOODPLAIN OR FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP 08123C1880E, EFFECTIVE JANUARY 1, 2016.

LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53	INDUSTRIAL
LOT 2, BLOCK 1	873,121	20.04	INDUSTRIAL
LOT 3, BLOCK 1	768,690	17.65	INDUSTRIAL
LOT 4, BLOCK 1	430,136	9.87	INDUSTRIAL
LOT 5, BLOCK 1	260,488	5.98	INDUSTRIAL
LOT 6, BLOCK 1	777,098	17.84	INDUSTRIAL
LOT 7, BLOCK 1	800,000	18.37	INDUSTRIAL
LOT 8, BLOCK 1	480,002	11.02	INDUSTRIAL
LOT 9, BLOCK 1	711,562	16.34	INDUSTRIAL
LOT 10, BLOCK 1	486,324	11.16	INDUSTRIAL
TRACT A	153,317	3.52	DRAINAGE
TRACT B	456,709	10.48	DRAINAGE
TRACT C	149,839	3.44	DRAINAGE
TRACT D	163,371	3.75	OPEN SPACE



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FOR AND ON BEHALF  
OF WARE MALCOMB

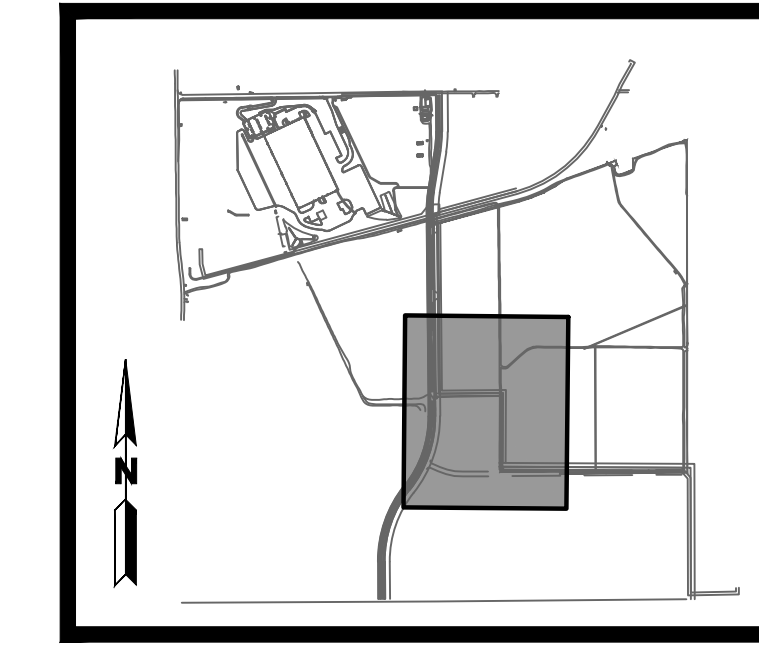
**ACCESS 25 LOGISTICS PARK**  
**MEAD COLORADO**  
UTILITY PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS23-4035
PA / PM:	CS
DESIGNED:	JC
DATE:	12-11-2023
PLOT DATE:	06-17-2025

SHEET  
**17**  
Sheet 17 of 22

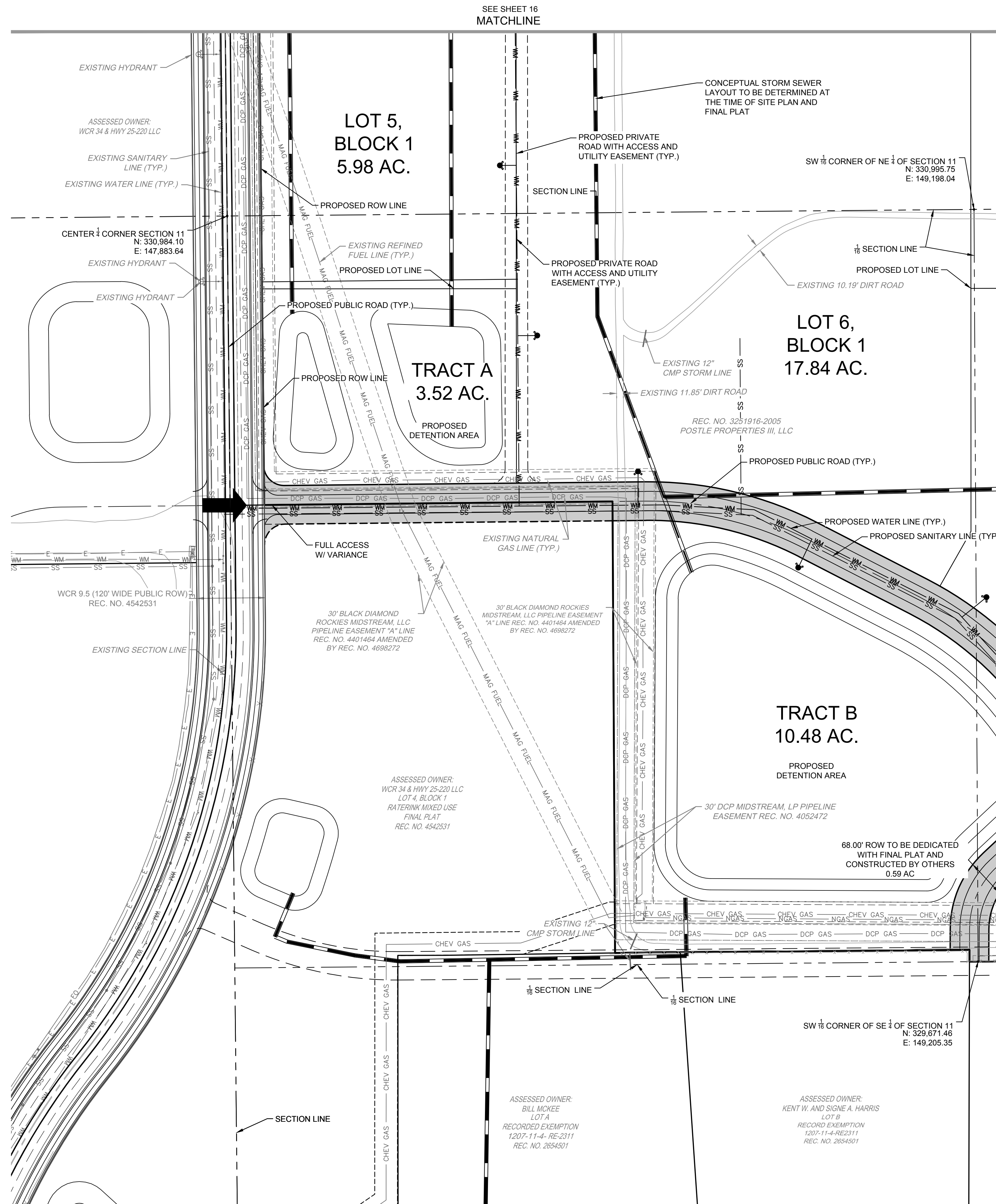
**ACCESS 25 LOGISTICS PARK  
MEAD COLORADO  
UTILITY PLAN**



KEYMAP  
1" = 2000'

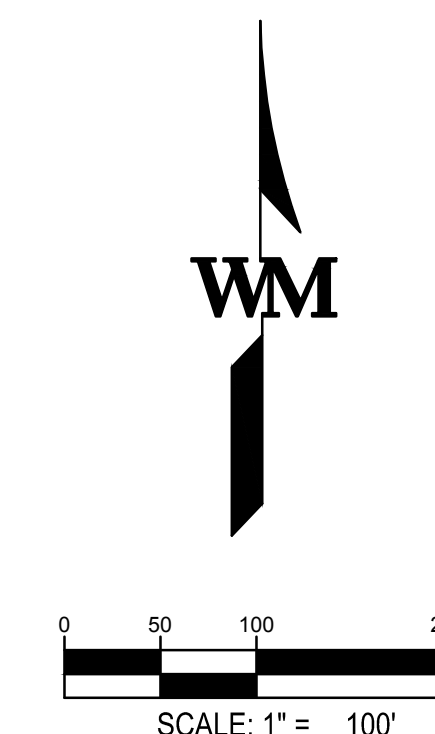
**LEGEND:**

- 5820 — PROPERTY LINE
- 5821 — PROPOSED 5' CONTOUR
- - - 5820 - - - PROPOSED 1' CONTOUR
- - - 5821 - - - EXISTING 5' CONTOUR
- - - 5821 - - - EXISTING 1' CONTOUR
- — — PROPOSED STORM LINE
- — — EXISTING STORM LINE
- ME MATCH EXISTING
- X - X - PROPOSED FENCE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- SS PROPOSED SANITARY SEWER W/ MANHOLE
- SS EXISTING SANITARY SEWER W/ MANHOLE
- WM PROPOSED WATERLINE & VALVE
- WM EXISTING WATERLINE & VALVE
- WM PROPOSED FIRE HYDRANT ASSEMBLY
- WM EXISTING FIRE HYDRANT
- NGAS EXISTING NATURAL GAS LINE
- MAG FUEL EXISTING MAGELLAN PIPELINE
- DCP GAS EXISTING DCP GAS LINE
- CHEV GAS EXISTING CHEVRON GAS LINE
- WMS GAS EXISTING WESTERN MIDSTREAM GAS LINE
- FO EXISTING FIBER OPTIC LINE
- E EXISTING ELECTRIC LINE
- OH EXISTING OVERHEAD LINE



**NOTE:**  
THE SITE IS OUTSIDE OF ANY KNOW FLOODPLAIN OR FLOODWAY PER FEMA FLOOD INSURANCE RATE MAP 08123C1880E, EFFECTIVE JANUARY 1, 2016.

LOT/TRACT	AREA (Sq. Ft.)	AREA (ACRES)	LAND USE
LOT 1, BLOCK 1	415,245	9.53	INDUSTRIAL
LOT 2, BLOCK 1	873,121	20.04	INDUSTRIAL
LOT 3, BLOCK 1	768,690	17.65	INDUSTRIAL
LOT 4, BLOCK 1	430,136	9.87	INDUSTRIAL
LOT 5, BLOCK 1	260,488	5.98	INDUSTRIAL
LOT 6, BLOCK 1	777,098	17.84	INDUSTRIAL
LOT 7, BLOCK 1	800,000	18.37	INDUSTRIAL
LOT 8, BLOCK 1	480,002	11.02	INDUSTRIAL
LOT 9, BLOCK 1	711,562	16.34	INDUSTRIAL
LOT 10, BLOCK 1	486,324	11.16	INDUSTRIAL
TRACT A	153,317	3.52	DRAINAGE
TRACT B	456,709	10.48	DRAINAGE
TRACT C	149,839	3.44	DRAINAGE
TRACT D	163,371	3.75	OPEN SPACE



NO.	DATE	REMARKS

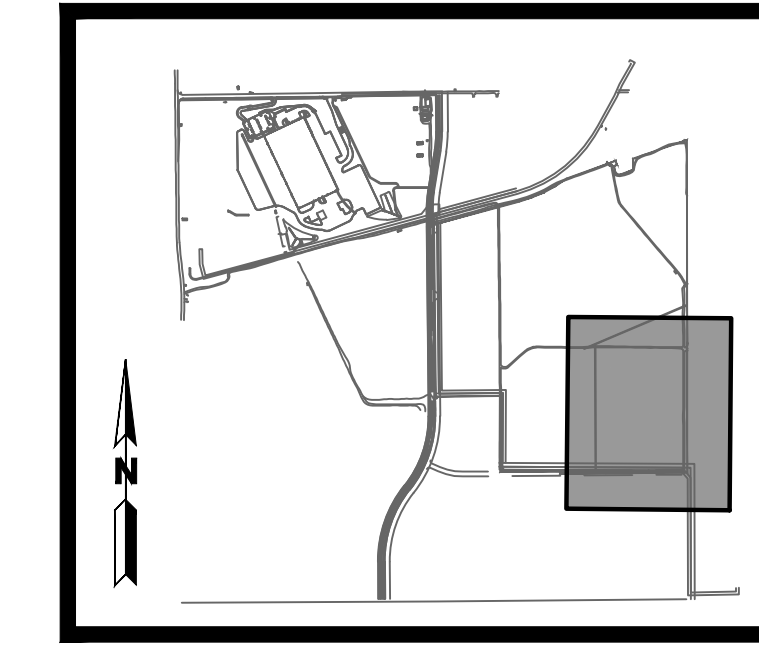
JOB NO.:	DCS23-4035
PA / PM:	CS
DESIGNED:	JC
DATE:	12-11-2023
PLOT DATE:	06-17-2025

**ACCESS 25 LOGISTICS PARK**  
**MEAD COLORADO**  
UTILITY PLAN

REMARKS

JOB NO.: DCS23-4035  
PA / PM: CS  
DESIGNED: JC  
DATE: 12-11-2023  
PLOT DATE: 06-17-2025

SHEET  
**19**  
Sheet 19 of 22



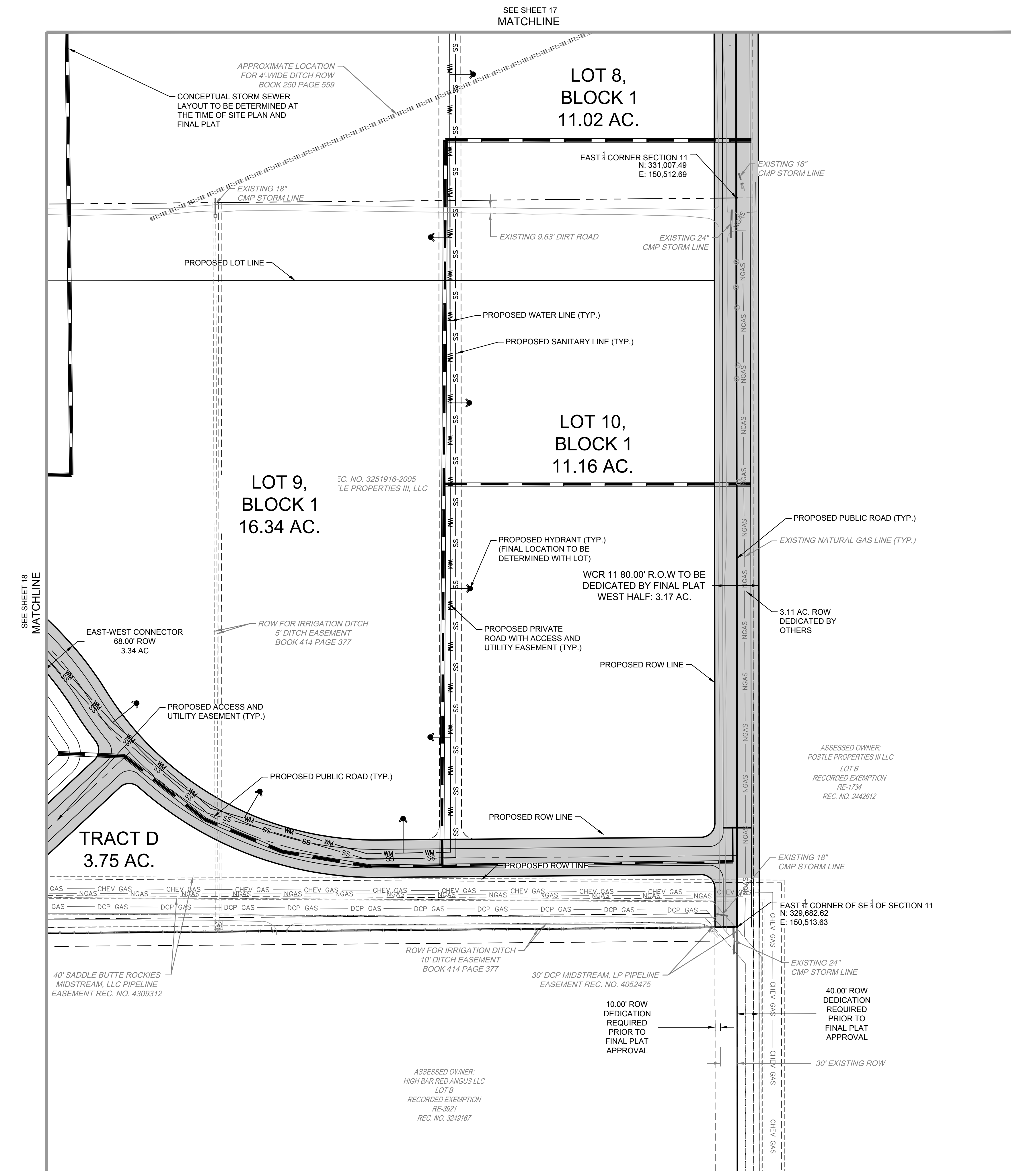
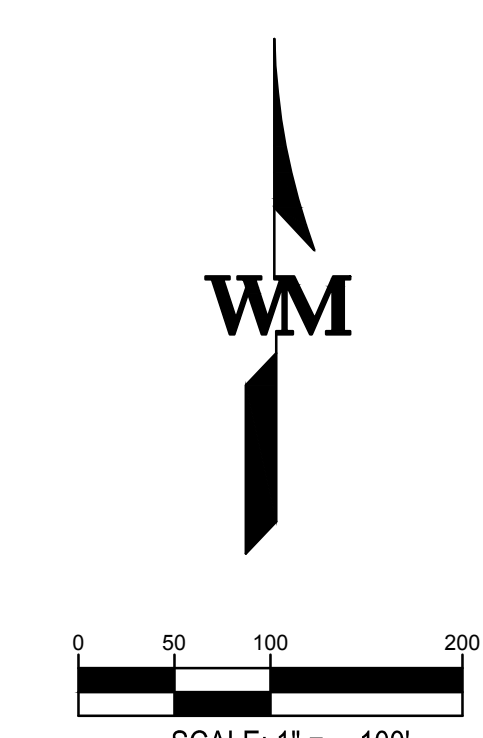
KEYMAP  
1" = 2000'

**LEGEND:**

- 5820 — PROPERTY LINE
- 5821 — PROPOSED 5' CONTOUR
- - - 5820 - - - PROPOSED 1' CONTOUR
- - - 5821 - - - EXISTING 5' CONTOUR
- - - 5821 - - - EXISTING 1' CONTOUR
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- ← SS PROPOSED SANITARY SEWER W/ MANHOLE
- SS — EXISTING SANITARY SEWER W/ MANHOLE
- ← WM — PROPOSED WATERLINE & VALVE
- ← WM — EXISTING WATERLINE & VALVE
- ◊ EXISTING FIRE HYDRANT
- NGAS — EXISTING GAS LINE
- MAG FUEL — EXISTING MAGELLAN PIPELINE
- DCP GAS — EXISTING DCP GAS LINE
- CHEV GAS — EXISTING CHEVRON GAS LINE
- WMS GAS — EXISTING WESTERN MIDSTREAM GAS LINE
- FO — EXISTING FIBER OPTIC LINE
- E — EXISTING ELECTRIC LINE
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**NOTE:**  
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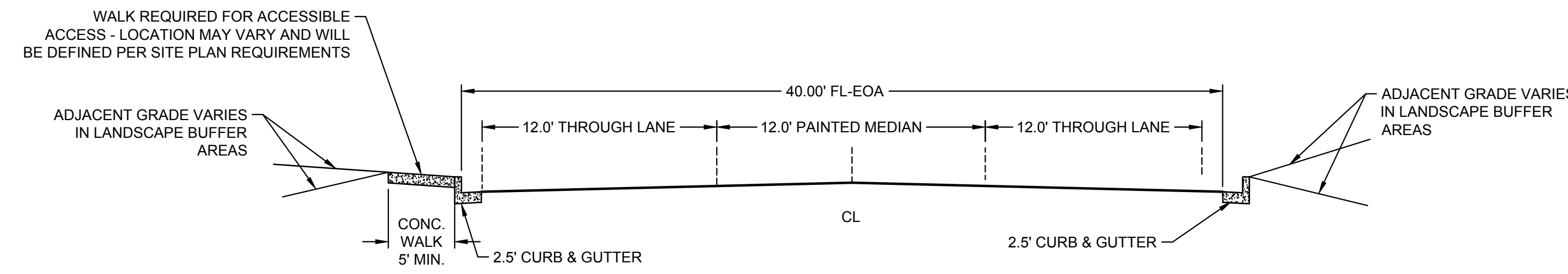


**PHASING NOTES:**

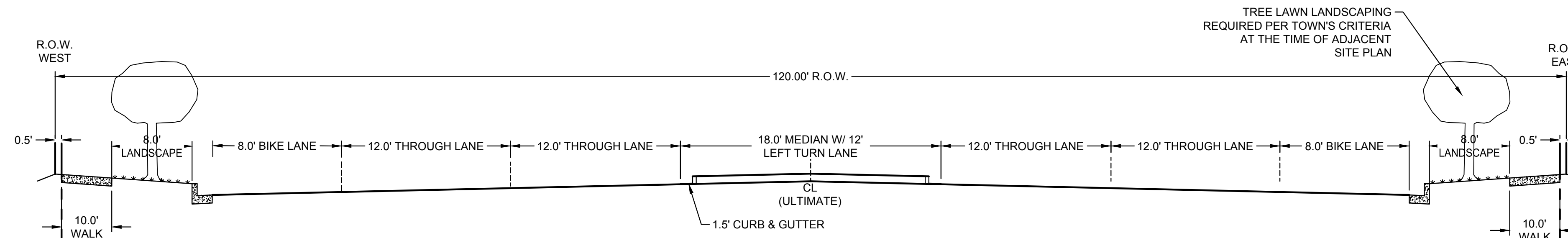
**PHASE 1 DESCRIPTION:**  
PHASE 1 IS THE CONSTRUCTION OF TWO LANES OF CR9.5 AND ASSOCIATED SIDEWALK AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS.

**PHASE 2 DESCRIPTION:**  
PHASE 2 IS THE CONSTRUCTION OF AN ADDITIONAL LANE OF CR9.5 INCLUDING CURB AND GUTTER AND ACCESS POINTS WITH AUXILIARY LANES AS SHOWN IN THE CR9.5 CONSTRUCTION DOCUMENTS. EASTERN HALF SECTION TO BE COMPLETED WITH SITE PLAN AND FINAL PLAT AS EACH ADJACENT LOT IS DEVELOPED.

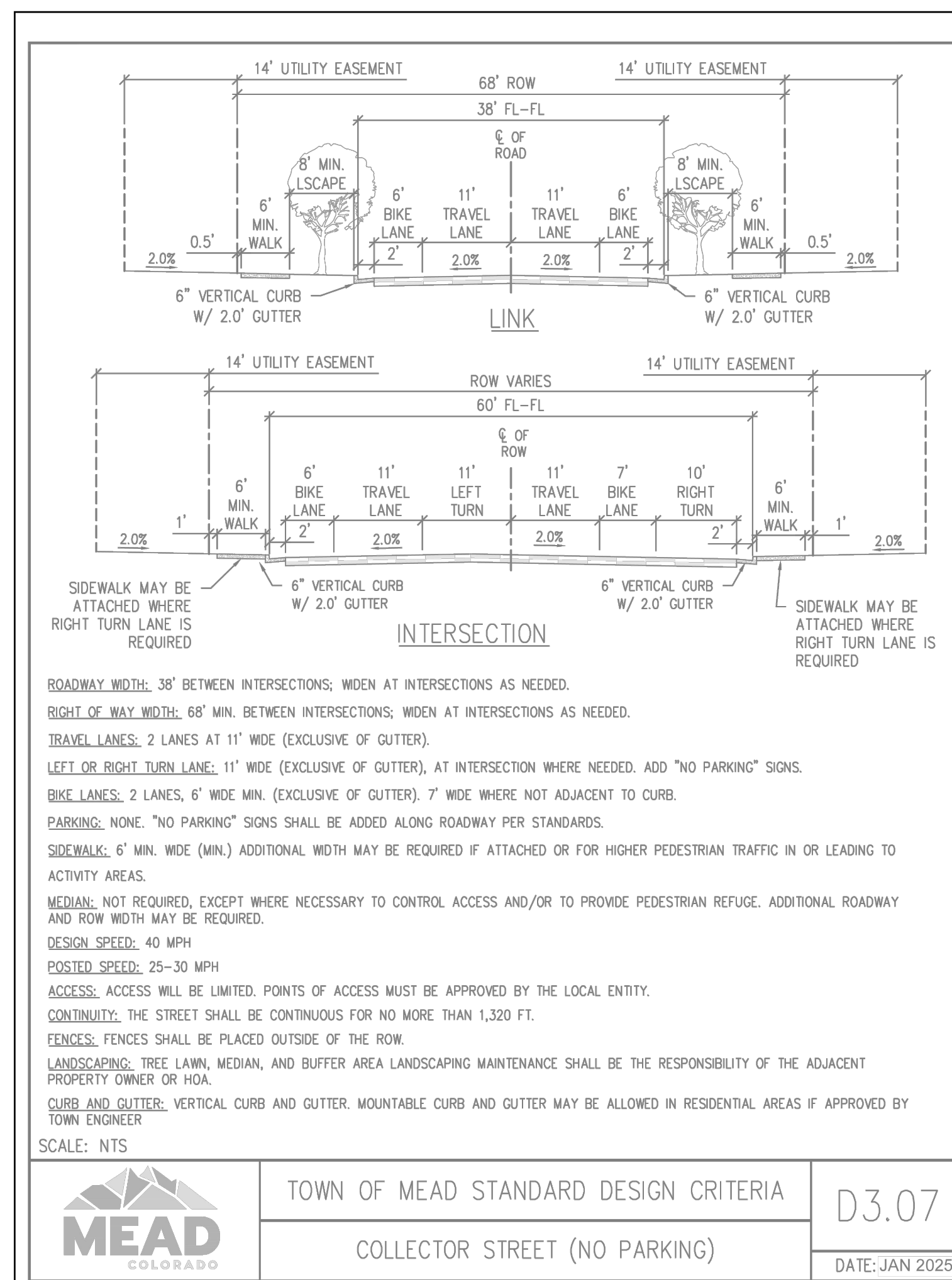
**PHASE 3 DESCRIPTION:**  
DEVELOPMENT OF INTERNAL SITE. EW COLLECTOR AND CR11 CONSTRUCTION WILL BE COMPLETED AS REQUIRED BY SIA AND/OR SITE PLAN AND FINAL PLAT. EAST HALF SECTION OF CR9.5 TO BE DESIGNED BY OTHERS AS DETERMINED BY TRAFFIC LOADS.



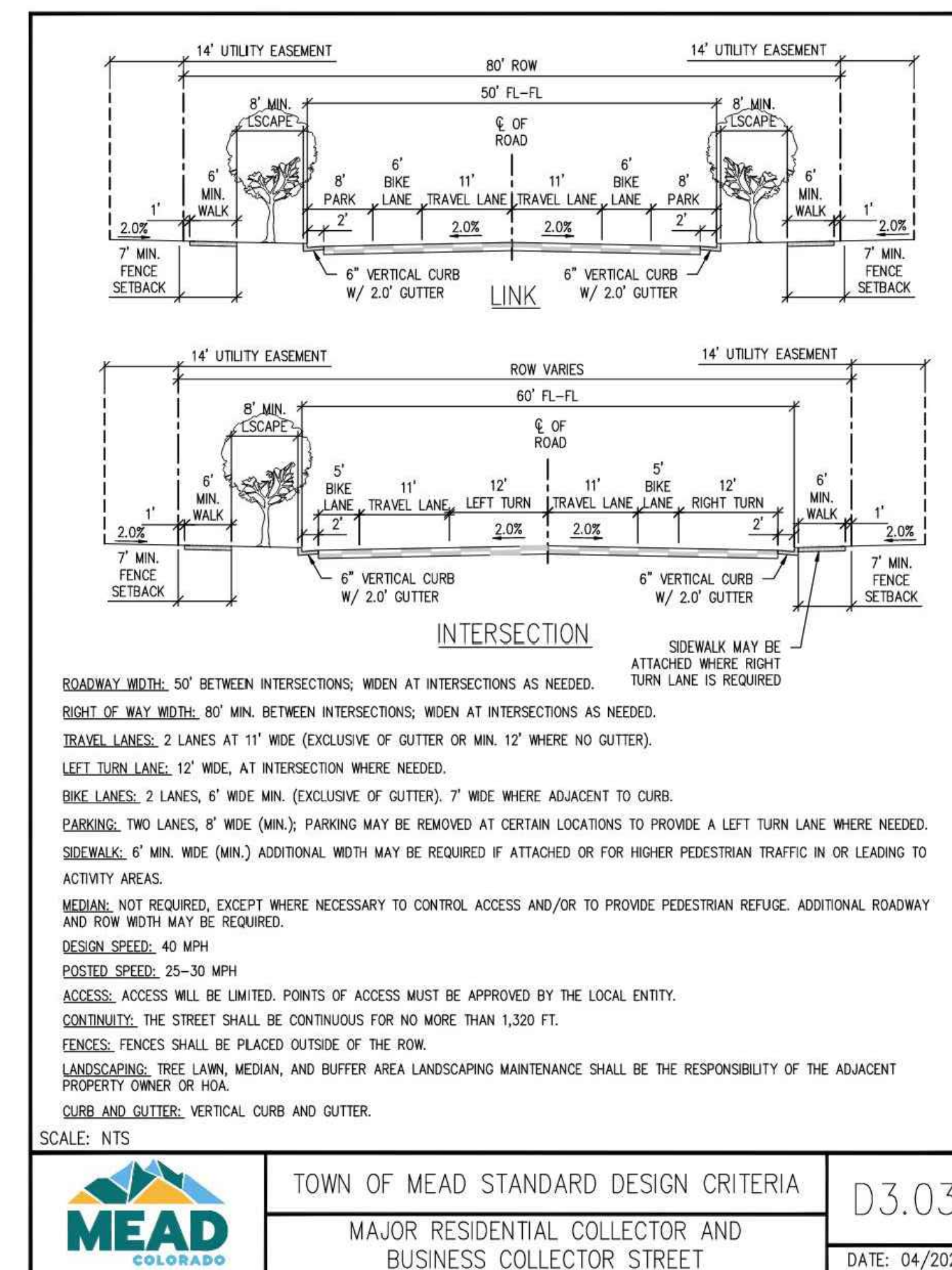
**TYPICAL PRIVATE ACCESS 25 ROAD SECTIONS**



**COUNTY ROAD 9.5 TYPICAL SECTION (ULTIMATE)**



**EW COLLECTOR TYPICAL SECTION**



**COUNTY ROAD 11 TYPICAL SECTION**



TOWN OF MEAD STANDARD DESIGN CRITERIA

D3.03

COLLECTOR STREET (NO PARKING)

DATE: JAN 2025



TOWN OF MEAD STANDARD DESIGN CRITERIA

D3.03

MAJOR RESIDENTIAL COLLECTOR AND BUSINESS COLLECTOR STREET

DATE: 04/2021



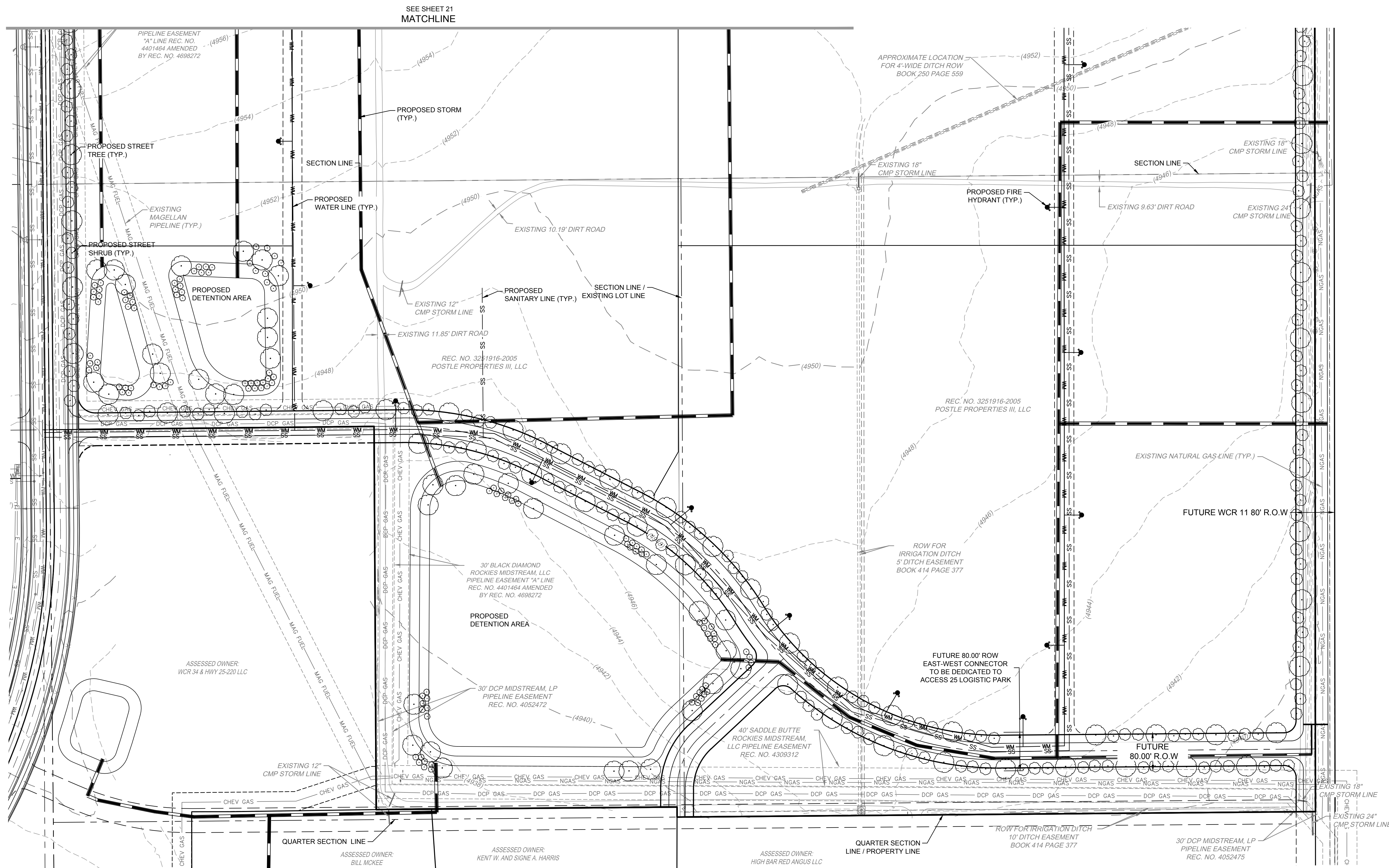
**ACCESS 25 LOGISTICS PARK**  
**MEAD COLORADO**  
LANDSCAPE PLAN

NO. DATE REMARKS

JOB NO.: DCS23-4035  
PA / PM: CS  
DESIGNED: JC  
DATE: 12-11-2023  
PLOT DATE: 06-17-2025

SHEET  
**22**  
Sheet 22 of 22

NOT FOR CONSTRUCTION



**NOTE:**  
LANDSCAPING SHOWN AS CONCEPTUAL PLACEMENT -  
ULTIMATE LANDSCAPE DESIGN TO BE COMPLETED PER THE  
REQUIREMENTS OF THE TOWN OF MEAD AT THE TIME OF  
FINAL PLAT.

**LEGEND:**

	PROPERTY LINE		PROPOSED FIRE HYDRANT ASSEMBLY
	PROPOSED 5' CONTOUR		EXISTING WATERLINE & VALVE
	PROPOSED 1' CONTOUR		EXISTING FIRE HYDRANT
	EXISTING 5' CONTOUR		EXISTING GAS LINE
	EXISTING 1' CONTOUR		EXISTING MAGELLAN PIPELINE
	PROPOSED STORM LINE		EXISTING DCP GAS LINE
	EXISTING STORM LINE		EXISTING CHEVRON GAS LINE
	MATCH EXISTING		EXISTING WESTERN MIDSTREAM GAS LINE
	PROPOSED FENCE		EXISTING FIBER OPTIC LINE
	EXISTING EASEMENT		EXISTING ELECTRIC LINE
	PROPOSED EASEMENT		EXISTING OVERHEAD LINE
	PROPOSED SANITARY SEWER W/ MANHOLE		
	EXISTING SANITARY SEWER W/ MANHOLE		
	PROPOSED WATERLINE & VALVE		



SEE SHEET 21  
MATCHLINE

QUARTER SECTION LINE  
ASSESSED OWNER:  
BILL MCKEE

ASSESSED OWNER:  
KENT W. AND SIGNE A. HARRIS

ASSESSED OWNER:  
HIGH BAR RED ANGUS LLC

QUARTER SECTION LINE / PROPERTY LINE

ASSESSED OWNER:  
30' DCP MIDSTREAM, LP  
PIPELINE EASEMENT  
REC. NO. 4052475

ASSESSED OWNER:  
WCR 34 & HWY 25-220 LLC

30' BLACK DIAMOND  
ROCKIES MIDSTREAM, LLC  
PIPELINE EASEMENT "A" LINE  
REC. NO. 4401464 AMENDED  
BY REC. NO. 4698272

30' DCP MIDSTREAM, LP  
PIPELINE EASEMENT  
REC. NO. 4052472

40' SADDLE BUTTE  
ROCKIES MIDSTREAM,  
LLC PIPELINE EASEMENT  
REC. NO. 4309312

ROW FOR  
IRRIGATION DITCH  
5' DITCH EASEMENT  
BOOK 414 PAGE 377

FUTURE 80.00' ROW  
EAST-WEST CONNECTOR  
TO BE DEDICATED TO  
ACCESS 25 LOGISTICS PARK

FUTURE WCR 11 80' R.O.W

FUTURE  
80.00' R.O.W

PIPELINE EASEMENT  
"A" LINE REC. NO.  
4401464 AMENDED  
BY REC. NO. 4698272

APPROXIMATE LOCATION  
FOR 4'-WIDE DITCH ROW  
BOOK 250 PAGE 559

REC. NO. 3251916-2005  
POSTLE PROPERTIES III, LLC

REC. NO. 3251916-2005  
POSTLE PROPERTIES III, LLC

REC. NO. 3251916-2005  
POSTLE PROPERTIES III, LLC

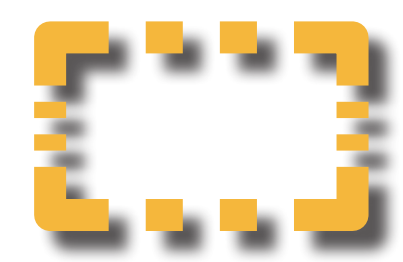
ROW FOR IRRIGATION DITCH  
10' DITCH EASEMENT  
BOOK 414 PAGE 377

ASSESSED OWNER:  
30' DCP MIDSTREAM, LP  
PIPELINE EASEMENT  
REC. NO. 4052475



**TOTAL PROPOSED PROJECT NORTH OF RAIL**  
±372,050 SF

WELD COUNTY



**FILING 1 & 2**  
FINAL PLAT APPROVED



**FILING 3**  
PRELIMINARY PLAT UNDER CONSIDERATION

LOT 8 - FILING 1 INDUSTRIAL BLDG 8  
±167,000 SF

WELD COUNTY

LOT 9 - FILING 1 INDUSTRIAL BLDG 9  
±195,500 SF

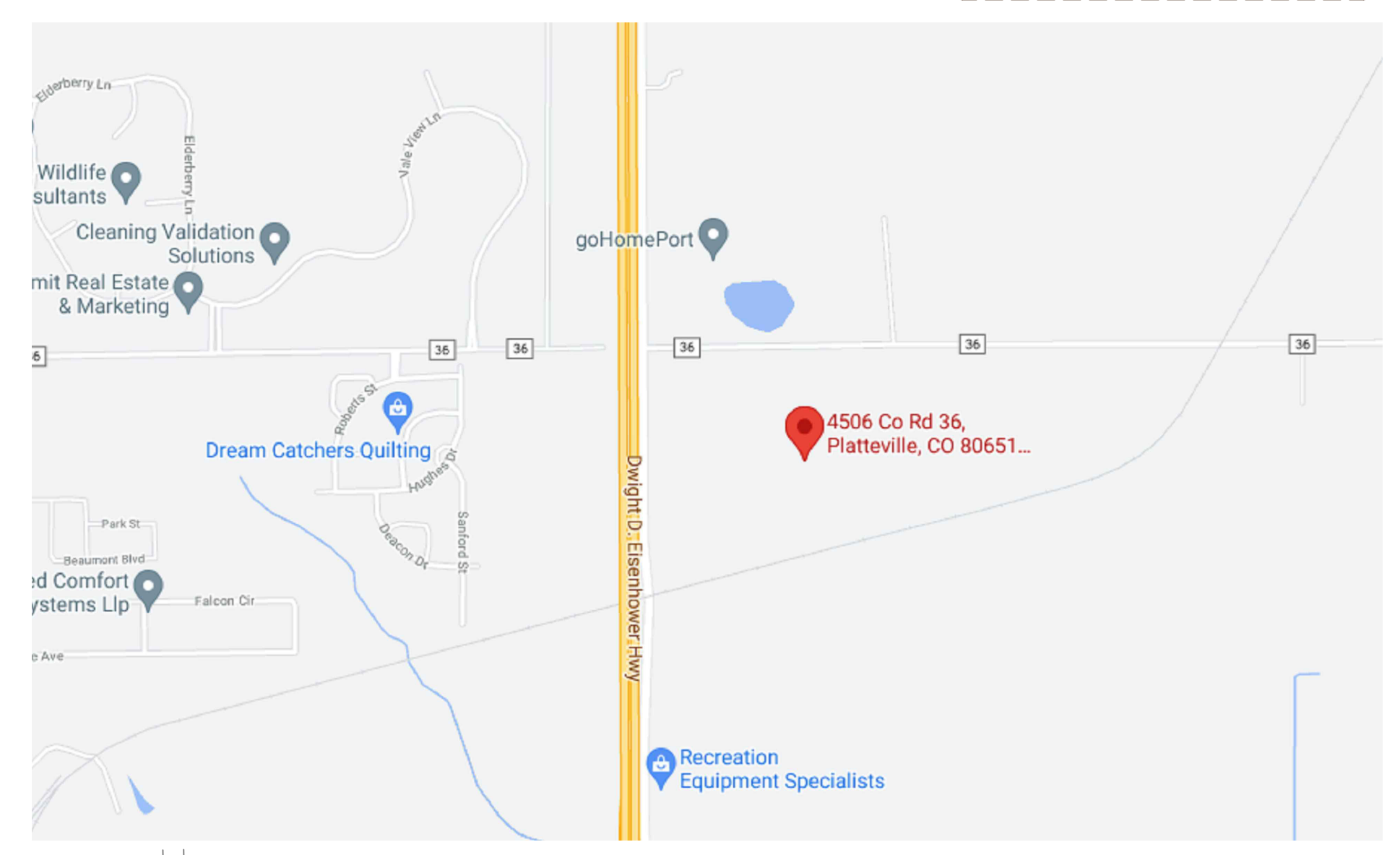
**TOTAL PROPOSED PROJECT SOUTH OF RAIL**  
±2,093,300SF

LOT 10 - FILING 1 INDUSTRIAL BLDG 10  
±198,000 SF

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: PDF ALTA SURVEY



**JOINT CR9.5 ROADWAY IMPROVEMENT PROJECT**  
TOWN OF MEAD | WELD COUNTY | VAULTER | BROE

FULL ACCESS  
VARIANCE REQUIRED FOR PROXIMITY OF REVISED RATERINK ACCESS NO. 2 (ONLY 700LF BETWEEN ACCESS POINTS)

scheme: MP8.0

Master Site Plan

4506 Co Rd 36  
Platteville, CO 80651

**WARE MALCOMB**

DCS23-4035  
05-09-24

SHEET  
mp8.0

