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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\\_irDH4x\\_ER1yZSo6clo\\_2Zg](https://us02web.zoom.us/webinar/register/WN_irDH4x_ER1yZSo6clo_2Zg)

#### 1. Call to Order – Roll Call

Mayor Colleen Whitlow  
Mayor Pro Tem Trisha Harris  
Trustee David Adams  
Trustee Chris Cartwright  
Trustee Jeremiah R. Crane  
Trustee Brad Hagen  
Trustee Herman Schranz

#### 2. Moment of Silence

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

#### 4. Review and Approve Agenda

#### 5. Staff Report: Town Manager Report

a. Manager Report

#### 6. Informational Items

- a. Mead Motorheads
- b. St. Vrain Valley School District IGA

#### 7. Proclamations

a. Proclamation for Flag Day June 14, 2026 and National Flag Week June 14-20, 2026

#### 8. Public Comment:

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

#### 9. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda

and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

- a. Approval of Minutes - Regular Meeting May 26, 2026
- b. May 2026 Aging Report
- c. Check Register June 8, 2026
- d. **Resolution No. 34-R-2026** — A Resolution of the Town of Mead, Colorado, Approving the Weld County Public Safety Communications Services Agreement Between the Town of Mead and the Board of County Commissioners of Weld County, Colorado, on Behalf of the Weld County Regional Communications Center
- e. **Resolution No. 35-R-2026** — A Resolution of the Town of Mead, Colorado, Approving an Amended and Restated Intergovernmental Agreement Concerning Fair Contributions for Public School Sites Between the Town of Mead and the St. Vrain Valley School District RE-1J
- f. **Resolution No. 36-R-2026** — A Resolution of the Town of Mead, Colorado, Expressing the Intent of the Town to be Reimbursed for Certain Expenses Relating to the Construction of a Police Station Facility, and Other Capital Improvements
- g. **Resolution No. 37-R-2026** — A Resolution of the Town of Mead, Colorado, Approving Change Order No. 3 to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Architectural and Engineering Services Related to the Mead Policy Facility (Project No. 2025-005)
- h. **Resolution No. 38-R-2026** — A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Creation of an Economic Development Strategic Plan
- i. **Ordinance No. 1107** — An Ordinance of the Town of Mead, Colorado, Annexing Certain Town-Owned Property Known as the Valdez Annexation to the Town of Mead, Colorado

## 10. Public Hearing

- a. Public Hearing: Kiteley Ranch Annexation and Ariet's Grove Planned Unit Development
  - i. **Ordinance No. 1108** — An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as Kiteley Ranch to the Town of Mead, Colorado
  - ii. **Ordinance No. 1109** — An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement and Development Agreement with Anadarko E&P Onshore LLC for the Kiteley Ranch Annexation and Associated Vested Property Rights
  - iii. **Ordinance No. 1110** — An Ordinance of the Town of Mead, Colorado, Approving with Conditions a Zoning Designation of Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with Planned Unit Development (PUD) Overlay for the Property Known as Ariet's Grove and Approving Associated Vested Property Rights

- iv. **Resolution No. 39-R-2026** — A Resolution of the Town of Mead, Colorado, Approving an Intergovernmental Agreement Between the Town of Mead and Kiteley Ranch Metropolitan District

**11. Public Comment:**

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

**12. Elected Official Reports**

- a. Town Trustees
- b. Mayor Whitlow

**13. 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).

TO: Honorable Mayor and Trustees  
FROM: Helen Migchelbrink, Town Manager  
DATE: June 8, 2026  
SUBJECT: Town Manager Report

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- The Mead Police Department partnered with TBK Bank and Community Engagement on the Shred Event held on Saturday, May 30<sup>th</sup>. This event was a huge success with many residents taking advantage of the opportunity to shred sensitive documents they no longer need, thus preventing the risk of identity theft.
- The Mead Area Chamber of Commerce will host the Summer Block Party on Saturday, June 13<sup>th</sup>, from 4–8 p.m. at Town Park. The event will feature local vendors, food trucks, free family-friendly activities, and live music from 6–8 p.m.
- Mead After-Hours Summer Social is on Friday, June 26<sup>th</sup> from 6 p.m. to 9 p.m. The themed After-Hours event will feature live entertainment and expanded community activities. The Summer Social will include free kids' activities, a cornhole tournament, volleyball in the park, and new community yard games. Hazel Miller will headline the evening, performing from 7 p.m. to 9 p.m.
- A 24-hour ballot box was installed this week by Weld County Elections. It is located at the new parking lot adjacent to the Community Center. It will allow residents to vote here in Mead starting with the June primaries and be open to start accepting ballots on June 8<sup>th</sup>.
- Mead will hold a regular election, coordinated with Weld County, on Tuesday, November 3, 2026. The Mayor and four Trustee seats will be filled. An informational meeting about running for Trustee will be scheduled for early August to coincide with the availability of nomination packets. For further information please contact Town Clerk Milissa Peters-Garcia.
- The Town's 2025 Financial Audit is moving forward. DMC Auditing and Consulting will prepare the audited financial statements again this year. Drafts have not yet been received for editing. The audit is scheduled to be presented to the Board of Trustees on July 13, 2026. The audited financial statements must be filed with the Office of the State Auditor by July 31, 2026.
- The Town partnered with the Mead Area Chamber of Commerce to provide free hot dogs and beverages at the Fishing is FUN Clinic on June 6<sup>th</sup>. This annual event is held at Lorin Mead Park at Highland Lake during Colorado's Free Fishing Weekend. In partnership with Colorado Parks and Wildlife, attendees participated in educational fishing activities and learned more about outdoor recreation opportunities.
- The CIRSA renewal application for 2027 Property Casual Insurance has been submitted. The renewal application requires a thorough review of inventory, capital purchases and financials. The quote for 2027 insurance coverage should be received in August.
- Colorado Municipal League's 104th Annual Conference, to be held June 22, 2026 through June 25, 2026, in Westminster. Sessions are available for the education of public officials.
- Little Thompson Water District presented to the Board of Trustees on May 26<sup>th</sup> regarding the Growing Water Smart Metrics grant project. The attached letter of support dated May 27, 2026, was submitted on behalf of the Board of Trustees in support of Little Thompson's continued work.
- The High Plains Blvd (WCR 9.5) road construction project continues. The construction of two miles of this road between WCR 32 and WCR 36 includes two travel lanes, bike lanes, two roundabouts located at CR 32 and CR 34, and a ten-foot-wide detached sidewalk. The project is a collaboration among Mead, Weld County and local developers. Currently a new roundabout intersection is being constructed at CR 32 and High Plains Blvd. This roundabout should be completed by July. Once complete, the crews will move to CR 34 and High Plains Blvd to construct a new roundabout in that location. We anticipate the entire project will be open to the public by November.
- There is quite a bit of activity going on at the Municipal facilities site located just east of Liberty Ranch and south of SH 66 on CR 7. This Town owned site will soon be home to Mead's first library, a new Mountainview Fire Station, and a Police headquarters. Construction of the library and fire station are

nearing completion and will open later this year. The Police building is under design and will begin construction in the fall.

- A pedestrian and bicycle underpass that will go under SH 66 and connect the pedestrian trail that runs along CR 7 is under design and right of way acquisition. Construction is anticipated to begin on this project by late this year.
- Saint Vrain Valley School District (SVVSD) is constructing a pre-kindergarten through eighth grade school southeast of Mead High School. The school, Big Sky PK-8, will open for students in the fall of 2026. Mead Police School Resource Officers (SRO's) continue to collaborate with the students, faculty and staff at all three of the Mead schools. The partnership that has been forged between the St. Vrain Valley School District and our Mead Police Department has helped to foster an atmosphere of trust and accountability throughout the schools. The Town will provide a fully trained SRO to Big Sky PK-8.
- Mayor Colleen Whitlow convenes weekly office hours at Mead Town Hall. The office hours are on Mondays from 10:00 a.m. to 12:00 p.m. Please contact the front office for an appointment. Walk ins will be taken as time allows.
- Explore the daily operations of Mead Police officers and staff. Whether responding to service calls, engaging with students, or interacting with residents at community events, the Mead Police Department is committed to improving the quality of life for residents, businesses, and visitors. View the Mead Police Challenges and Needs videos here: <http://bit.ly/40G47qm>
- Coffee with the Mayor was held on Saturday June 6<sup>th</sup> at the Community Center Peak room. Mayor Whitlow discussed active development in Mead, Town projects, and responded to citizen comments / general inquiries. Coffee with the Mayor is held the first Saturday of each month. Join Mayor Whitlow for the next Coffee on Saturday July 4<sup>th</sup> from 8:00 a.m. – 10:00 a.m.
- Supply Irrigating Ditch Company anticipates diminished water availability this upcoming season due to the current water situation and historic low snowpack. Please see attached notice dated May 15, 2026.
- Mead Municipal Court is scheduled for Tuesday June 16<sup>th</sup> at 5:00 p.m. at Town Hall. Currently there are 35 cases on the docket for arraignment and review hearings. It is anticipated that a trial may be scheduled for July.
- Based on the 5-year Pavement Management Maintenance Plan, this year's transportation projects will begin early this Spring. Current road closures due to construction can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- Key projects update:
  - 3<sup>rd</sup> and Welker Intersection – Work continues on the landscaping improvements and restoration of adjacent properties, along with concrete punch list repairs.
  - SH66 Pedestrian Crossing – Staff identified a preferred selection for the Construction Management Services for the pedestrian underpass project. Scope and fee negotiations are underway. The contract will be brought to the Board for approval next month.
- Building Permits:
  - 2026 YTD (SF-D): 32 Permits, 34 Certificates of Occupancy
  - 2026 YTD (All Permit Types): 168 permits issued, 1,469 inspections
- Boards and Commissions
  - The Planning Commission held its regular meeting on May 20, 2026. A public hearing for the Ariet's Grove/Kiteley Planned Unit Development (PUD) was conducted, and the Planning Commission adopted a resolution recommending approval to the Board of Trustees. The Planning Commission will hold its next regular meeting on June 17, 2026, during which Logan Simpson will present the final draft of the Parks, Recreation, Open Space, and Trails Master Plan.
- Human Resources
  - The Town advertises open positions on Neogov – below is the link: <https://www.governmentjobs.com/careers/townofmead>
  - Current open positions:
    - Police Officer interviews were held 3/19 & 3/20. One applicant is in backgrounds.
    - Accountant I / II – 19 candidates; candidate is going through background checks
    - MW – Seasonal (2 positions)– two candidates are going through background checks.

- MW I/II/III – position reposted due to recent vacancy.
- Recently filled positions
  - Administrative Clerk – Christina Fernandez started on May 26<sup>th</sup>.
  - Rec Asst – 2 part time started last week.
- Human Resources released an RFP for a benefits broker. Seven proposals were received by the deadline and are under review.

## **Community Development**

- Mountain View Fire Rescue’s new fire station continues vertical construction. Steel girders appear fully installed. The contractor is craning and welding intermediate beams/stringers between the girders.
- High Plains Library District’s construction continues installing finish cladding on the southwest, southeast, northeast entrance exterior walls along with stone on the chimney.
- The State of Colorado Department of Local Affairs (DOLA) notified the Town on May 22, 2026, that the grant application to assist in funding the preparation of an Economic Development Strategic Plan has been approved for \$25,000.
- Risewell Homes continues construction of its model homes in the eastern portion of Mead Place. Three of the models are dried in with another two permitted and in footing and foundation.
- Town staff have coordinated an amended and restated Intergovernmental Agreement with St. Vrain Valley School District the fair contributions for public school sites. The SVVSD Board of Education approved the IGA at its May 27, 2026, regular meeting. The Town of Mead Board of Trustees will consider the IGA at the June 8, 2026, regular meeting.
- Staff participated in the first quarterly meeting of the SVVSD Long Range Planning Committee. Planning staff from Dacono, Erie, Frederick and Firestone participated along with three members of the school district planning staff and the school district architect.
- The Land Use Code Amendment Project continues as Town staff met with the consultant team on May 26, 2026, to coordinate the final steps towards adoption. Town staff is reviewing all chapters drafted for code update and will provide edits back to the consultant by June 30<sup>th</sup>. Staff anticipates bringing the update forward for consideration in late Q3 or early Q4 of 2026. The update ensures that the LUC complies with state laws, best practices and efficiencies in the development processes. The A website for the Land Use Code update has been established to provide ongoing access and information to the public: [Land Use Code Update & Outreach | Mead, CO](#)
- The Parks, Recreation, Open Space and Trails (PROST) Master Plan is in its final edits and will be provided to the public the week of June 1, 2026. Additionally, Logan Simpson is preparing presentations for public hearings before the Planning Commission on June 17, 2026 and before the Board of Trustees on July 13, 2026 for consideration. The goal of this plan is to develop a master plan for the future of parks, recreation, open space, and trails efforts in Mead. With the help of a consultant, Logan Simpson, there have been multiple opportunities for input by the residents that helped shape the future of Mead’s parks, open space, and trails through this master plan. A website for the PROST plan has been established to provide ongoing access and information to the public: <https://www.townofmead.org/development/page/mead-motion-parks-open-space-and-trails-master-plan-update>.

## **Public Works and Engineering**

- 2026 Asphalt Reconstruction - Paving is complete in Grand View and Mulligan Lakes and minor punch list repairs are underway. Additional patching will occur on CR7 by Mead High later this summer.
- A contractor has been identified for the CR 34 bridge replacement project. Staff is preparing the recommendation to award for CDOT concurrence. The contract will be brought to the Board of Trustees for consideration in the next two months.
- Police Facility Design – an RFQ for CM/GC contractors is due June 9<sup>th</sup> for the building construction. The team continues to advance the design and finalize the COP funding documents.
- The Liberty Ranch restroom is awaiting final building inspections and is expected to open in early June.
- Restriping of SH66 and CR 7 is scheduled for overnight on June 5<sup>th</sup>.

## **Community Engagement**

- Mead Recreation is offering several Skyhawks Summer Camps at the Community Center this season, including basketball and volleyball programs. In addition, a new outdoor Tennis Camp has been added to this summer's lineup, providing even more opportunities for youth to stay active, build skills, and enjoy recreational programming.
- Summit Singers is expanding its programming with a new four-day summer camp at the Community Center. Summit Singers: Triple Threat is a half-day camp for students entering 2nd through 8th grade who enjoy performing or want to explore singing, dancing, and acting in a fun and supportive environment. Currently 46 youth are registered, making this our first in-house summer camp and an exciting new addition to Mead Recreation programming.
- Adult Summer Cornhole League participation has more than doubled this year, with 21 teams registered compared to nine teams last year. The league runs Tuesdays from June 23 through July 28, from 6–8 p.m. at Town Park.
- Community Day vendor registration officially opened on June 1<sup>st</sup>. Vendor booth spaces are available for \$40 per 10' x 10' booth. Community Day will take place on September 12<sup>th</sup>, and staff continue to finalize event details, activities, and entertainment.

## **Police Department**

- Staffing update: One candidate in backgrounds to fill the one open position. New Officer Sasha Dickinson is in field training.
- The May Monthly Report is attached.
- Officers completed firearms qualifications and case management training this month.
- Officer Hansen attended the FBI LEEDA Supervisory Leadership Institute



May 27, 2026

Dear APA Colorado Awards Committee:

On behalf of the Board of Trustees for the Town of Mead, I am pleased to offer our strong support for the Little Thompson Water District's nomination for the Growing Water Smart Award.

The Growing Water Smart Metrics grant project to evaluate irrigation rates in the Town of Mead represents a meaningful and measurable advancement in how our community approaches integrating land use and water planning. This work builds on a strong foundation of collaboration between the Town and Little Thompson Water District and reflects a shared commitment to responsible growth and long-term water sustainability.

Through this effort, Little Thompson Water District delivered valuable data and analysis on irrigation rate metrics, equipping our staff and decision-makers with practical tools to better align development patterns with water-efficiency goals. The project has strengthened coordination between land-use planning and water resource management, enabling us to make more informed, forward-looking decisions that directly support conservation and responsible water use.

Equally important, this work builds on the momentum established by the Growing Water Smart Conference and translates that learning into actionable outcomes. The partnership between the Town and Little Thompson Water District continues to serve as a model for how local governments and water providers can work together to address shared challenges and opportunities.

The impact of this project extends beyond data. It has enhanced collaboration, improved planning processes, and positioned our community to manage water demand more effectively as we grow.

We are grateful for the leadership and partnership demonstrated by Little Thompson Water District and fully support their nomination for this award.

Sincerely,

A handwritten signature in cursive script that reads "Colleen Whitlow".

Mayor Colleen Whitlow  
On Behalf of the Board of Trustees  
Town of Mead



**Supply Irrigating Ditch Company**  
P.O. Box 119  
Longmont, Colorado 80502-0119  
(303) 776-7207

May 15, 2026

Notice to all Shareholders,

Due to the current water situation and historic low snowpack, the Board of Directors of the Supply Irrigating Ditch Company are not anticipating being able to deliver any direct flow (river) water for the 2026 season. This letter is being provided as acknowledgement of requests for clarification of Company operations.

The Supply Ditch is a direct flow system with limited storage in Beaver Park Reservoir. Unfortunately, Beaver Park Reservoir is not expected to fill and will not be in priority to run additional storage water to the Supply Ditch shareholders.

Those stockholders who own CBT water are encouraged to coordinate with their adjacent property owners, and the company's Superintendent, to limit shrink and maximize deliveries. Mutual cooperation is necessary with ditch company personnel to ensure a fair system for all stockholders.

If you are not currently receiving messages from the company, please email [info@dangrantbookkeeping.com](mailto:info@dangrantbookkeeping.com) to be added to the distribution list. Future correspondence pertaining to any changes in the 2026 irrigation season will be sent only via email.

The Board of Directors and company personnel understand the uncertainty that comes with diminished water availability; therefore, we ask for your patience and cooperation during this difficult irrigation season.

Hopefully this correspondence will serve as another management tool in your decision-making process for the 2026 irrigation season.

Sincerely,

Angie Swanson  
Secretary/Treasurer  
[angie@dangrantbookkeeping.com](mailto:angie@dangrantbookkeeping.com)

CC: Board of Directors



## Mead Police Department May Monthly Activity - 2026

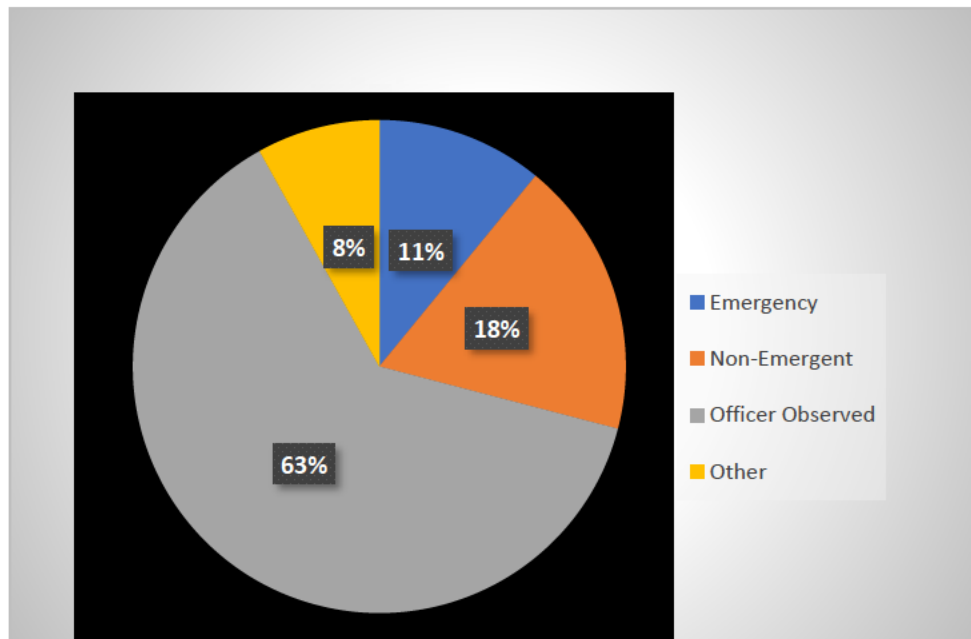
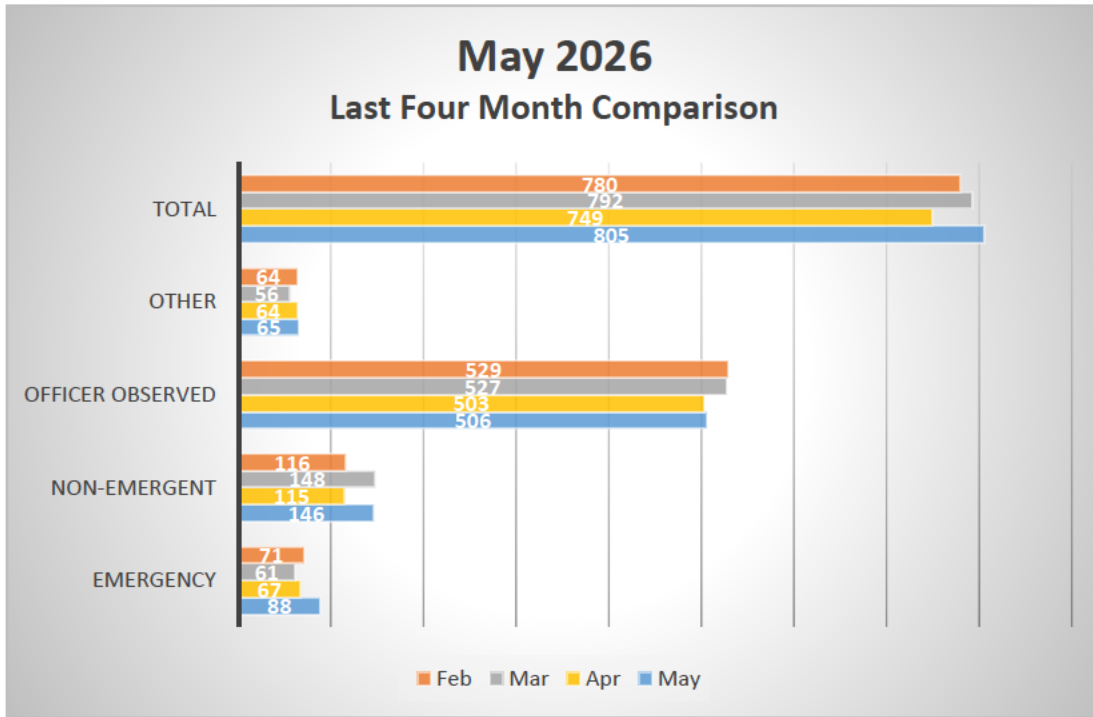


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**ARRESTS: 3 (3 transported to jail)**

Case Number	Location	Charge
26ML00267	██████ East Interstate 25 Frontage Road	2ND DEG ASSAULT - STRANGULATION (18-3-203(1)(i)) (13A) 18-6-800.3 DOMESTIC VIOLENCE
26ML00290	██████ WESTVIEW DR	3RD DEG ASSAULT - CAUSES BODILY INJURY (18-3-204(1)(a)) (13B) 18-6-800.3 DOMESTIC VIOLENCE
26ML00292	██████ CHIANINA ST	HARASSMENT - STRIKES/SHOVES/KICKS (18-9-111(1)(a)) (13B) 18-6-800.3 DOMESTIC VIOLENCE

**Four Month Comparison of Calls for Service:**



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**STAFFING:**

We currently have 16 of the 17 authorized sworn positions filled.

Sergeant Ellis, Sergeant Salazar, and Officers Barker, Cramblet, Hansen, Jackson, Palmer, Rollins, Sheppard, M. Smith, and Walker are working patrol. Officer Dickinson is in field training.

Officers Begano and Aguirre are assigned to Mead Schools as SROs, and support patrol when school is not in session. Officer Hansen will be the new SRO at Big Sky K-8 when it opens in the fall.

The Community Service Officer is Helly Arellano. This position covers code enforcement, animal control, and non-emergency calls for service.

Melissa Merkle is the Administrative Clerk. Michelle Rae is the Records and Evidence Technician. Commander Brian Smith oversees operations, training, and professional standards. Brent Newbanks is the Chief of Police.

**TRAINING:**

All officers completed firearms qualifications and case management training this month.

**NOTABLE CALLS FOR SERVICE:**

<b>INCIDENT TYPE</b>	<b>ADDRESS</b>	<b>CASE NUMBER</b>
Harass	████ WELKER AVE	26ML00232
Theft	████ LONGS PEAK CT	26ML00233
Suspicious	████ PACIFIC CIR	26ML00234
Theft	████ LONGS PEAK CT	26ML00235
Theft	████ LONGS PEAK CT	26ML00236
Meet	████ WELKER AVE	26ML00237
Suspicious	████ WELKER AVE	26ML00238
Traffic Accident	BRANDING IRON WAY / WCR 7	26ML00239
Medical Assist	████ 8TH ST	26ML00240
Animal Complaint	████ WESTVIEW DR	26ML00241
Suspicious	████ WELKER AVE	26ML00242
Suspicious	████ HIGHLAND DR	26ML00243
Meet	████ BRIDLE DR	26ML00244
Traffic Accident	HIGHWAY 66 / WCR 9.5	26ML00245
Disturbance	████ ADAMS CIR	26ML00246
Meet	████ FRONTIER RD	26ML00247
Meet	████ WELKER AVE	26ML00247
Past Disturbance	████ 3RD ST	26ML00248
Traffic Hazard	HIGHWAY 66 / WCR 5	26ML00249
Traffic Accident	4995 - 4999 HIGHWAY 66	26ML00250
Traffic Accident Unk or Inj	WCR 7 / HIGHWAY 66	26ML00251
Theft In-Progress	████ HOMESTEAD DR	26ML00252
Theft	████ LONGS PEAK CT	26ML00253
Traffic Accident Unk or Inj	WCR 7 / HIGHWAY 66	26ML00254
Meet	████ TOPAZ PL	26ML00255
Traffic Accident	MM 245 I 25 NB	26ML00256
Traffic Accident Hit and Run	HIGHWAY 66 / WCR 5	26ML00257
Drug Related Activity	████ WELKER AVE	26ML00258
Drug Related Activity	████ WELKER AVE	26ML00259
Abuse	████ NORMANDE DR	26ML00260
Meet	████ MAIN ST	26ML00261
Code Violation	████ HIGHWAY 66	26ML00262
Vandalism	████ WELKER AVE	26ML00263
Mental Health Crisis	████ SILVER FOX CT	26ML00265
Fraud Activity	████ PINEYWOODS ST	26ML00266
Disturbance	████ E INTERSTATE 25 FRONTAGE RD	26ML00267
Trespass	████ LONGS PEAK CT	26ML00268

<b>INCIDENT TYPE</b>	<b>ADDRESS</b>	<b>CASE NUMBER</b>
Traffic Accident with Inj.	WCR 7 / HIGHWAY 66	26ML00269
Meet	████ WELKER AVE	26ML00270
Follow Up	████ NORMANDE DR	26ML00271
Traffic Accident - Commercial	E INTERSTATE 25 FRONTAGE RD / WCR 38	26ML00272
Sex Offense		26ML00273
Animal Complaint	HUGHES DR / MCKAY DR	26ML00274
Assist Other Agency	████ KIMBARK ST	26ML00275
Trespass	████ WCR 28	26ML00276
Theft	████ WCR 34	26ML00277
Suspicious	████ WCR 28	26ML00278
Burglary	████ LONGS PEAK CT	26ML00279
Suspicious	3RD ST / WELKER AVE	26ML00280
Check Wellbeing	████ HIGHWAY 66	26ML00281
Theft	████ HILLTOP RD	26ML00282
Burglary In-Progress	████ LONGS PEAK CT	26ML00283
Traffic Accident	HIGHWAY 66 / COLORADO BLVD	26ML00284
Traffic Accident	HIGHWAY 66 / FOSTER RIDGE DR	26ML00285
Fraud Activity	████ SETTLER RIDGE DR	26ML00286
Property	████ HILLTOP RD	26ML00287
Follow Up	████ MAIN ST	26ML00288
Trespass	████ WCR 28	26ML00289
Disturbance	████ WESTVIEW DR	26ML00290
Past Disturbance	████ CHIANINA ST	26ML00292
Vandalism	████ MULLIGAN DR	26ML00293
Animal Complaint	████ MAIN ST	26ML00294
Medical Assist - Echo	████ 6TH ST	26ML00295
Meet	████ 7TH ST	26ML00296



**PROCLAMATION**  
**Flag Day June 14, 2026**  
**National Flag Week June 14–20, 2026**

WHEREAS, In 1916, President Woodrow Wilson established June 14 of each year as Flag Day;  
and

WHEREAS, Flag Day marks the Second Continental Congress' adoption of the first U.S.  
national flag on June 14, 1777; and

WHEREAS, the first U.S. flag featured the same 13 red and white stripes as seen in the flag  
today, while the number and arrangement of stars has changed as the number of states has  
increased; and

WHEREAS, Americans have commemorated the adoption of the Stars and Stripes in many  
ways – displaying the flag proudly in front of homes, at parades and other patriotic observances;  
and

WHEREAS, the U.S. flag serves as a guiding symbol of our nation's journey;

NOW, THEREFORE, I, Colleen Whitlow, Mayor of the Town of Mead, Weld County, Colorado,  
do hereby proclaim June 14, 2026, as **Flag Day** and the week of June 14 through June 20,  
2026, as **National Flag Week**. I call upon all citizens of the Town of Mead to observe Flag Day  
and National Flag Week by displaying the flag of the United States of America.

Given under my hand and Seal of the Town of Mead, Colorado

On this 8<sup>th</sup> day of June, 2026

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Colleen G. Whitlow  
Mayor



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## **Minutes**

**6:00 p.m. to 10:00 p.m.**  
**Regular Meeting**

### **1. Call to Order – Roll Call**

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted on March 13, 2023 by Resolution No. 21-R-2023, remote participation was enabled for the meeting.

A regular meeting of the Board of Trustees of the Town of Mead, CO was called to order at 06:00 PM, there being present the following members to wit:

Mayor Colleen Whitlow  
Mayor Pro Tem Trisha Harris (via remote access)  
Trustee David Adams  
Trustee Herman Schranz

Those absent:  
Trustee Chris Cartwright  
Trustee Jeremiah R Crane  
Trustee Brad Hagen

Also present: Town Manager Helen Migchelbrink; Town Attorney Marcus McAskin; Town Clerk Milissa Peters-Garcia; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Community Development Director Todd Bjerkaas; Communications Director Lorelei Nelson; and Town Engineer / Public Works Director Erika Rasmussen.

Attending via remote access: Mayor Pro Tem Harris and members of the public.

### **2. Moment of Silence**

Mayor Whitlow requested the observance of a moment of silence for our fallen veterans.

### **3. Pledge of Allegiance to the Flag**

The assembly pledged allegiance to the flag.

### **4. Review and Approve Agenda**

Mayor Whitlow stated that the agenda would be amended to move the work session to the June 29, 2026, meeting

Trustee Adams motioned to Approve the Agenda as amended. Trustee Schranz seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Schranz

Nays: None

Abstaining: None  
Passed

## 5. Staff Report: Town Manager Report

### a. Manager Report

Town Manager Helen Migchelbrink discussed the recent Mead Motorheads car show, ballot box installation, DOLA grants for economic development/strategic planning and \$600,000 for the police facility. She also provided a reminder that there is no camping in Town parks.

## 6. Informational Items

### a. Little Thompson Water District

Community Development Director Todd Bjerkaas introduced Joe Pitti from LTWD.

Mr. Pitti provided a presentation on the Growing Water Sonoran Metrics Grant and the irrigation rate study.

## 7. Public Comment:

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

There was no public comment.

## 8. Consent Agenda:

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Board member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda. Because the Consent Agenda includes Town payables (bills list/check register) and routinely includes contracts and other items involving the expenditure of Town funds, the Town Clerk shall require a roll call vote on the Consent Agenda, as required by MMC Sec 2-2-190(a). Consent Agenda includes:

Trustee Schranz motioned to Approve the Consent Agenda. Trustee Adams seconded the motion.

Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Schranz

Nays: None

Abstaining: None

Passed

- a. Approval of Minutes - Regular Meeting May 11, 2026
- b. April 2026 Financials
- c. Check Register May 26, 2026
- d. **Ordinance No. 1106** — An Ordinance of the Town of Mead, Colorado, Amending Sections 12-1-20 and 12-4-30 of the Mead Municipal Code and Instructing the Town Manager to update the Town's Model Service Plan
- e. **Resolution No. 31-R-2026** — A Resolution of the Town of Mead, Colorado, Adopting a Comprehensive Fee Schedule
- f. **Resolution No. 32-R-2026** — A Resolution of the Town of Mead, Colorado, Approving Change Order No. 1 to the Construction Agreement Between the Town of Mead and Velocity Constructors, Inc. for the Mead Wastewater Treatment Facility

(WWTF) Digester Blower Room Improvements (Project No. 2025-003)

- g. **Resolution No. 33-R-2026** — A Resolution of the Town of Mead, Colorado, Approving an Agreement for Professional Services with RockSol Consulting Group, Inc. for the Weld County Road 5 Bridge Design (RFP No. 2026-002)

**9. Public Comment:**

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

There was no public comment.

**10. Legislative Wrap-Up**

Town Attorney Marcus McAskin discussed the recent legislative session.

**11. Elected Official Reports**

- a. Town Trustees

The Trustees had no further comments.

- b. Mayor Whitlow

Mayor Whitlow discussed the upcoming CML District meeting, visit from Congressman Evans, and Coffee with the Mayor. She also asked for more information on data center bans and moratoriums.

**12. Adjournment**

Trustee Schranz motioned to Adjourn. Trustee Adams seconded the motion.  
Ayes: Mayor Whitlow, Mayor Pro Tem Harris, Trustee Adams, Trustee Schranz  
Nays: None  
Abstaining: None  
Passed

The Regular Meeting of the Town of Mead Board of Trustees was adjourned at 06:42 PM on Tuesday, May 26, 2026.

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Colleen G. Whitlow, Mayor

ATTEST:

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Mary E. Strutt, MMC, Town Clerk

Report Criteria:

- Aging by Date
- Aged using Payment Date

Customer Number	Name	Balance	Future	Current	Over 30	Over 60	Over 90	Over 120	Over 150
1	St. Vrain Valley School District	1,917.59	-	1,910.65	6.94	-	-	-	-
45	Mead Development Group, Inc.	12,556.25	11,252.75	1,303.50	-	-	-	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
259	Scannell Properties	4,289.02	1,990.52	2,298.50	-	-	-	-	-
270	Highland Development Services Inc	140.00	-	141.40-	-	-	-	-	281.40
282	Agfinity, Inc	2,621.07	1,140.29	268.16	-	140.00	-	-	1,072.62
285	Boulder Scientific Company, LLC	2,360.00-	-	-	-	-	-	-	2,360.00-
290	Forestar Real Estate Group	4,781.30	-	-	840.00-	-	-	-	5,621.30
292	BREG Industrial Development	17,726.85	492.88	339.36	-	1,127.92	-	-	15,766.69
294	QuikTrip Corp	4,246.80-	-	-	4,246.80-	-	-	-	-
296	Silver Point Development	15,162.43	2,330.07	327.75	-	855.72	-	1,628.12	10,020.77
297	Meadow Ridge Development, Inc	1,497.83	1,497.83	-	-	-	-	-	-
298	Century Land Holdings LLC	12,317.09	1,939.20	-	-	1,328.43	9,049.46	-	-
314	Weld Development Company LLC	5,293.74	5,293.74	65.65	-	-	-	-	65.65-
317	Town of Berthoud	7,650.00	3,285.00	1,520.00	2,845.00	-	-	-	-
320	Lorson South Land Corp c/o Landhuis C	7,321.33	-	-	-	-	-	-	7,321.33
325	Red Barn Metropolitan District	1,998.02-	-	-	-	-	-	-	1,998.02-
326	AMK Properties LLC	46,645.61	7,891.10	6,675.00	17,735.00	5,990.25	2,825.00	2,248.26	3,281.00
336	Front Range Investment Holdings LLC	155,337.59-	-	-	-	-	-	-	155,337.59
343	O'Reilly Auto Enterprises, LLC	509.04	509.04	-	-	-	-	-	-
346	Mountain View Fire Protection District	11,339.97	4,777.50	-	1,775.50	290.00	957.00	-	3,539.97
347	Mead Industrial Development Group	2,325.93	2,325.93	-	-	-	-	-	-
349	Alphabet Investments, Inc	1,943.82	1,943.82	-	-	-	-	-	-
350	Kiteley Land Co. LLC	16,513.50	11,333.50	5,180.00	-	-	-	-	-
351	M4 Elevation 25, LLC	1,533.18	823.15	417.13	-	292.90	-	-	-
352	Tharaldson Motels Inc II	2,570.05	2,570.05	-	-	-	-	-	-
354	Mead High Plains Blvd WCR 9.5 Project	146,487.75	-	-	-	18,383.25	3,069.00	11,972.00	113,063.50
357	Little Thompson Water District	282.80	282.80	-	-	-	-	-	-
358	Kerr-McGee Oil & Gas Onshore LP (KM	18,861.19	536.31	536.31	993.34	1,780.63	8,682.80	1,002.03	5,329.77
359	EO Mead, LLC	9,999.56	-	-	-	-	713.06	1,471.57	7,814.93
9997	Misc AR Invoices	1,042.00	-	250.00	-	-	-	792.00	-
Grand Totals:		195,136.49	62,215.48	20,950.61	18,268.98	30,189.10	25,296.32	19,113.98	19,102.02

Report Criteria:  
Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/26	06/08/2026	41743	4Rivers Equipment LLC	1895969	04-44-6610	Software Automation Grader	6,400.00
06/26	06/08/2026	41743	4Rivers Equipment LLC	1895969	04-44-6610	credit towards invoice, double paid inv#5	3,463.56-
Total 41743:							2,936.44
06/26	06/08/2026	41744	ADAMSON POLICE PRODUCTS	INV451136	01-42-7305	M. Smith uniform pants	90.00
06/26	06/08/2026	41744	ADAMSON POLICE PRODUCTS	INV451331	01-42-7305	Officer Dickinson jacket, OC for patrol	167.31
Total 41744:							257.31
06/26	06/08/2026	41745	Alerus	131146	01-40-5067	FSA Administration	242.25
Total 41745:							242.25
06/26	06/08/2026	41746	Alexandra Wilson	0007	01-46-6999	Yoga instruction Apr. 23 - May 14, 2026	420.00
Total 41746:							420.00
06/26	06/08/2026	41747	Amazon Capital Services Inc	13VV-R3K1-	01-42-7020	PD Op supplies	35.36
06/26	06/08/2026	41747	Amazon Capital Services Inc	19FQ-NRL6-	01-46-6135	Rec Assistant Site Guides	20.73
06/26	06/08/2026	41747	Amazon Capital Services Inc	1JMN-H37L-	01-46-6801	CC Maintenance	422.66
Total 41747:							478.75
06/26	06/08/2026	41748	Ausmus Law Firm PC	10140	01-48-6102	Municipal Prosecutor	1,000.00
Total 41748:							1,000.00
06/26	06/08/2026	41749	Bustos Backflow Service	05/21/2026	01-45-6802	Irrigation Backflow Assembly Test	455.00
06/26	06/08/2026	41749	Bustos Backflow Service	05/21/2026	01-47-6801	Irrigation Backflow Assembly Test	195.00
Total 41749:							650.00
06/26	06/08/2026	41750	CARBON VALLEY GARAGE	21121	01-42-6805	VEH 17 oil chg, tire repair	157.11
Total 41750:							157.11
06/26	06/08/2026	41751	Challenger Teamwear LLC	1329324	01-46-7801	Jersey Restock	520.40
Total 41751:							520.40
06/26	06/08/2026	41752	Club Car Wash Operating LLC	INV12827	01-40-6805	Carwash Membership	10.00
06/26	06/08/2026	41752	Club Car Wash Operating LLC	INV12827	01-42-6805	Carwash Membership	170.00
06/26	06/08/2026	41752	Club Car Wash Operating LLC	INV12827	01-47-6805	Carwash Membership	20.00
06/26	06/08/2026	41752	Club Car Wash Operating LLC	INV12827	01-46-6805	Carwash Membership	10.00
Total 41752:							210.00
06/26	06/08/2026	41753	Comcast	7928 6.2026	01-46-6311	Internet - CC	168.45
Total 41753:							168.45
06/26	06/08/2026	41754	Command Presence, LLC	2961	01-42-5063	Training OFC Rollins	199.00

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41754:							199.00
06/26	06/08/2026	41755	David Jay Thrower	06012026ME	01-48-5040	Municipal court judge	2,000.00
Total 41755:							2,000.00
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201675	04-44-7605	WCR 5 / crushed rock	4,530.60
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201676	04-44-7605	WCR 5 / crushed rock	4,567.05
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201677	04-44-7605	WCR 5 / crushed rock	4,159.35
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201678	04-44-7605	WCR 5 / crushed rock	4,701.15
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201679	04-44-7605	WCR 5 / crushed rock	4,101.30
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201680	04-44-7605	WCR 5 / crushed rock	4,523.40
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201681	04-44-7605	WCR 5 / crushed rock	4,033.35
06/26	06/08/2026	41756	Denver Rock Company & Distribut	201682	04-44-7605	WCR 5 / crushed rock	3,872.25
Total 41756:							34,488.45
06/26	06/08/2026	41757	FAIRBANK EQUIPMENT INC	S2688785.00	01-45-6802	SPR SYS Manual Directo Valve	109.24
Total 41757:							109.24
06/26	06/08/2026	41758	First Armored Services	2451	01-42-6805	Axon Triggers	302.10
Total 41758:							302.10
06/26	06/08/2026	41759	Front Range Landfill	79263E305	01-46-6214	Spring Clean Up Days 2026	4,553.40
Total 41759:							4,553.40
06/26	06/08/2026	41760	Garretson's Sports Center	30649	01-47-7051	Uniforms - Ryan	48.00
Total 41760:							48.00
06/26	06/08/2026	41761	Governmentjobs.com, Inc	INV-160392	01-40-6610	Gov Jobs Subscription	918.72
Total 41761:							918.72
06/26	06/08/2026	41762	Greeley Lock & Key LLC	222210730A	01-40-6801	TH door less o/p	982.00
06/26	06/08/2026	41762	Greeley Lock & Key LLC	222210730A	01-46-6610	TH door less o/p	632.27-
Total 41762:							349.73
06/26	06/08/2026	41763	Herman Schranz	6824-05.202	01-41-6824	ICSC Conference Travel Expenses Reim	1,148.75
Total 41763:							1,148.75
06/26	06/08/2026	41764	Industrial Chem Lab Services Inc	424942	01-45-7020	Parks Restrooms	503.76
Total 41764:							503.76
06/26	06/08/2026	41765	International Agents Inc	001739	01-42-6999	wellness/peer support	1,526.25
Total 41765:							1,526.25
06/26	06/08/2026	41766	Kaitlyn Newbanks	NEWBANKS	01-46-5063	NRPA Conference Employee Expense R	585.79
06/26	06/08/2026	41766	Kaitlyn Newbanks	TUITON REI	01-40-5062	Tuition Reimbursement 2026	3,000.00

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41766:							3,585.79
06/26	06/08/2026	41767	Kaylyn Peoples	005592	01-40-6823	Cleaning Services TH	1,260.00
06/26	06/08/2026	41767	Kaylyn Peoples	005592	01-42-6823	Cleaning Services PD	495.00
06/26	06/08/2026	41767	Kaylyn Peoples	005592	01-47-6823	Cleaning Services PW	885.00
06/26	06/08/2026	41767	Kaylyn Peoples	005592	01-46-6823	Cleaning Services CC	3,510.00
Total 41767:							6,150.00
06/26	06/08/2026	41768	Kinnon Entertainment	3303	01-46-6211	Community Day Concert Production 9/12	7,474.86
06/26	06/08/2026	41768	Kinnon Entertainment	3328	01-49-6199	Talent Professional services	750.00
06/26	06/08/2026	41768	Kinnon Entertainment	3329	01-49-6199	Talent Professional Services	1,000.00
Total 41768:							9,224.86
06/26	06/08/2026	41769	Kuck Mechanical Contractors, LL	4438	06-47-6808	WWTP R&M	3,395.75
Total 41769:							3,395.75
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	1003301 5/2	01-47-6111	1341 WC 34	97.72
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	1068901 5/2	01-46-6111	401 3rd St	387.25
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	347002 5/20/	04-44-6111	1782 WC 32	46.27
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	607001 5/20/	06-47-6111	5423 WC 32	45.48
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	618801 5/20/	01-45-6111	150 Main St	66.57
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	619802 5/20/	01-45-6111	242 Dillingham	45.48
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	620201 5/20/	01-45-6111	2700 WC 34.5	4,132.70
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	621801 5/20/	01-45-6111	190 1st St	1,142.83
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	622501 5/20/	01-45-6111	365 Welker	66.57
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	624409 5/20/	01-45-6111	201 Welker	48.45
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	657602 5/20/	06-47-6111	4504 E Welker	97.10
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	657701 5/20/	01-45-6111	156 Eagle	291.26
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	657801 5/20/	01-42-6111	537 Main Police	60.98
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	657901 5/20/	01-45-6111	16775 North Creek	900.82
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	658001 5/20/	01-45-6111	441 3rd St (6580)	899.77
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	658101 5/20/	01-45-6111	10 Fairburn	76.09
06/26	06/08/2026	41770	LITTLE THOMPSON WATER DIS	658201 5/20/	01-40-6111	441 3rd St	76.22
Total 41770:							8,481.56
06/26	06/08/2026	41771	MAC EQUIPMENT INC	548682	01-45-6805	Lower Arm / Power Dump	95.51
06/26	06/08/2026	41771	MAC EQUIPMENT INC	549009	01-45-6805	Extension Spring Cable	30.42
06/26	06/08/2026	41771	MAC EQUIPMENT INC	549010	01-45-6805	R&M Fleet - Parks	340.72
06/26	06/08/2026	41771	MAC EQUIPMENT INC	549522	01-45-6805	R&M Fleet - Parks	63.79
Total 41771:							530.44
06/26	06/08/2026	41772	MAIN STREET MAT COMPANY	3248557	01-40-7020	TH - Mat SVS	77.93
06/26	06/08/2026	41772	MAIN STREET MAT COMPANY	3248558	01-42-6111	mats	75.66
06/26	06/08/2026	41772	MAIN STREET MAT COMPANY	3248559	01-46-7020	Main St Mat Co. May 2026	148.70
06/26	06/08/2026	41772	MAIN STREET MAT COMPANY	3248564	01-47-7020	Mat svcs PW	115.68
Total 41772:							417.97
06/26	06/08/2026	41773	Marisol Herman	HERMANMA	01-48-5063	Mileage / Posting, CAMCA, Sam's	150.80
06/26	06/08/2026	41773	Marisol Herman	HERMANMA	01-48-5063	Meals - per diem	93.00
06/26	06/08/2026	41773	Marisol Herman	HERMANMA	01-48-7999	Dry Cleaners - Judge Robe	14.95
06/26	06/08/2026	41773	Marisol Herman	HERMANMA	01-41-6104	UPS - Telecivic Camera Return	53.21

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
Total 41773:							311.96
06/26	06/08/2026	41774	Megan Lawless	100	01-46-6999	Triple Threat Summer Camp	3,025.00
Total 41774:							3,025.00
06/26	06/08/2026	41775	Miguel Iraola	MMC033120	01-48-6510	Court Interpretation	200.00
06/26	06/08/2026	41775	Miguel Iraola	MMC043020	01-48-6510	Court Interpretation	200.00
06/26	06/08/2026	41775	Miguel Iraola	MMC053120	01-48-6510	Court Interpretaion	200.00
Total 41775:							600.00
06/26	06/08/2026	41776	Otak, Inc	0000526003	14-44-8536	SH66 / CRT Crossing	3,417.04
Total 41776:							3,417.04
06/26	06/08/2026	41777	PerkCity Inc	INV55096	01-49-5061	Wellness Rewards	70.00
Total 41777:							70.00
06/26	06/08/2026	41778	Professional Management Solutio	85241	01-40-6109	Finance - Admin	10,796.00
06/26	06/08/2026	41778	Professional Management Solutio	85241	06-40-6109	Finance - Sewer	1,349.50
06/26	06/08/2026	41778	Professional Management Solutio	85241	20-40-6109	Finance - MURA	1,349.50
Total 41778:							13,495.00
06/26	06/08/2026	41779	Safebuilt	3713216	01-43-6821	Building inspection books	1,280.77
Total 41779:							1,280.77
06/26	06/08/2026	41780	Sam Hansen	HANSENMA	01-42-5063	Meals - per diem Officer Outside Training	110.00
Total 41780:							110.00
06/26	06/08/2026	41781	Shred Monster, LLC	15383	01-49-6199	Shred Event 2026	1,050.00
Total 41781:							1,050.00
06/26	06/08/2026	41782	Stephen and Lacy Land	052626REFU	99-01-1075	Refund overpayment. Account 1666.02	211.14
Total 41782:							211.14
06/26	06/08/2026	41783	Tessara Water Inc	INVOICE-2	14-44-8533	CR 34 Bridge Replacement	4,121.01
Total 41783:							4,121.01
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-40-5066	STD/LTD Insurance	269.98
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-41-5066	STD/LTD Insurance	20.87
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-42-5066	STD/LTD Insurance	463.52
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-43-5066	STD/LTD Insurance	194.51
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	04-44-5066	STD/LTD Insurance	282.68
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-45-5066	STD/LTD Insurance	275.10
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-46-5066	STD/LTD Insurance	142.33
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-47-5066	STD/LTD Insurance	226.36
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-48-5066	STD/LTD Insurance	46.38
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	01-49-5066	STD/LTD Insurance	87.50
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	06-40-5066	STD/LTD Insurance	135.33

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/26	06/08/2026	41784	THE HARTFORD-GROUP BENE	9247006700	20-40-5066	STD/LTD Insurance	114.61
Total 41784:							2,259.17
06/26	06/08/2026	41785	The Sherwin-Williams Co Inc	7847717755	01-45-6801	Vandalism Founders Park Restrooms	154.58
06/26	06/08/2026	41785	The Sherwin-Williams Co Inc	7847717755	01-45-6801	Vandalism Founders Park Restrooms	136.57
06/26	06/08/2026	41785	The Sherwin-Williams Co Inc	9538017755	01-45-6801	Founders Park	44.70
Total 41785:							335.85
06/26	06/08/2026	41786	T-Mobile USA Inc	0825 6.2026	01-42-6610	Cellular Service	40.00
Total 41786:							40.00
06/26	06/08/2026	41787	TOWN OF MEAD	18.02 - 06/03	01-40-6111	242 Dillingham Ave	50.88
06/26	06/08/2026	41787	TOWN OF MEAD	338.01 - 06/0	01-40-6111	Town Hall Sewer	67.16
06/26	06/08/2026	41787	TOWN OF MEAD	453.01 - 06/0	01-42-6111	PD Sewer (535 Main St)	67.14
06/26	06/08/2026	41787	TOWN OF MEAD	478.02 - 06/0	01-40-6111	242 Main St	55.98
06/26	06/08/2026	41787	TOWN OF MEAD	566.02 - 06/0	01-46-6111	401 Third St - CC	352.21
06/26	06/08/2026	41787	TOWN OF MEAD	630.04 - 06/0	01-40-6111	505 3rd St Sewer	55.98
Total 41787:							649.35
06/26	06/08/2026	41788	Tradesman Elevator	14078	01-40-6801	Elevator Maint. May 2026	200.00
Total 41788:							200.00
06/26	06/08/2026	41789	Tri-Tech Forensics, Inc.	01339690	01-42-7020	Evidence Supplies	379.34
Total 41789:							379.34
06/26	06/08/2026	41790	Watts Hydraulics Acquisition Corp	7460115	01-47-7020	Op Supplies PW	470.00
Total 41790:							470.00
06/26	06/08/2026	41791	WHITE BEAR ANKELE TANAKA	47470	20-40-6101	MURA Legal	6,881.08
Total 41791:							6,881.08
06/26	06/05/2026	60526100	Xpress Bill Pay	INV-XPR036	06-40-6316	Credit Transaction	885.56
06/26	06/05/2026	60526100	Xpress Bill Pay	INV-XPR036	01-40-6316	Credit Transaction	221.39
Total 60526100:							1,106.95
06/26	06/09/2026	60926100	All Copy Products Inc	582284733	01-47-6126	Copier Lease PW	78.23
06/26	06/09/2026	60926100	All Copy Products Inc	582323713	01-46-6126	Copier Lease CC	91.05
06/26	06/09/2026	60926100	All Copy Products Inc	582323929	01-40-6126	Copier Lease TH	96.41
Total 60926100:							265.69
06/26	06/09/2026	60926101	CEBT	INV0082523	01-02-2310	Health Insurance	61,254.87
06/26	06/09/2026	60926101	CEBT	INV0082523	06-02-2310	Health Insurance	2,933.52
06/26	06/09/2026	60926101	CEBT	INV0082523	20-02-2310	Health Insurance	2,931.97
06/26	06/09/2026	60926101	CEBT	INV0082523	04-02-2310	Health Insurance	9,576.72
Total 60926101:							76,697.08
06/26	06/09/2026	60926102	CENTURY LINK	5176 6.2026	01-42-6111	Utilities	80.06

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/26	06/09/2026	60926102	CENTURY LINK	9308 6.2026	01-40-6111	TH fax	91.35
06/26	06/09/2026	60926102	CENTURY LINK	9308-04.202	01-40-6111	TH-Fax	94.35
Total 60926102:							265.76
06/26	06/09/2026	60926103	Fusion Cloud Company	10268816	01-40-6110	Phone Bill	358.66
Total 60926103:							358.66
06/26	06/09/2026	60926104	HOME DEPOT CREDIT SERVIC	2769 6.2026	01-45-7305	PW Shop Tools	68.97
06/26	06/09/2026	60926104	HOME DEPOT CREDIT SERVIC	2769 6.2026	01-45-6805	water hose trucks	216.09
06/26	06/09/2026	60926104	HOME DEPOT CREDIT SERVIC	2769 6.2026	01-46-6114	CC supplis	18.00
06/26	06/09/2026	60926104	HOME DEPOT CREDIT SERVIC	2769 6.2026	01-42-6801	PD Maint.	32.00
Total 60926104:							335.06
06/26	06/09/2026	60926105	JOHN DEERE FINANCIAL	3161648	04-44-6405	JD Grader Lease	5,871.01
Total 60926105:							5,871.01
06/26	06/09/2026	60926106	TDS	1082 6.2026	01-40-6311	Internet May	590.07
Total 60926106:							590.07
06/26	06/09/2026	60926107	TRACTOR SUPPLY CREDIT PLA	1350 6.2026	04-44-7020	pw operating supplies	39.98
06/26	06/09/2026	60926107	TRACTOR SUPPLY CREDIT PLA	1350 6.2026	01-45-6805	windshield wash	14.95
06/26	06/09/2026	60926107	TRACTOR SUPPLY CREDIT PLA	1350 6.2026	04-44-6805	fleet supplies	89.94
Total 60926107:							144.87
06/26	06/09/2026	60926109	XCEL ENERGY	978799125	04-44-6111	1785 CR 32	56.13
06/26	06/09/2026	60926109	XCEL ENERGY	978813468	14-44-8536	14017 CR 7	33.78
06/26	06/09/2026	60926109	XCEL ENERGY	979053577	01-40-6111	Utilities 537 Main St	130.89
06/26	06/09/2026	60926109	XCEL ENERGY	979136579	01-47-6111	Utilities PW	161.56
06/26	06/09/2026	60926109	XCEL ENERGY	979166843	01-40-6111	299 Palmer Ave	77.13
06/26	06/09/2026	60926109	XCEL ENERGY	979166843	01-46-6111	401 3rd Street	242.98
Total 60926109:							702.47
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-40-6610	Microsoft 365 Subscription	1,179.73
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-41-5063	HS ICSC	1,100.00
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-41-5063	HS ICSC	985.09
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-41-7999	Clerks Week	16.05
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-40-5063	MH Conf	109.00
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-40-7999	HR Books	524.50
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-40-6610	Microsoft 365 Subscription	1,179.73
06/26	06/09/2026	60926111	Elan Cardmember Service	7700 5.2026	01-41-5063	HM CMI Conf	485.00
06/26	06/09/2026	60926111	Elan Cardmember Service	7742 5.2026	01-42-5063	FBI LEEDA Leadership training	177.88
Total 60926111:							5,756.98
06/26	06/09/2026	60926114	UNITED POWER, INC.	123402 05/0	04-44-6111	1785 CR 32 - Grader Shed 05/2026	65.94
06/26	06/09/2026	60926114	UNITED POWER, INC.	12650701 05	01-45-6111	16445 9th St - Booster Pump 05/2026	41.59
06/26	06/09/2026	60926114	UNITED POWER, INC.	12952800 05	01-45-6111	1501 CR 34 - Mead Ponds 05/2026	23.00
06/26	06/09/2026	60926114	UNITED POWER, INC.	14305100 05	06-47-6111	4504 Welker Ave - WWTF 05/2026	4,707.08
06/26	06/09/2026	60926114	UNITED POWER, INC.	16836300 05	01-45-6111	2690 Bridle Dr - Park Sprinkler Timer 05/	27.58
06/26	06/09/2026	60926114	UNITED POWER, INC.	16909300 05	01-45-6111	160 Eagle Ave - Irrig. Sprink Feather Rid	23.06
06/26	06/09/2026	60926114	UNITED POWER, INC.	17618300 05	01-40-6111	441 3rd St - Town Hall Unit A 05/2026	692.13

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Check Amount
06/26	06/09/2026	60926114	UNITED POWER, INC.	17770000 05	01-45-6111	Main & Martin Ave - Gazebo Service 05/2	25.52
06/26	06/09/2026	60926114	UNITED POWER, INC.	18949400 05	01-42-6111	535 4th St - PD 05/2026	425.14
06/26	06/09/2026	60926114	UNITED POWER, INC.	21881700 05	01-47-6111	1341 CR 34 05/2026	814.42
06/26	06/09/2026	60926114	UNITED POWER, INC.	22092202 05	06-47-6112	4133 CR 34 - Raterink 05/2026	64.46
06/26	06/09/2026	60926114	UNITED POWER, INC.	23534100 05	01-46-6111	401 3rd St - Mead Community Center 05/	1,779.87
06/26	06/09/2026	60926114	UNITED POWER, INC.	24240200 05	01-40-6134	441 3rd St - EV Station 05/2026	186.64
06/26	06/09/2026	60926114	UNITED POWER, INC.	24257400 05	01-45-6111	1501 CR 34 05/2026	35.85
06/26	06/09/2026	60926114	UNITED POWER, INC.	24740700 05	01-40-6111	501 S 3rd Street 05/2026	42.98
06/26	06/09/2026	60926114	UNITED POWER, INC.	24770900 05	14-44-8503	242 Dillingham Ave - T Construction Trail	23.00
06/26	06/09/2026	60926114	UNITED POWER, INC.	2501960005/	04-44-6111	Traffic Light 05/2026	75.33
06/26	06/09/2026	60926114	UNITED POWER, INC.	61303 05/02/	01-45-6111	Area Light Highland 05/2026	13.33
06/26	06/09/2026	60926114	UNITED POWER, INC.	622650505/0	04-44-6111	14017 CR 7 05/2026	68.15
06/26	06/09/2026	60926114	UNITED POWER, INC.	6753101 05/	01-45-6111	Westview Dr - Irrigation Sprinkler 05/202	23.04
06/26	06/09/2026	60926114	UNITED POWER, INC.	88601 05/02/	04-44-6111	Streetlights 05/2026	4,309.48
06/26	06/09/2026	60926114	UNITED POWER, INC.	96302 05/02/	01-45-6111	234 1st St - Aims/Lagoons05/2026	47.98
Total 60926114:							13,515.57
06/26	06/09/2026	60926115	UNITED POWER, INC.	7490500 05/	06-47-6111	5423 CR 32 - Pump Lake Thomas Lagoo	40.18
06/26	06/09/2026	60926115	UNITED POWER, INC.	83701 05/02/	01-42-6111	535 4th St - PW Shop 05/2026	150.13
Total 60926115:							190.31
Grand Totals:							229,681.67

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-02-2000	632.27	139,670.33-	139,038.06-
01-02-2310	61,254.87	.00	61,254.87
01-40-5062	3,000.00	.00	3,000.00
01-40-5063	109.00	.00	109.00
01-40-5066	269.98	.00	269.98
01-40-5067	242.25	.00	242.25
01-40-6109	10,796.00	.00	10,796.00
01-40-6110	358.66	.00	358.66
01-40-6111	1,435.05	.00	1,435.05
01-40-6126	96.41	.00	96.41
01-40-6134	186.64	.00	186.64
01-40-6311	590.07	.00	590.07
01-40-6316	221.39	.00	221.39
01-40-6610	3,278.18	.00	3,278.18
01-40-6801	1,182.00	.00	1,182.00
01-40-6805	10.00	.00	10.00
01-40-6823	1,260.00	.00	1,260.00
01-40-7020	77.93	.00	77.93
01-40-7999	524.50	.00	524.50
01-41-5063	2,570.09	.00	2,570.09
01-41-5066	20.87	.00	20.87
01-41-6104	53.21	.00	53.21
01-41-6824	1,148.75	.00	1,148.75
01-41-7999	209.98	.00	209.98
01-42-5063	1,104.00	.00	1,104.00
01-42-5066	463.52	.00	463.52
01-42-6111	859.11	.00	859.11

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-42-6610	40.00	.00	40.00
01-42-6801	32.00	.00	32.00
01-42-6805	629.21	.00	629.21
01-42-6823	495.00	.00	495.00
01-42-6999	1,526.25	.00	1,526.25
01-42-7020	414.70	.00	414.70
01-42-7305	257.31	.00	257.31
01-43-5066	194.51	.00	194.51
01-43-6821	1,280.77	.00	1,280.77
01-45-5066	275.10	.00	275.10
01-45-6111	7,931.49	.00	7,931.49
01-45-6801	335.85	.00	335.85
01-45-6802	564.24	.00	564.24
01-45-6805	761.48	.00	761.48
01-45-7020	503.76	.00	503.76
01-45-7305	68.97	.00	68.97
01-46-5063	585.79	.00	585.79
01-46-5066	142.33	.00	142.33
01-46-6111	2,762.31	.00	2,762.31
01-46-6114	18.00	.00	18.00
01-46-6126	91.05	.00	91.05
01-46-6135	20.73	.00	20.73
01-46-6211	14,949.72	.00	14,949.72
01-46-6214	4,553.40	.00	4,553.40
01-46-6311	168.45	.00	168.45
01-46-6610	.00	632.27-	632.27-
01-46-6801	422.66	.00	422.66
01-46-6805	10.00	.00	10.00
01-46-6823	3,510.00	.00	3,510.00
01-46-6999	3,445.00	.00	3,445.00
01-46-7020	148.70	.00	148.70
01-46-7801	520.40	.00	520.40
01-47-5066	226.36	.00	226.36
01-47-6111	1,073.70	.00	1,073.70
01-47-6126	78.23	.00	78.23
01-47-6801	195.00	.00	195.00
01-47-6805	20.00	.00	20.00
01-47-6823	885.00	.00	885.00
01-47-7020	585.68	.00	585.68
01-47-7051	48.00	.00	48.00
01-48-5040	2,000.00	.00	2,000.00
01-48-5063	243.80	.00	243.80
01-48-5066	46.38	.00	46.38
01-48-6102	1,000.00	.00	1,000.00
01-48-6510	600.00	.00	600.00
01-48-7999	14.95	.00	14.95
01-49-5061	70.00	.00	70.00
01-49-5066	87.50	.00	87.50
01-49-6199	2,800.00	.00	2,800.00
04-02-2000	3,463.56	61,370.08-	57,906.52-
04-02-2310	9,576.72	.00	9,576.72
04-44-5066	282.68	.00	282.68
04-44-6111	4,621.30	.00	4,621.30
04-44-6405	5,871.01	.00	5,871.01
04-44-6610	6,400.00	3,463.56-	2,936.44
04-44-6805	89.94	.00	89.94
04-44-7020	39.98	.00	39.98
04-44-7605	34,488.45	.00	34,488.45
06-02-2000	.00	13,653.96-	13,653.96-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
06-02-2310	2,933.52	.00	2,933.52
06-40-5066	135.33	.00	135.33
06-40-6109	1,349.50	.00	1,349.50
06-40-6316	885.56	.00	885.56
06-47-6111	4,889.84	.00	4,889.84
06-47-6112	64.46	.00	64.46
06-47-6808	3,395.75	.00	3,395.75
14-02-2000	.00	7,594.83-	7,594.83-
14-44-8503	23.00	.00	23.00
14-44-8533	4,121.01	.00	4,121.01
14-44-8536	3,450.82	.00	3,450.82
20-02-2000	.00	11,277.16-	11,277.16-
20-02-2310	2,931.97	.00	2,931.97
20-40-5066	114.61	.00	114.61
20-40-6101	6,881.08	.00	6,881.08
20-40-6109	1,349.50	.00	1,349.50
99-01-1075	211.14	.00	211.14
99-02-2000	.00	211.14-	211.14-
<b>Grand Totals:</b>	<u>246,159.24</u>	<u>237,873.33-</u>	<u>8,285.91</u>

Report Criteria:

Report type: GL detail



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Resolution No. 34-R-2026 — A Resolution of the Town of Mead, Colorado, Approving the Weld County Public Safety Communications Services Agreement Between the Town of Mead and the Board of County Commissioners of Weld County, Colorado, on Behalf of the Weld County Regional Communications Center

**Presented by:** Brent Newbanks, Police Chief

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### Summary:

Weld County, on behalf of the Weld County Regional Communications Center (“WCRCC”), has provided public safety communications services to the Town of Mead (the “Town”) Police Department for several years through an intergovernmental agreement. This year, the WCRCC has provided an updated Weld County Public Safety Communications Services Agreement that sets forth the terms and conditions by which WCRCC will continue to provide public safety dispatch services and wireless radio services (the “Services”) to the Police Department (the “Agreement”). The Agreement automatically renews each year unless otherwise terminated by either party. The Police Department is requesting that the Board of Trustees approve the Agreement for the Police Department’s continued use of the Services.

Resolution No. 34-R-2026 (the “Resolution”): (a) approves the Agreement; (b) authorizes the Town Attorney, in cooperation with the Town Manager and the Chief of Police, to make non-material changes to the Agreement that do not increase the Town’s obligations; (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form; and (d) authorizes the Town Manager to execute any necessary amendments to the Agreement, subject to final review and approval by the Town Attorney.

### Financial Considerations:

The cost basis/allocation for the Services will be provided to the Town by June 1st of each year for the following year. The Town will be invoiced each year by the WCRCC in January. Funds are allocated in the approved 2026 budget for public safety communications services through the WCRCC.

01-42-6999 Weld County Regional Communications Center \$70,000.00.

### Staff Recommendation / Actions Required:

A motion to approve the June 8, 2026, consent agenda will adopt the Resolution, approving the Agreement and authorizing the Town Manager to execute the same on behalf of the Town. If the Board removes this item from the consent agenda, the following motion is recommended:

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Suggested Motion:

“I move to adopt Resolution No. 34-R-2026 – A Resolution of the Town of Mead, Colorado, Approving the Weld County Public Safety Communications Services Agreement Between the Town of Mead and the Board of County Commissioners off Weld County, Colorado, on Behalf of the Weld County Regional Communications Center.”

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**Attachments:**

1. Resolution No. 34-R-2026
2. Exhibit 1 - PA Dispatch User Agreement 2026 Mead

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 34-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE WELD COUNTY PUBLIC SAFETY COMMUNICATIONS SERVICES AGREEMENT BETWEEN THE TOWN OF MEAD AND THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, COLORADO, ON BEHALF OF THE WELD COUNTY REGIONAL COMMUNICATIONS CENTER**

**WHEREAS**, the Town of Mead (the "Town") is empowered pursuant to Article XIV, §18 of the Colorado Constitution and C.R.S. §§ 29-1-201, *et seq.*, to cooperate or contract via intergovernmental agreement with other local governments to provide functions, services, or facilities authorized to each cooperating government; and

**WHEREAS**, the Board of County Commissioners of Weld County, Colorado, on behalf of the Weld County Regional Communications Center (the "WCRCC") and the Town have negotiated the terms of that certain Weld County Public Safety Communications Services Agreement by which the WCRCC will provide public safety dispatch services and wireless radio services for the Town Police Department (the "Agreement"); and

**WHEREAS**, the Board of Trustees desires to approve the Agreement, in substantially the form attached to this Resolution as **Exhibit 1**, and further desires to delegate authority to the Town Manager to execute the Agreement on behalf of the Town once in final form.

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

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

**Section 2.** The Board of Trustees hereby: (a) approves the Agreement in substantially the same form attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney, in cooperation with the Town Manager and the Chief of Police, to make non-material changes to the Agreement that do not increase the Town's obligations; (c) authorizes the Town Manager to execute the Agreement on behalf of the Town when in final form; and (d) authorizes the Town Manager to execute any necessary amendments to the Agreement, subject to final review and approval of such amendments by the Town Attorney.

**Section 3. Effective Date.** This resolution shall be effective immediately upon adoption.

**Section 4. Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 5. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**EXHIBIT 1**  
WELD COUNTY PUBLIC SAFETY COMMUNICATIONS SERVICES AGREEMENT

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
SERVICES AGREEMENT**

This AGREEMENT (hereinafter referred to as “Agreement”) made and entered into as of the last date of signature by the parties hereto, (the “Effective Date”) by and between the **Board of County Commissioners Weld County, Colorado, on behalf of Weld County Regional Communications Center (“WCRCC”)**, and \_\_\_\_\_ (“Entity”), collectively referred to as the “Parties.”

1. Provision of Dispatch Services by Weld County

- a. Weld County, through WCRCC, shall provide the following public safety dispatch services (hereinafter, “Dispatch Services”):
  - i. Emergency 9-1-1 and administrative call answering
  - ii. Police, fire and emergency medical service (EMS) computer and radio dispatching
  - iii. NCIC/CCIC channel clearances
  - iv. Record release and redaction of radio, 9-1-1 or administrative audio, computer aided dispatch incident reports, text to 9-1-1 transcripts or location searches, if requested.
  - v. After-hour notifications for animal control involving concerns about public safety, water/sewer, risk management, public works and emergency managers.
  - vi. Guard terminal services for police agencies
  - vii. Wireless Radio Maintenance
- b. The Dispatch Services listed in 1(a) shall be provided to the Entity 24 hours a day, seven days per week.
- c. If the Entity desires additional emergency services beyond those described herein, it may request such services from the County. It shall be at the sole discretion of the County whether to accommodate such requests and any additional services provided shall be the subject of a separate agreement.

2. Cost for Dispatch Services

- a. The County shall determine costs to be paid by the Entity for Dispatch Services based upon the following methodology:
  - i. Cost Allocation Determination
    1. Calls for service will be averaged over a three-year period.
    2. Population data will be averaged over a three-year period and will be retrieved from the Colorado State Demography website.
    3. The prior year’s budget will be used when determining cost allocation for the upcoming year.
      - a. Formula used is total expenses – total revenues = net county cost.
      - b. 40% of the net county cost will be allocated to police, fire and EMS.
      - c. The distribution of the calculated 40% to police, fire and EMS will be based on workstations dedicated to the discipline. EMS and fire are combined.

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
SERVICES AGREEMENT**

- d. For police, after the discipline allocation has been determined the divide among specific agencies will be based on a percentage of population and calls for service.
    - e. For fire/EMS after the discipline allocation has been determined the divide among specific agencies will be based on calls for service.
  - 4. If the Entity requests additional services above the stated service level as described in 1(a), the Entity will pay for the additional services in their entirety above and beyond any allocation from the adopted methodology.
  - 5. The cost allocation for the following year will be provided to the Entity by June 1<sup>st</sup>.
  - 6. The County reserves the right to periodically review the cost allocation methodology and make any appropriate changes to the cost allocation methodology. Any such approved changes to the cost allocation shall modify the cost allocation terms of this agreement and be imposed pursuant to the terms of this agreement. If the cost allocation methodology change is uniformly applied to all like users, no amendment to this agreement is required.
- 3. Criminal Justice Records Release
  - a. The County is the custodian of records for criminal justice records; they do not own the records. The Entity agrees to respond to requests for release on certain types of incidents such as CIRT, open investigations, office involved shootings, etc.
- 4. Criminal Justice Records Redaction
  - a. If the Entity releases their criminal justice records, they are responsible for following all applicable state and federal laws regarding the release and any required redactions. The County is not responsible for anything not released by the County.
- 5. Provision of Wireless Radio Services by Weld County
  - a. Weld County, through WCRCC, shall provide the following wireless radio services (hereinafter, "Wireless Radio Services"):
    - i. Provisioning of public safety radios
    - ii. Annual radio programming (1 radio template change)
    - iii. Provide all parts and labor to repair equipment for vendor supported models in Appendix A
    - iv. Flash kit upgrades and installations
      - 1. Each Entity will be solely financially responsible for the purchase of any flash kit upgrade.
    - v. Annual over the air identification radio preventative maintenance (PM) (to include PM work if identified)
    - vi. Console service 24 hours a day, seven days a week
    - vii. Alias changes

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
SERVICES AGREEMENT**

- viii. Database management of FRCC/DTRS
- ix. Annual radio training resources
- x. Warranty repair service for vendor supported models in Appendix A
- xi. Annual reporting to the Public Safety Wireless Manager for radio maintenance and programming
- b. The Wireless Radio Services listed in 5(a) shall be provided to the Entity Monday – Friday 8AM to 4PM unless otherwise specified.
- c. If the Entity desires additional wireless radio services beyond those described herein, it may request such services from the County. It shall be in the sole discretion of the County whether to accommodate such requests and any additional services provided should be subject to a separate agreement.
- d. The County is not responsible for the cost or maintenance associated with:
  - i. Batteries, antennas, microphones, speakers, or accessories
  - ii. Liquid damage or abuse
  - iii. Damage resulting from Acts of God
  - iv. Station alerting past demark or radio/consolette
  - v. Audio headsets past demark of radio
- e. Additional Services Offered:
  - i. Radio firmware upgrade at cost
  - ii. Radio programming at cost
- f. Model numbers which are not from a vendor on the list in Appendix A shall not be eligible for maintenance or support.
- g. If a radio cannot be repaired, either in-shop or through the manufacturer’s authorized repair depot, the County shall not be financially responsible for the replacement of the wireless radio.
- 6. Cost for Wireless Radio Services
  - i. The cost basis for Wireless Radio Services for the following year will be provided to the Entity by June 1<sup>st</sup> of each year. The cost will be based on the Entity’s current radio inventory as of the date the report is generated.
  - ii. The cost of Wireless Radio Services for the initial term is set forth in Appendix B.
  - iii. The County reserves the right to review the cost of Wireless Radio Services charged to the Entity. Any such changes to the cost of Wireless Radio Services shall be communicated to the Entity for the following year by June 1<sup>st</sup>. If the cost change is uniformly applied to all similar users, no amendment to this agreement is required.
- 7. Invoicing and Payment
  - a. Invoices will be sent to the Entity in January. Payment is due within 90 days of the invoice date.
- 8. Term
  - a. The term of this agreement shall commence on the Effective Date and continue through December 31, 2026 (“Initial Term”). Thereafter, this agreement shall

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
SERVICES AGREEMENT**

automatically renew for one-year periods (each a "Renewal Term") unless terminated as provided below.

- b. Either party may terminate the agreement at any time by giving the other party 180 days' prior written notice of termination.
- c. The parties may terminate the agreement at any time by mutual agreement.

9. Entire Agreement

- a. This writing constitutes the entire agreement between the parties here with respect to the subject matter herein, and shall be binding upon said parties, their officers, employees' agents and assigns.

10. No Waiver of Immunity

- a. No portion of this agreement shall be deemed to constitute a waiver of any immunity the parties or their officers, employees, or agents may possess, nor shall any portion of this agreement be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.
- b. Both Parties are public entities within the meaning of the Colorado Governmental Immunity Act, CRS 24-10-101, et seq., as amended ("Act"). Both Parties shall at all times during the term of this Agreement maintain such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act. Nothing in this Agreement shall be construed as a waiver of the protections of said Act.

11. Non-appropriation

- a. Financial obligations of the parties imposed under this agreement and payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available. By execution of this agreement, the parties do not warrant that funds will be available to fund this IGA beyond the current fiscal year, and no portion of this agreement shall be deemed to create an obligation on the part of the County to expend funds not otherwise appropriated in each succeeding year.

12. Non-liability

- a. The Entity agrees that in no event shall the County be liable the Entity due to any stoppage, delay or any impairment in the provisions of dispatch services pursuant to this agreement where such stoppage, delay or impairment result from acts of God, fire, war, legal or equitable proceeding, or any other cause which is outside the control of the County.

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13. No Third-Party Beneficiary Enforcement

- a. It is expressly understood and agreed that the enforcement of the terms and conditions of this IGA, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties and nothing in this IGA shall give or allow any claim or right of action whatsoever by any other person not included in this IGA. It is the express intention of the undersigned parties that any Entity other than the undersigned parties receiving services or benefits under this IGA shall be incidentally beneficial only.

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
SERVICES AGREEMENT**

IN WITNESS WHEREOF, the parties hereto have signed this Agreement this \_\_\_ day of \_\_\_\_\_, 2026.

Town of Mead:

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

Weld County Regional Communications:

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

ATTEST:

Weld County Clerk to the Board

By: \_\_\_\_\_

Deputy Clerk to the Board

BOARD OF COUNTY COMMISSIONERS  
WELD COUNTY, COLORADO

By: \_\_\_\_\_

Scott K. James, Chair

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
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Appendix A

Vendor Approved Radios and Models

1. Motorola:
  - a. APX 1500
  - b. APX4000 / APX4500
  - c. APX6000 / APX6000XE / APX6500
  - d. APX7000 / APX7000XE / APX7500
  - e. APX8000 / APX8000XE / APX8500
  - f. APX NEXT / APX NEXT XE / APX NEXT XN
  - g. APX N30 / APX N50 / APX N70 / APX N70XE
  
2. EFJohnson / Kenwood:
  - a. VP5xxx / VM5xxx
  - b. VP6xxx / VM6xxx
  - c. VM7xxx
  - d. VP8xxx / VM8xxx
  
3. Bendix-King:
  - a. KNG-P800
  - b. KNG2-P800
  - c. KNG-M800
  
4. Harris:
  - a. XL-185P
  - b. XL-200P
  - c. XL-400P

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Appendix B  
Wireless Services Cost

1. Costs:
  - a. Portable Radio: \$150.00 per radio
  - b. Mobile Radio: \$175.00 per radio
  - c. Console/Base Radio: \$550.00 per radio.
  - d. Non-annual radio programming: \$50.00 per radio, per instance
  - e. New radio activations: \$15.00 per radio

**WELD COUNTY PUBLIC SAFETY COMMUNICATIONS  
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Appendix C

General Radio Usage Information

Weld County Regional Communications (WCRCC) has set forth the following protocols for all users to follow to help ensure the safety of all users on the radio network.

1. Ensure all radio system users are familiar with and trained in the proper radio procedures designed for their assigned duties.
  - a. Users should be familiar with their agency's radio template and the location of the following interoperability channels:
    - i. NMAT1 through NMAT 16
    - ii. MAC5 through MAC 8
    - iii. 8TAC92 and 8TAC93
    - iv. WINTAG1 through WINTAG6
2. Radio Etiquette
  - a. All communications, regardless of nature, shall be restricted to the minimum practical transmission time. Transmissions of an excessive length on a trunked radio system can have the unintended consequences of busying the system for other users.
  - b. Everything transmitted on the Front Range Communications Consortium (FRCC) network is recorded and made available under the Freedom of Information Act.
  - c. Pronounce words distinctly.
  - d. The FCC forbids profanity (this is a violation of Federal Law Title 18) and any superfluous or extraneous transmissions.
  - e. All transmissions should be impersonal and professional. Do not use words or inflections that reflect humor, irritation, sarcasm, or disgust.
3. Plain language shall be used for all radio communications. The use of codes, particularly agency specific codes, has been found to be a barrier in the transmission of information. The use of codes can cause a reduction in communications interoperability during multi-agency responses.
  - a. There are a few acceptable codes when communicating with WCRCC:
    - i. Code 3: Used to request an emergent response.
    - ii. Code 4: Used to indicate the unit is O.K.
    - iii. Code 5: Used to indicate the unit is in danger and needs an emergent response.
    - iv. 7M: Meal break
    - v. 7C: Short break
4. All transmissions should be brief and concise. Utilizing a "break" is better for longer transmission.
5. Obtain confirmation from your dispatcher that they are ready to copy, prior to transmitting lengthy messages, such as descriptions of suspects or notifications. Break every so often to allow any other unit that may have an urgent message to transmit. Breaking a transmission involves stating "Break" and un-keying your radio for approximately 5 seconds

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6. Agency and unit numbers shall be always utilized by radio users. This includes transmissions on your own assigned primary channel.
  7. Challenge and reply will be used to contact any other unit on the radio.
  8. Primary talk groups are used to dispatch calls for service, contact users assigned to that talk group and coordinate responses to incidents specific to each agency assigned to that talk group.
  9. Clearance channels are used for requesting CCIC/NCIC information, requesting research and requesting outside resources such as a tow, victim advocate, or for a BOLO/APB to be sent. The clearance channel should also be used for law units to log on and off duty, requesting to be placed in an administrative status, etc., as these are not related to a call, or officer safety related information.
  10. Tactical, Fire Ground, and/or Mutual Aid channels are used for tactical/operational communications between field units and occasionally the communications center.
  11. Law enforcement units that are responding to assist another agency shall be instructed to switch to that agency's primary dispatch talk group.
  12. When a primary law channel has been cleared for an in-progress event, any unit that was not associated with that event, should switch to the clearance channel to advise WCRCC that they wish to be attached to the event.
  13. Use the correct radio channels to communicate with WCRCC if you are having coverage problems on FRCC.
    - a. LAW: MAC 7, MAC 5, 8TAC93, 8TAC92
    - b. FIRE: MAC 6, MAC 5, 8TAC93, 8TAC92
    - c. EMS: MAC 8, MAC 5, 8TAC93, 8TAC92
- a. The correct phonetic alphabet shall be used for spelling out unusual names, license plate letters and so forth.
    - b. A Adam
    - B Boy
    - C Charles
    - D David
    - E Edward
    - F Frank
    - G George
    - H Henry
    - I Ida
    - J John
    - K King
    - L Lincoln
    - M Mary
    - N Nora
    - O Ocean
    - P Paul
    - Q Queen

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R Robert  
S Sam  
T Tom  
U Union  
V Victor  
W William  
X X-Ray  
Y Young  
Z Zebra

14. The Communications Center assigns additional talk-groups/channels for planned or scheduled events. Any event, known in advance, that requires additional communications resources needs to be requested through a WCRCC supervisor.
- a. Alternate talk group/channel(s) will be assigned as available for the duration of the event upon request.
  - b. Talk group/channel assignment is subject to pre-emption if the channel is required for reassignment to an emergency event.
  - c. Alternate talk group channels should be scheduled as far in advance as possible.
  - d. The use of talk-groups/channels must be coordinated through the Communications Center to prevent interference between multiple operations.
  - e. The Communications Center will be notified by the requesting agency or Incident Commander when the requested talk group/channel(s) will no longer be needed.
15. Agencies shall give the Communications Center Manager no less than 5 days' notice prior to a scheduled event for arrangements to be made to provide an additional dispatcher if any additional talk groups are to be monitored by the Communications Center



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Resolution No. 35-R-2026 — A Resolution of the Town of Mead, Colorado, Approving an Amended and Restated Intergovernmental Agreement Concerning Fair Contributions for Public School Sites Between the Town of Mead and the St. Vrain Valley School District RE-1J

**Presented by:** Todd Bjerkaas, Community Development Director

---

### Summary:

The Town of Mead (the “Town”) and the St. Vrain Valley School District RE-1J (“SVVSD”) previously entered into an Intergovernmental Agreement Concerning Fair Contributions for Public School Sites on May 29, 1996, as amended on September 9, 2002, and August 1, 2013 (together, the “Intergovernmental Agreement”). The Intergovernmental Agreement set forth the rights and obligations of the Town and SVVSD regarding the process by which new residential developments either dedicate school land to SVVSD or provide a cash-in-lieu of land dedication fee to accommodate increases in student population in the Town (collectively, the “Fair Contribution for Public School Sites”).

The Intergovernmental Agreement has lapsed, and Town staff recommends entering into an Amended and Restated Intergovernmental Agreement to extend the term of the Intergovernmental Agreement for another ten years and to update and clarify the obligations of the Town and District regarding the Fair Contribution of Public School Sites (the “Amended and Restated IGA”). The Amended and Restated IGA amends the time period in which SVVSD must expend funds from ten years to twenty years. With the recent capital invested by SVVSD on a school site for the new Big Sky PK-8, a twenty-year period provides SVVSD flexibility to plan for future land acquisitions that benefit Mead residents and students, and also potentially reduces or avoids the need for supplemental bond funds. The additional time also reflects the lower frequency and longer horizons typical of bond issues approved by the voters for school district capital construction.

Additionally, language was added to expand the allowable uses of collected funds for pedestrian crossings benefiting SVVSD schools, to address the fees collected during the period of lapse of the Intergovernmental Agreement, and to set forth the revised amount for cash-in-lieu for each housing type.

Resolution No. 35-2026 (the “Resolution”): (a) approves the Amended and Restated IGA; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Amended and Restated IGA that do not increase the Town’s obligations; and (c) authorizes the Mayor to execute the Amended and Restated IGA on behalf of the Town when in final form.

### Financial Considerations:

All funds for Fair Contribution for Public School Sites are paid directly to SVVSD by the land developers. The funds remain restricted for the sole purpose of planning, acquiring, or developing public school sites or related capital improvements. The Amended and Restated

IGA sets forth that SVVSD must submit an annual report on or before March 1 of each year to the Town describing its use of the Fair Contribution for Public School Sites funds during the preceding fiscal year. Any funds received by SVVSD but not used for acquisition or development of public schools within twenty years of collection must be refunded, with interest earned and credited, to the person who made the Fair Contribution for Public School Sites.

**Staff Recommendation / Actions Required:**

A motion to approve the June 8, 2026, consent agenda will adopt the Resolution, approving the Amended and Restated IGA and authorizing the Mayor to execute the same on behalf of the Town. If the Board removes this item from the consent agenda, the following motion is recommended:

Suggested Motion:

“I Move to Approve Resolution 35-R-2026, A Resolution of the Town of Mead, Colorado, Approving an Amended and Restated Intergovernmental Agreement Concerning Fair Contributions for Public School Sites Between the Town of Mead and the St. Vrain Valley School District RE-1J.”

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**Attachments:**

1. Resolution No. 35-R-2026
2. Exhibit 1 - IGA Fair Contributions
3. Exhibit A to IGA

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 35-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING AN AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT CONCERNING FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES BETWEEN THE TOWN OF MEAD AND THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J**

**WHEREAS**, local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to § 29-20-105, C.R.S., for the purpose of planning or regulating the development of land, including, but not limited to, the joint exercise of planning, zoning, subdivision, building, and related regulations; and

**WHEREAS**, the Town of Mead (the "Town") and the St. Vrain Valley School District RE-1J (the "School District") entered into an Intergovernmental Agreement Concerning Fair Contributions for Public School Sites on May 29, 1996, as amended on September 9, 2002, and August 1, 2013 (together, the "Intergovernmental Agreement"); and

**WHEREAS**, growth in residential land development and the construction of new residential dwellings in the Town necessitates the acquisition of additional public school sites to accommodate the corresponding increases in student population; and

**WHEREAS**, the Town and the School District desire to ensure that qualifying developments provide either a dedication of land for public school sites or a payment in lieu of such dedication; and

**WHEREAS**, requiring such dedication or payment in lieu is a reasonable means of ensuring that development subject to the requirement contributes to the public school site needs it generates; and

**WHEREAS**, the Town and the School District desire to amend and restate the Intergovernmental Agreement in its entirety to extend the term of the Intergovernmental Agreement for another ten years and to update and clarify their respective rights and obligations concerning Fair Contribution for Public School Sites (the "Amended and Restated IGA"); and

**WHEREAS**, the Town Board of Trustees desires to approve the Amended and Restated IGA and further desires to authorize the Mayor to execute the same on behalf of the Town once in final form.

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

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

**Section 2.** The Board of Trustees hereby: (a) approves the Amended and Restated IGA in substantially the form attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney, in cooperation with the Town Manager, to make non-material changes to the Amended and Restated IGA that do not increase the Town's obligations; and (c) authorizes the Mayor to execute the Amended and Restated IGA on behalf of the Town when in final form.

**Section 3. Effective Date.** This resolution shall be effective immediately upon adoption.

**Section 4. Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 5. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**EXHIBIT 1**

AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT CONCERNING FAIR  
CONTRIBUTIONS FOR PUBLIC SCHOOL SITES BETWEEN THE TOWN OF MEAD AND  
THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J

**AMENDED AND RESTATED INTERGOVERNMENTAL AGREEMENT  
CONCERNING FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES BETWEEN  
THE TOWN OF MEAD AND THE ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J**

**Effective: May 29, 1996  
Amended: May \_\_\_\_, 2026**

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**THIS AGREEMENT** is entered into by and between the Town of Mead (the “Town”), a municipal corporation, and the St. Vrain Valley School District RE-1J (School District), a political subdivision of the State of Colorado (together, the “Parties”), to be effective as of the \_\_\_\_ day of \_\_\_\_, 2026 (“Effective Date”)

### **RECITALS**

A. Local governments are encouraged and authorized to cooperate or contract with other units of government, pursuant to § 29-20-105, C.R.S., for the purpose of planning or regulating the development of land, including, but not limited to, the joint exercise of planning, zoning, subdivision, building, and related regulations.

B. The Town and the School District entered into an Intergovernmental Agreement Concerning Fair Contribution for Public School Sites on May 29, 1996, as amended on September 9, 2002, and August 1, 2013 (the “Intergovernmental Agreement”).

C. The Town and the School District desire to amend and restate the Intergovernmental Agreement in its entirety in order to update and clarify their respective rights and obligations concerning Fair Contribution for Public School Sites.

D. Growth in residential land development and the construction of new residential dwellings in the Town necessitates the acquisition of additional public school sites to accommodate the corresponding increases in the student population. Requiring land dedication or conveyance for public school sites or payments in lieu of land dedication or conveyance for public school sites (hereinafter collectively referred to as "Fair Contribution for Public School Sites") will provide a portion of the land to meet such demand.

E. To provide adequate public school sites to serve the Town residents of newly constructed residential dwelling units, it is appropriate that the School District and Town cooperate in the area of public school site acquisition by use of Fair Contribution for Public School Sites.

F. Requiring Fair Contribution for Public School Sites implements the goals and policies of the Town to make provision for public improvements in a manner appropriate for a modern, efficiently functioning city and to ensure that new development does not negatively impact the provision of municipal services.

G. It is a reasonable exercise of the power of local self-government to require Fair Contribution for Public School Sites as a method of ensuring that new residential construction and residential development bear a proportionate share of the cost of public school sites acquisition necessary to accommodate the educational service capacity demands of the residents who will be living in the new dwelling units.

H. Requiring Fair Contribution for Public School Sites for new residential construction and development is reasonable and necessary to protect, enhance, and preserve the public health, safety, and welfare of the Town's citizens.

I. The Town and School District, upon consideration of the impacts of new residential construction and residential land development on the ability of the School District to provide public school facilities in the Town, agree that it is in the best interests of the citizens of the Town to mutually enter into an intergovernmental agreement for the purpose of providing for Fair Contribution for Public School sites, as provided in this Agreement.

J. The Town and School District do hereby define the rights and obligations of each entity with respect to the planning, collection, and use of Fair Contribution for Public School Sites.

K. The Town and School District acknowledge that the Intergovernmental Agreement lapsed. The Town and School District agree that: (i) all Fair Contributions for Public School Sites collected during the period of lapse were validly collected and accepted by the School District; (ii) such funds remain subject to the terms and restrictions set forth in this agreement; and (iii) the School District may continue to use all such funds in accordance with Section 4 of this agreement.

## **AGREEMENT**

**NOW, THEREFORE**, in consideration of the objectives and policies expressed in the recitals and the mutual promises contained in this Agreement, the Town and School District agree as follows:

### **1. School Site Coordination and Development Referrals**

a. In accordance with § 22-32-124, C.R.S., the School District agrees to locate future public school sites in conformity with the adopted plan of the community, insofar as is feasible, and to consult with and advise the Town in writing in advance of public school sites acquisition and site development. Prior to the acquisition of any land or the construction of any improvements thereon, the School District shall consult with the Town on a site-specific, case-by-case basis, and shall submit to the Town's planning commission an advisory site plan detailing any proposed construction. The District shall consider and respond to any issues raised by the Town regarding any advisory site plan submitted.

b. The Town shall refer to the School District all residential land development applications proposed within or affecting the St. Vrain Valley School District RE-1J attendance area (hereinafter referred to as the "residential land development applications") for review and comment concerning the adequacy of public school sites and facilities. The Town will consider the School District's comments in conjunction with the review and processing of each individual residential land development application, and will implement land dedication for public school sites or payments in lieu of land dedication for public school sites consistent with this Agreement and the municipal code then in effect. If a nonresidential land development application is filed with the Town that may have influence or effect on property owned by or activities of the School District, the Town shall also refer information pertaining to that application to the School District for review and comment. The School District agrees to promptly review the referred development application and promptly submit its comments, recommendations, and requests to the Town.

c. The School District shall comply with the Town's Design Standards and Construction Specifications, as amended, in connection with the development of any new public school site, or the redevelopment of an existing public school site that requires site grading or the construction of any offsite public or private improvements constructed by the School District to serve the site. Nothing in this Agreement shall limit the School District's authority to construct or develop sites under § 22-32-124, C.R.S.

### **2. Methodology**

a. Contemporaneous with the Effective Date and the effective date of the Town municipal code amendment requiring Fair Contribution for Public School Sites, the Town agrees to enforce such municipal code amendment as a precondition to the lawfully authorized construction of new residential dwelling units not otherwise exempted under Section 5 below.

b. The School District has adopted a methodology (Methodology), to determine Fair Contribution for Public School Sites for five categories of dwelling units. The Parties agree the Methodology, attached and incorporated herein as Exhibit A, has been developed in a manner so as to fairly apportion the cost of acquiring public school sites made necessary by new residential development.

c. As part of the Methodology, the School District has adopted planning standards related to facility enrollment capacities, public school site acreage requirements, and student yields for each of five types of residential dwellings (single family homes, duplexes/triplexes, multi-family units, condos/townhouses, and mobile homes). The Town and School District agree that the Methodology is reasonable and the approved then-current Methodology shall apply to new residential construction within the Town. The Methodology shall be the basis for computing Fair Contribution for Public School Sites for new residential construction. The Town and School District agree that the Methodology adopted by the School District shall be periodically reviewed and revised to reflect the current standards and conditions within the School District.

d. Unless and until modified by the parties, the Methodology and its supplementary background materials shall include, but shall not be limited to, the following factors:

(1) School planning standards which establish the student yields and technical and educational specifications for facilities for each category of school facility (elementary, middle, and high school levels), consistent with the policy of the Board of Education of the School District;

(2) The capacity demand of each category of school facility resulting from each category of residential dwelling (single family, duplexes/triplexes, multi-family units, condos/townhouses, and mobile homes);

(3) The means for determining the per acre fair market value of land for each type of residential dwelling; and

(4) The procedure for calculating Fair Contribution for Public School Sites required and applicable to each type of residential dwelling.

e. The Methodology shall be updated periodically as conditions warrant by the mutual consent of the Town and the School District. A copy of the updated Methodology shall be furnished to the Town within 30 days after its adoption by the School District. The Town shall hold a public hearing before revising the Methodology.

### **3. Fair Contribution for Public School Sites Requirement**

a. As Fair Contribution for Public School Sites, any person or entity, as part of an applicable residential land development application shall dedicate or convey land for a public school site to the School District, or in the event the dedication of land is not deemed feasible or in the best interests of the School District as determined by the Superintendent or designee, the School District may require a payment in lieu of land dedication or conveyance to the School District. The manner and amount of either type of Fair Contribution for Public School Sites shall be as stated in this Agreement and the incorporated Methodology. This shall not preclude the School District and any person or entity from mutually agreeing to resolve the issue of Fair Contribution for Public School Sites in a manner other than as stated above. Should the School District and any person or entity resolve the issue of Fair Contribution for Public School Sites in a manner other than as stated above, the Town shall be notified of the details in advance of finalizing the agreement.

b. If the Fair Contribution for Public School Sites includes the dedication of land, according to paragraph 3.a. above, the Town agrees before recording of the final plat to require proof that the dedication has been made to the School District in accordance with the following requirements:

(1) The person or entity has conveyed to the School District by general warranty deed, title to the land slated for dedication, which title is to be free and clear of all liens, encumbrances, and exceptions (except those approved in writing by the School District), including, without limitation, real property taxes, which will be

prorated to the date of conveyance or dedication. The person or entity shall also enter into a contract for the sale and purchase of real property containing customary terms for the land which is being conveyed to or purchased by the School District.

(2) At the time of dedication or conveyance, the person or entity shall provide a title insurance commitment and policy in an amount equal to the fair market value of the dedicated property. At the appropriate time, not later than the issuance of the first building permit for the land development project, the person or entity shall also pay or provide for the payment of one-half of street development costs, and shall either provide, or pay or make provision for the payment of the costs associated with making improvements for water, sewer, and utilities stubbed to the site, and overlot grading of the dedicated land. The person or entity shall also have furnished any off-site easements which the School District needs to develop the site.

(3) The lands being dedicated or conveyed to the School District shall be located and configured as directed by the School District.

(4) The person or entity conveying the land to the School District shall satisfy the applicable Water District's water rights dedication requirement prior to conveying the property to the School District

(5) In addition to conveyed or dedicated lands, the School District shall have the right to purchase adjacent lands at its fair market value so that the dedicated or conveyed and purchased lands together form a contiguous parcel which meets the School District's land area requirements listed in Exhibit A.

c. The Town agrees that before issuing a building permit for any residential dwelling unit not otherwise exempted under Section 5 below, it will require proof that the Fair Contribution for Public School Sites, according to paragraph 3.a. or 3.b. above, has been received by the School District. The superintendent of the School District, or the superintendent's designee, shall provide such proof in a timely manner to the town manager of the Town, or the town manager's designee.

d. Nothing contained in this Agreement shall preclude the School District from commenting to the Town upon the adequacy of public school sites or facilities, necessary in its judgment, to serve the proposed residential land development project.

#### **4. Use of Fair Contribution for Public School Sites**

a. The School District shall hold or deposit in trust for public school sites all funds and interest it receives as Fair Contribution for Public School Sites, and all funds it may receive from the sale of land dedicated or conveyed as Fair Contribution for Public School Sites. The School District shall meet all requirements §§ 29-1-801 to -803, C.R.S., if applicable. The School District shall be solely responsible for each Fair Contribution for Public School Sites it receives. No Fair Contribution for Public School Sites shall constitute revenue of the Town under the provisions of Article X, Section 20 of the Colorado Constitution. The parties acknowledge that the Fair Contribution for Public School Sites is intended to support long-term public school planning and shall remain allocated to the School District in perpetuity unless otherwise modified by mutual agreement.

b. The School District shall use all funds it receives as Fair Contribution for Public School Sites solely for acquisition, development, or expansion of public school sites or for capital facilities planning, site acquisition, safe pedestrian crossings, or school site capital outlay purposes within the senior high school feeder attendance area boundaries that include the residential dwelling unit for which the Fair Contribution for Public School Sites was paid. The time for, nature, method, and extent of each public school site planning, acquisition, or development shall be within the sole discretion of the School District.

c. All funds received as Fair Contribution for Public School Sites shall remain restricted for the sole purpose of planning, acquiring, or developing public school sites or related capital improvements consistent with this Agreement. These funds shall not be subject to refund and shall be retained by the School District in trust for future school site needs within the applicable high school feeder area, regardless of the date of collection. The School District shall strive to use all Fair Contribution for Public School Sites funds in a timely and efficient manner in alignment with enrollment trends, land availability, and long-range facility planning. The District shall continue to report annually to the Town on the use and balance of such funds to ensure transparency and maintain accountability to the Town and its residents. Except as otherwise provided in this Agreement, any funds received as Fair Contribution for Public School Sites which the School District has not used for acquisition or development of public schools within 20 years of collection shall be tendered to refund, with interest earned and credited according to §§ 29-1-801 to 803, C.R.S., to the person who made the Fair Contribution for Public School Sites. The School District shall give written notice by first-class mail to the person who made the Fair Contribution for Public School Sites at his or her address as reflected in the records maintained by the School District. If the person does not file a written claim for refund of the funds with the School District within 90 days' of the mailing of such notice, the Fair Contribution for Public School Sites refund shall be forfeited and surrendered to the School District.

## **5. Exemptions From Fair Contribution for Public School Sites**

a. The following uses within the Town's boundaries shall be excepted from Fair Contribution for Public School Sites;

- (1) Construction of any nonresidential building or structure;
- (2) Alteration, replacement, or expansion of any legally existing building or structure with a comparable new building or structure which does not increase the number of residential dwelling units;
- (3) Construction of any building or structure for limited term stay or for long term assisted living, including, but not limited to, bed and breakfast establishments, boarding or rooming houses, family-care homes, group care homes, halfway houses, hotels, motels, nursing homes, or hospices; and
- (4) Construction of any residential building or structure classified as housing for older persons, pursuant to the Federal Fair Housing Act then in effect.

## **6. Annual Report, Accounting, and Audit**

a. The School District shall submit an annual report on or before March 1 of each year to the Town describing the School District's use of the Fair Contribution for Public School Sites funds during the preceding fiscal year. This report shall also include:

- (1) A review of the assumptions and data upon which the Methodology is based, including student generation ratios, and attendance area boundaries;
- (2) Statutory changes or changes in the Methodology, including the School Planning Standards, and in School District policies related to acquisition or construction of school sites and facilities; and
- (3) Any recommended modifications to Fair Contribution for Public School Sites land areas or amounts included in the Methodology.

b. After receipt of the report, the Town shall review it, considering those matters listed in the previous subsection, and complete its review within 90 days of receipt.

c. The School District shall establish and maintain a separate accounting system to ensure that all Fair Contribution for Public School Sites funds are used according to this Agreement.

d. The School District shall cause an audit to be performed annually of the Fair Contribution for Public School Sites funds it receives, uses, or expends under this Agreement. The audit shall be conducted according to the generally accepted accounting principles for governmental entities. A copy of said audit shall be furnished to the Town. The cost of the audit shall be paid for by the School District.

e. At any time the Town deems necessary, the School District shall honor the Town's request for an accounting from the chief financial officer of the School District concerning the School District's use of the Fair Contribution for Public School Sites.

## **7. Term of Agreement**

The term of this Agreement shall commence on the Effective Date, and continue for a period of ten years thereafter unless renewed or extended by the mutual consent of the Town and the School District. However, either party may terminate this Agreement, at any time and for any reason, upon one year's written notice to the other party. In the event of any such termination, the School District shall, to the extent allowed by law, indemnify and hold the Town harmless from any and all claims, demands, actions, costs, expenses or other proceedings, concerning lands or funds held by or on deposit with the School District, including but not limited to the Town's reasonable attorneys' fees incurred in connection therewith, which the School District agrees to pay.

The parties acknowledge that a prior version of this agreement lapsed. The parties agree that any Fair Contribution for Public School Sites collected during the period between the lapse of the prior agreement and the execution of this revised agreement was validly collected and shall be administered in accordance with the terms of this agreement.

## **8. Miscellaneous Provisions**

a. Faith and Credit. Neither party shall extend the faith or credit of the other to any third person or entity.

b. Amendments. This Agreement may be amended only by mutual agreement of the parties and shall be evidenced by a written instrument authorized and executed with the same formality as accorded to this Agreement.

c. Notice. Any notice required by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, it shall be certified with return receipt requested and addressed to the following addresses:

Town of Mead  
Attention: Town Manager  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

With Copy to:  
Michow Guckenberger McAskin  
Attn: Mead Town Attorney  
5299 DTC Blvd, Suite 300

Greenwood Village, Colorado 80111

St. Vrain Valley School District RE-11  
Attention: Superintendent  
395 South Pratt Parkway  
Longmont, Colorado 80501

Notice given by mail shall be effective upon receipt.

d. **Governing Law.** This Agreement and the rights and obligations of the parties hereto shall be interpreted and construed in accordance with the laws of the State of Colorado.

e. **Severability.** If this Agreement, or any portion of it, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of the Agreement.

f. **Indemnification.** The parties agree to cooperate in the defense of any claim or civil action that may be brought contesting the validity of this Agreement or the implementing ordinances. The School District shall be responsible for its attorneys' fees and for the Town's reasonable attorney's fees and, to the extent allowed by law, for payment of any final monetary judgment entered against the Town in any such action. Upon receipt by the Town of any claim, or commencement of a civil action against the Town, the Town shall give the School District prompt written notice thereof following which the parties agree to consult with each other regarding the claim and/or defense of the action and selection of counsel in connection herewith. Nothing contained in this Agreement shall constitute any waiver for the Town or the School District of the provisions of the Colorado Governmental Immunity Act or other applicable immunity defense. This provision shall survive expiration and termination of the Agreement and be enforceable until all claims are precluded by statutes of limitation.

g. **Provisions Construed as to Fair Meaning.** The provisions of this Agreement shall be construed as to their fair meaning, and not for or against any party based upon any attributes to such party of the source of the language in question.

h. **Compliance with Ordinances and Regulations.** This Agreement shall be administered consistent with all current and future Town laws, rules, charters, ordinances, and regulations concerning land dedication or conveyance for public school sites, or payment in lieu of land dedication or conveyance for public school sites.

i. **No Implied Representations.** No representations, warranties, or certifications, express or implied, shall exist as between the parties, except as specifically stated in this Agreement.

j. **No Third-Party Beneficiaries.** None of the terms, conditions, or covenants in this Agreement shall give or allow any claim, benefit, or right of action by any third person, including refund claims, except as may otherwise be specifically provided by statutes. Any person other than the Town or the School District receiving services or benefits under this Agreement shall be only an incidental beneficiary.

k. **Financial Obligations.** This Agreement shall not be deemed a pledge of the credit of the Town or the School District, or a collection or payment guarantee by the Town to the School District. Nothing in this Agreement shall be construed to create a multiple-fiscal year direct or indirect municipal debt or municipal financial obligation.

l. Integrated Agreement and Amendments. This Agreement is an integration of the entire understanding of the parties with respect to the matters stated herein. The parties shall only amend this Agreement in writing with the proper official signatures attached hereto.

m. Waiver. No waiver of any breach or default under this Agreement shall be a waiver of any other or subsequent breach or default.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement which shall be in full force and effect the day and year first above written.

**TOWN OF MEAD, COLORADO**

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

Date: \_\_\_\_\_, 202\_\_

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Town Attorney

**ST. VRAIN VALLEY SCHOOL DISTRICT RE-1J**

\_\_\_\_\_  
Jocelyn Gilligan - President, Board of Education

ATTEST:

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Secretary, Board of Education  
Date

\_\_\_\_\_  
School District Attorney

School Planning Standards And Calculation of In Lieu Fees

<b>Single Family</b>							
<u>School Planning Standards</u>							
	<b>Number Of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-lieu Contribution</b>
Elementary	1	0.22	525	10	0.004	\$100,000	
		0.22	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution</i>						
Middle Level	1	0.12	750	25	0.004	\$100,000	
		0.12	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution</i>						
High School	1	0.15	1200	50	0.006	\$100,000	
		0.15	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution</i>						
Total		0.49			0.014	\$100,000	\$1,444
	<i>Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution</i>						
<b>Single Family Student Yield is .43</b>							<b>\$1,444 Per Unit</b>

School Planning  
Standards And  
Calculation of  
In Lieu Fees

<b>Duplex/Triplex</b>							
<b>School Planning Standards</b>							
	<b>Number Of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-lieu Contribution</b>
Elementary	1	0.2	525	10	0.004	\$100,000	
		0.2	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution</i>						
Middle Level	1	0.09	750	25	0.003	\$100,000	
		0.09	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution</i>						
High School	1	0.09	1200	50	0.004	\$100,000	
		0.09	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution</i>						
Total		0.38			0.011	\$100,000	\$1,056
	<i>Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution</i>						
Duplex/Triplex Student Yield is .38						<b>\$1,056</b>	<b>Per Unit</b>

School Planning  
Standards And  
Calculation of  
In Lieu Fees

Multi-Family											
School Planning Standards											
	Number Of Units	Projected Student Yield	Student Facility Standard	Site Size Standard Acres	Acres of Land Contribution	Developed Land Value	Cash-in-lieu Contribution				
Elementary	1	0.15	525	10	0.003	\$100,000					
		0.15	<i>Number of Students = No. of Units * Student Yield</i>								
	<i>Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution</i>										
Middle Level	1	0.06	750	25	0.002	\$100,000					
		0.06	<i>Number of Students = No. of Units * Student Yield</i>								
	<i>Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution</i>										
High School	1	0.06	1200	50	0.003	\$100,000					
		0.06	<i>Number of Students = No. of Units * Student Yield</i>								
	<i>Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution</i>										
Total		0.27			0.007	\$100,000	\$736				
	<i>Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution</i>										
Multi-Family Student Yield is .25							<b>\$736</b>				
							<b>Per Unit</b>				

School Planning  
Standards And  
Calculation of  
In Lieu Fees

<b>Condo/Townhouse</b>							
<b>School Planning Standards</b>							
	<b>Number Of Units</b>	<b>Projected Student Yield</b>	<b>Student Facility Standard</b>	<b>Site Size Standard Acres</b>	<b>Acres of Land Contribution</b>	<b>Developed Land Value</b>	<b>Cash-in-lieu Contribution</b>
Elementary	1	0.07	525	10	0.001	\$100,000	
		0.07	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution</i>						
Middle Level	1	0.04	750	25	0.001	\$100,000	
		0.04	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution</i>						
High School	1	0.04	1200	50	0.002	\$100,000	
		0.04	<i>Number of Students = No. of Units * Student Yield</i>				
	<i>Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution</i>						
Total		0.15			0.004	\$100,000	\$433
	<i>Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution</i>						
<b>Condo/Townhouse Student Yield is .15</b>						<b>\$433 Per Unit</b>	

School Planning  
Standards And  
Calculation of  
In Lieu Fees

Mobile Home										
School Planning Standards										
	Number	Projected	Student	Site Size	Acres of	Developed				
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu			
	Units	Yield	Standard	Acres	Contribution	Value	Contribution			
Elementary	1	0.16	525	10	0.003	\$100,000				
		0.16	<i>Number of Students = No. of Units * Student Yield</i>							
	<i>Equation: (Number of Students/Elem. Student Facility Size) * Elem. Site Size Standard = Acres of Land Contribution</i>									
Middle Level	1	0.09	750	25	0.003	\$100,000				
		0.09	<i>Number of Students = No. of Units * Student Yield</i>							
	<i>Equation: (Number of Students/Middle Student Facility Size) * Middle Site Size Standard = Acres of Land Contribution</i>									
High School	1	0.09	1200	50	0.004	\$100,000				
		0.09	<i>Number of Students = No. of Units * Student Yield</i>							
	<i>Equation: (Number of Students/High School Student Facility Size) * High School Site Size Standard = Acres of Land Contribution</i>									
Total		0.34			0.010	\$100,000	\$980			
	<i>Equation: Elem. Acreage + Middle Acreage + High School Acreage = Total Acres of Land Contribution</i>									
Mobile Home Student Yield is .34							<b>\$980</b>			
							<b>Per Unit</b>			



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Resolution No. 36-R-2026 — A Resolution of the Town of Mead, Colorado, Expressing the Intent of the Town to be Reimbursed for Certain Expenses Relating to the Construction of a Police Station Facility, and Other Capital Improvements

**Presented by:** Marcus McAskin, Town Attorney

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### Summary:

The Town Board previously adopted Resolution No. 19-R-2026 dated March 9, 2026 (“Prior Resolution”) which authorized the Town Manager to: (a) engage bond counsel in connection with the proposed financing of the Mead Police Department Facility (“MPD Facility”); (b) negotiate engagement letters or service agreements with disclosure counsel and other consultants as necessary to finalize the proposed financing structure for the MPD Facility, including but not limited to an intergovernmental agreement between the Town of Mead and the Mead Urban Renewal Authority, certificates of participation (Series 2026), and related documents (the “Financing Documents”), and (c) execute engagement letters or service agreements with bond counsel, disclosure counsel and other third-party consultants as necessary, following review and approval of all such engagement letters or service agreements by the Town Attorney.

Pursuant to the delegation of authority set forth in the Prior Resolution, the Town has engaged Butler Snow LLP as public finance counsel to the Town (“Bond Counsel”).

Bond Counsel is recommending review and consideration of the Resolution by the Board, in order to preserve the Town’s ability to be reimbursed for certain qualifying costs associated with the MPD Facility that may be incurred by the Town prior to the finalization of the Financing Documents.

The Resolution memorializes the Town’s official intent to be reimbursed for certain capital expenditures associated with the Mead Police Department Facility (“MPD Facility”), within the meaning of the Internal Revenue Code of 1986 (the “Code”) and specifically, Treasury Regulation §1.150-2.

### Financial Considerations:

None. As set forth above, the main purpose of the Resolution is to preserve the Town’s ability to be reimbursed for certain qualifying costs associated with the MPD Facility that may be incurred prior to the finalization of the Financing Documents.

### Staff Recommendation / Actions Required:

A motion to approve the June 8, 2026, consent agenda will approve the Resolution, memorializing the Town’s “official intent” to reimburse expenditures within the meaning of Treasury Regulation §1.150-2. If this item is pulled off the consent agenda for further discussion or questions, the Town Attorney recommends the following motion:

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Suggested Motion:

“I move to adopt Resolution No. 36-R-2026 - A Resolution of the Town of Mead, Colorado Expressing the Intent of the Town to be Reimbursed for Certain Expenses Relating to the Construction of a Police Station Facility, and Other Capital Improvements.”

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**Attachments:**

1. Resolution No. 36-R-2026

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 36-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, EXPRESSING THE INTENT OF  
THE TOWN TO BE REIMBURSED FOR CERTAIN EXPENSES RELATING TO THE  
CONSTRUCTION OF A POLICE STATION FACILITY, AND OTHER CAPITAL  
IMPROVEMENTS**

**WHEREAS**, the Town of Mead (the “Town”) is a statutory town duly organized and existing under the Constitution and laws of the State of Colorado (the “State”); and

**WHEREAS**, the legislative and corporate authority of the Town is by State law vested in the members of the Board of Trustees of the Town (the “Board”); and

**WHEREAS**, it is the current intent of Town to construct certain capital improvements of the Town including, but not limited to, a new police station facility (the “Project”); and

**WHEREAS**, the Town has determined that it is in the best interest of the Town to finance the Project through a tax-exempt financing which may include the issuance of certificates of participation, lease financing obligations, or by any other means legally available to the Town; and

**WHEREAS**, the Town has determined that it is necessary to make capital expenditures to acquire and construct the Project prior to the time that the Town arranges for the specific financing of such Project; and

**WHEREAS**, it is the Town’s reasonable expectation that when such financing occurs, the capital expenditures will be reimbursed with the proceeds of the financing; and

**WHEREAS**, in order to comply with the provisions of the Internal Revenue Code of 1986, as amended (the “Code”), it is the Town’s desire that this resolution shall constitute the “official intent” of the Board to reimburse such capital expenditures within the meaning of Treasury Regulation §1.150-2,

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

**Section 1.** All action (not inconsistent with the provisions of this resolution) heretofore taken by the Town and the officers, employees and agents of the Town directed toward the tax-exempt Project financing is hereby ratified, approved and confirmed.

**Section 2.** The Town intends to finance approximately \$16,500,000 to pay the costs of the Project, including the reimbursement of certain costs incurred by the Town prior to the receipt of any proceeds of a financing, upon terms acceptable to the Town, as authorized in an ordinance to be hereafter adopted and to take all further action which is necessary or desirable in connection therewith.

**Section 3.** The officers, employees and agents of the Town shall take all action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated hereby and shall take all action necessary or desirable to finance the Project and to otherwise carry out the transactions contemplated by this resolution.

**Section 4.** The officers and employees of the Town are hereby authorized and directed to take all action necessary or appropriate to effectuate the provision of this resolution.

**Section 5.** The Town shall not use reimbursed moneys for purposes prohibited by Treasury Regulation §1.150-2(h).

**Section 6.** This resolution is intended to be a declaration of the Board’s “official intent” to reimburse expenditures within the meaning of Treasury Regulation §1.150-2

**Section 7.** If any section, paragraph, clause or provision of this resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

**Section 8.** All acts, orders and resolutions of the Town, and parts thereof, inconsistent with this resolution be, and the same hereby are, repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

**Section 9.** This resolution shall be effective immediately upon adoption.

**Section 10.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Resolution No. 37-R-2026 — A Resolution of the Town of Mead, Colorado, Approving Change Order No. 3 to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Architectural and Engineering Services Related to the Mead Policy Facility (Project No. 2025-005)

**Presented by:** Erika Rasmussen, Town Engineer / Public Works Director

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### Summary:

The Town of Mead (the “Town”) previously entered into an Agreement for Professional Services with Infusion Architects, LLC dated July 24, 2025 (the “Agreement”) for architectural and engineering design services related to the Town Police Facility (Project No. 2025-005) (the “Project”). Phase 1 of the Project was completed in early 2026, and the Town entered into a First Amendment to the Agreement to extend the term of the Agreement to December 31, 2026, and to establish a not-to-exceed amount of \$420,736.26 for Phase 2 of the Project (the “Phase 2 NTE Amount”). The Town subsequently entered into Change Order No. 2 to increase the Phase 2 NTE Amount by \$26,000.00 to accommodate an increase in building size from 12,0000 square feet to 20,0000 square feet (for a total Phase 2 NTE Amount of \$446,736.26).

Town staff recommends entering into another change order with Infusion Architects, LLC (the “Contractor”) to add technology and audio/visual design and coordination into the base design scope for Phase 2 of the Project (“Change Order No. 3”). Due to the complexity of these technological components for a police facility, including recorded interview rooms and an emergency operations center, the technology components require specialized attention. These services are being added now to ensure the proper infrastructure is thoughtfully designed and best meets the needs of the Police Department.

Change Order No. 3 increases the Phase 2 NTE Amount by \$30,000.00 to a total of \$476,736.26. This request brings the change order total to 13.31% of the original Phase 2 NTE Amount, which exceeds the threshold of 10% for which the Town Manager has approval authority. Staff is therefore requesting that the Board of Trustees approve Change Order No. 3.

Resolution No. 37-R-2026 (the “Resolution”): (a) approves Change Order No. 3; (b) authorizes the Town Attorney in cooperation with the Town Manager to make any non-material changes as may be necessary to Change Order No. 3 that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute Change Order No. 3 on behalf of the Town when in final form.

### Financial Considerations:

As stated above, Change Order No. 3 increases the Phase 2 NTE Amount by \$30,000.00 to a total of \$476,736.26. There is \$420,000.00 available from the approved 2026 Budget in the Municipal Facilities Impact Fund 09-42-8516 for Phase 2 of the Project. The remaining funds will come from cost savings in other line items within the Municipal Facilities Impact Fund.

### Change In Contract Price:

	<b>Description</b>	<b>Total Contract (Phase 2)</b>	<b>Change Amount</b>	<b>% of Original Contract</b>
<i>First Amendment (Phase 2)</i>		\$420,736.26		
<i>Change Order No. 2</i>	<i>Additional SF Phase 2</i>	\$26,000.00	\$26,000.00	6.18%
<i>Change Order No. 3</i>	<i>Add Technology &amp; AV Coordination</i>	\$30,000.00	\$30,000.00	7.13%
<b>ADJUSTED CONTRACT COST</b>		<b>\$476,736.26</b>		<b>13.31%</b>

**Staff Recommendation / Actions Required:**

A motion to approve the June 8, 2026, consent agenda will approve the Resolution, approving Change Order No. 3. If this item is pulled off the consent for further discussion or questions, Staff recommends the following motion:

Suggested Motion:

“I move to approve Resolution 37-R-2026, A Resolution of the Town of Mead, Colorado, Approving Change Order No. 3 to the Agreement for Professional Services Between the Town of Mead and Infusion Architects, LLC for Architectural and Engineering Services Related to the Mead Policy Facility (Project No. 2025-005).”

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**Attachments:**

1. Resolution No. 37-R-2026
2. Exhibit 1 - Infusion Architects Change Order 3

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 37-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING CHANGE  
ORDER NO. 3 TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN  
THE TOWN OF MEAD AND INFUSION ARCHITECTS, LLC FOR ARCHITECTURAL  
AND ENGINEERING SERVICES RELATED TO THE MEAD POLICE FACILITY  
(PROJECT NO. 2025-005)**

**WHEREAS**, the Town of Mead (the “Town”) is authorized under C.R.S. § 31-15-101 to enter into contracts for any lawful municipal purpose; and

**WHEREAS**, the Town previously entered into that certain Agreement for Professional Services dated July 24, 2025, as amended by that certain First Amendment and Change Orders No. 1 and 2 (together, the “Agreement”) with Infusion Architects, LLC (the “Contractor”) for architectural and engineering design services related to the Mead Police Facility (Project No. 2025-005) (the “Project”); and

**WHEREAS**, the Town has requested that Contractor provide additional services related to Phase 2 of the Project, including adding technology and audio-visual coordination into the base design scope (the “Additional Services”); and

**WHEREAS**, the cost of the Additional Services will total Thirty Thousand and 00/100 Dollars (\$30,000.00); and

**WHEREAS**, the Town desires to amend the Agreement by change order to increase the Not-to-Exceed Amount for Phase 2 of the Project to Four Hundred Seventy-Six Thousand Seven Hundred Thirty-Six and 26/100 Dollars (\$476,736.26) (“Change Order No. 3”); and

**WHEREAS**, the Board of Trustees desires to approve Change Order No. 3 and further desires to delegate authority to the Town Manager to execute Change Order No. 3 on behalf of the Town when in final form.

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

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

**Section 2.** The Board of Trustees hereby: (a) approves Change Order No. 3 in substantially the same form as attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make any non-material changes as may be necessary to Change Order No. 3 that do not increase the Town’s obligations; and (c) authorizes the Town Manager to execute Change Order No. 3 on behalf of the Town when in final form.

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

**Section 4. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**EXHIBIT 1**  
CHANGE ORDER NO. 3

# CHANGE ORDER



**PROJECT NAME:** Mead Police Facility – Architectural and Engineering Design Services  
**PROJECT NUMBER:** 2025-005  
**CHANGE ORDER #:** 3  
**CONTRACTOR:** Infusion Architects, LLC  
**CONTRACT DATE:** July 24, 2025

## REASON FOR AND DESCRIPTION OF CHANGE

Item #1 Adding technology and audio visual (AV) coordination into the base design scope for Phase 2 of the Mead Police Facility Project with PEC Engineering (subcontractor). See attached Exhibit A. \$30,000.00  
PEC Engineering will create a CD/GMP set for bidding and provide construction administration (CA) services. Fee for PEC Engineering’s services is \$26,000.00; fee for Infusion Architect, LLC’s coordination and management is \$4,000.00.

TOTAL      \$30,000.00

## CHANGES TO CONTRACT

<b>Change In Contract Price:</b>			
	<b>Total Contract (Phase 2)</b>	<b>Change Amount</b>	<b>% of Original Contract</b>
<i>First Amendment (Phase 2)</i>	\$420,736.26		
<i>Change Order #2</i>	\$26,000.00	\$26,000.00	6.18%
<i>Change Order #3</i>	\$30,000.00	\$30,000.00	7.13%
<b>ADJUSTED CONTRACT COST</b>	<b>\$ 476,736.26</b>		<b>13.31%</b>

**ACCEPTANCE**

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ACCEPTED BY: \_\_\_\_\_  
*Contractor's Representative*

DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_  
*Construction Manager*

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
*Town Representative*

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
*Town Manager*

DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
*Other*

DATE: \_\_\_\_\_

Exhibit A



**CHANGE ORDER #3**

FOR OWNER-ARCHITECT AGREEMENT: Amendment to Standard Agreement Between Owner and Design Professional

OWNER : Town of Mead

DATED: 5/18/2026

PROJECT: Mead Police Facilities

	Phase 1:	Phase 2:
ORIGINAL CONTRACT AMOUNT:	\$ 164,282.24	\$420,736.26
CO -1:	\$ 5,000.00 NTE	-
CO-2:	\$ 6,400.00	\$ 26,000.00
CO-3:		\$ 30,000.00
NEW CONTRACT AMOUNT:	\$ 175,682.24	\$476,736.26

DESCRIPTION OF CHANGE: Adding Technology and AV coordination into the base design scope with PEC Engineering. A CD/GMP set for bidding will be created, plus CA services will be provided.



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Resolution No. 38-R-2026 — A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Creation of an Economic Development Strategic Plan

**Presented by:** Todd Bjerkaas, Community Development Director

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### Summary:

The Town of Mead (the “Town”) is in need of an update to the current 2015 Mead Economic Development Plan. The Town has experienced significant growth and development since the previous plan was adopted, with more growth on the horizon. An update to the 2015 Economic Development Plan will allow for the Town to identify market demand and unmet demand, address economic challenges and opportunities, develop strategies for recruitment and retention of retailers and primary employers, and establish actions to meet consumer demand within the Town and decrease the high retail leakage to other communities.

The Town and the State of Colorado (acting by and through the Colorado Department of Local Affairs) (“DOLA”) have agreed on the contractual terms of that certain State of Colorado Grant (the “Grant”) for the Mead Economic Development Strategic Plan (the “Plan”). The agreement associated with the grant (the “Grant Agreement”) is unilateral in nature, and the Town is not anticipated to be required to execute or otherwise sign the Grant. The Grant terms establish that DOLA will facilitate the provision of Federal Mineral Lease (“FML”) funding to the Town to contribute towards the development, implementation, and public outreach for the Mead Economic Development Strategic Plan (the “Plan”). The Plan has an anticipated total project cost of \$100,000. The DOLA Grant provides \$25,000 in funds for the project. The Town of Mead (local agency) will provide the remaining \$75,000 in funds. The Town has budgeted \$100,000.00 in the 2026 approved Town budget from which the Town’s \$75,000 will be drawn.

Resolution No. 38-R-2026 (the “Resolution”): (a) accepts the Grant pursuant to the terms of the Grant Agreement; (b) authorizes the Mayor to execute the Grant Agreement on behalf of the Town when in final form (if necessary); and (c) authorizes the Town Manager to take all necessary actions to comply with the reporting and documentation requirements required for proper administration of the Grant, including execution of such other documents and instruments as may be necessary.

Staff recommends approval of the Resolution.

### Financial Considerations:

As stated above, the minimum that the Town will contribute local agency funds in the amount of \$75,000.00 for the Project. The Town has budgeted \$100,000.00 in the 2026 approved Town budget that can be used for any unforeseen cost increases related to the Project. There are sufficient funds appropriated for this purpose in the Town’s approved 2026 budget in the Capital Improvements Fund.

### Staff Recommendation / Actions Required:

Staff recommends that the Board of Trustees proceed to approve the Resolution, accepting the Grant and approving the Grant Agreement. A motion to approve the June 8, 2026 consent agenda will approve the Resolution (accepting the Grant and approving the Grant Agreement). If this item is pulled off consent, Staff recommends the following motion:

Suggested Motion:

“I move to adopt Resolution No. 36-R-2026, A Resolution of the Town of Mead, Colorado, Accepting a Grant from the Colorado Department of Local Affairs for the Creation of an Economic Development Strategic Plan.”

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**Attachments:**

1. Resolution No. 38-R-2026
2. Exhibit 1 - State of Colorado Grant Award

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 38-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,  
ACCEPTING A GRANT FROM THE COLORADO DEPARTMENT OF LOCAL  
AFFAIRS FOR THE CREATION OF AN ECONOMIC DEVELOPMENT  
STRATEGIC PLAN**

**WHEREAS**, the Colorado Department of Local Affairs (“DOLA”) has awarded the Town of Mead (the “Town”) a grant for the Mead Economic Development Strategic Plan in the amount of \$25,000 (the “Grant”); and

**WHEREAS**, the Board of Trustees desires to accept the Grant and to delegate authority to the Mayor to execute the grant agreement between DOLA and the Town (the “Grant Agreement”); and

**WHEREAS**, the Board of Trustees further desires to authorize the Town Manager to take all necessary actions to comply with reporting and documentation requirements required pursuant to the Grant Agreement and execute such other documents or instruments as may be necessary.

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

**Section 1.** The foregoing contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2.** The Board of Trustees hereby: (a) accepts the Grant pursuant to the terms of the Grant Agreement; (b) authorizes the Mayor to execute the Grant Agreement on behalf of the Town when in final form (if necessary); and (c) authorizes the Town Manager to take all necessary actions to comply with the reporting and documentation requirements required for the proper administration of the Grant, including the execution of such other documents and instruments as may be necessary.

**Section 3. Effective Date.** This resolution shall be effective immediately upon adoption.

**Section 4. Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 5. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**Exhibit 1**

State of Colorado Contractual Grant Award



May 22, 2026

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

RE: EIAF A-0368 Mead Economic Development Strategic Plan

Dear Mayor Whitlow,

In response to your recent request, I am offering to enter into a contract for a grant in the amount of \$25,000 for the purpose of completing a comprehensive economic development strategic plan for the Town of Mead.

This grant offer is made from federal mineral lease (FML) proceeds.

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

Thank you for helping Colorado build an economy where all Coloradans can thrive.

Sincerely,

Maria De Cambra  
Executive Director

cc: Barbara Kirkmeyer, State Senator  
Scott Slaugh, State Representative  
Helen Migchelbrink, Town of Mean  
Todd Bjerkaas, Town of Mead  
Chris La May, DOLA





## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Ordinance No. 1107 — An Ordinance of the Town of Mead, Colorado, Annexing Certain Town-Owned Property Known as the Valdez Annexation to the Town of Mead, Colorado

**Presented by:** Todd Bjerkaas, Community Development Director

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### Summary:

This Agenda Item Summary (AIS) has been prepared for the proposed annexation known as the Valdez Annexation (“Annexation”). The Annexation area is owned entirely by the Town and includes approximately 1.472 acres located at the southwest corner of State Highway 66 and WCR 7 (“Property”), as more fully described in the Valdez Annexation Map attached as Exhibit A to Ordinance No. 1107.

Staff recommends that the Board of Trustees approve the Annexation.

### DETAIL OF REQUEST

Applicant(s):	Town of Mead
Property Owner(s):	Town of Mead
Property Location:	Southwest corner of State Highway 66 and Weld County Road 7 (Third St.)
Current Zoning (Weld County):	Agricultural
Proposed Zoning (Mead):	Public Facility (PF) Zoning District
Comp. Plan Designation:	Mixed Use – Residential/Commercial (MU-RC)
Surrounding Land Uses:	North: State Highway 66 Right-of-Way and undeveloped land zoned Highway Commercial (HC) within the Town of Mead East: Ariet’s Grove/Kiteley – zoned Planning Unit Development (PUD) in unincorporated Weld County. The property is currently under consideration for annexation and initial zoning with the Town of Mead South: Liberty Ranch – primarily undeveloped land with oil and gas facilities zoned General Commercial (GC) in the Town of Mead West: State Highway 66 Right-of-Way

### OVERVIEW

The Town of Mead is the sole owner of approximately 1.472 acres of land located in unincorporated Weld County. The Town acquired the property on January 14, 2026, and now seeks to annex the Property into the Town’s municipal boundaries. Because the Property is Town-owned, the proposed annexation is being processed as an annexation of municipally owned land pursuant to C.R.S. § 31-12-106(3).

The Property is currently under the jurisdiction of Weld County and zoned Agricultural. Upon annexation, the Town intends to zone the Property as Public Facility (PF) within ninety (90) days after annexation as required by C.R.S. § 31-12-115(2).

The Annexation has been reviewed for compliance with the applicable statutory criteria, and Staff finds that the Property is eligible for annexation.

Approval of Ordinance No. 1107 would annex the Property into the Town of Mead. Following annexation, the Town will proceed with establishing the Property's initial zoning as Public Facility (PF).

## **REVIEW CRITERIA ANALYSIS**

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

Section 16-8-50 of the MMC states that eligibility for annexation shall be determined by conformity with the requirements of C.R.S. 31-12-104 and 31-12-105, as amended and as determined by the Board of Trustees in its sole discretion. Additionally, when the Town is the sole owner of an area it desires to annex, the governing body may by ordinance annex such land to the municipality without notice and a hearing as long as it is eligible for annexation in accordance with Section 30(1)(c) of Article II of the Colorado Constitution, C.R.S. § 31-12-104(1)(a), and C.R.S. § 31-12-105.

Town Staff finds that the Annexation meets the applicable requirements of Section 30(1)(c) of Article II of the Colorado Constitution, C.R.S. § 31-12-104(1)(a), C.R.S. § 31-12-105, and C.R.S. § 31-12-106(3) as follows:

1. The Town is the sole owner of the Property.
2. The Property does not consist solely of a public street or right-of-way.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the Town.
4. The area is less than twenty (20) acres and is not being divided or included without the written consent of the owner.
5. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
6. The annexation of the Property will not result in the detachment of the area from any school district and the attachment of the same to another school district.
7. The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three (3) miles in any direction from any point of such municipal boundary within one (1) year.
8. There are no platted streets or alleys included in the area to be annexed.

### **Financial Considerations:**

None.

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

Staff recommends that the Board of Trustees proceed to approve Ordinances No. 1107, annexing the Property to the Town of Mead. A motion to approve the June 8, 2026 consent agenda will approve the Ordinance (annexing the Property to the Town). As set forth above, no hearing on this item is required. If this item is pulled off of consent, Staff recommends the following motion:

Suggested motions:

"I Move for Approval of Ordinance No. 1107, An Ordinance of the Town of Mead, Colorado, Annexing Certain Town-Owned Property Known as the Valdez Annexation to the Town of Mead, Colorado"

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**Attachments:**

- 1. Ordinance No. 1107
- 2. Exhibit A - Annexation Map

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1107**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING  
CERTAIN TOWN-OWNED PROPERTY KNOWN AS  
THE VALDEZ ANNEXATION TO THE TOWN OF MEAD, COLORADO**

**WHEREAS**, the Town of Mead (the “Town”) is a statutory town, duly organized and existing under the laws of the State of Colorado; and

**WHEREAS**, the Town is the sole owner of 1.472 acres of land in unincorporated Weld County known as the Valdez Annexation, as more particularly described in the Annexation Map attached to this Ordinance as **Exhibit A** (the “Property”); and

**WHEREAS**, the Town of Mead submits to annex the Property, pursuant to the Municipal Annexation Act of 1965 (the “Act”) C.R.S. § 31-12-101, *et al.*, and specifically the provisions of C.R.S. § 31-12-106(3), because the Property is owned entirely by the Town of Mead, does not consist solely of a public street or public right-of-way, and the rights-of-way are not being used to achieve the one-sixth contiguity requirement; and

**WHEREAS**, C.R.S. § 31-12-106(3) provides that when the Town is the sole owner of the area that it desires to annex, which area is eligible for annexation in accordance with Article II, Section 30(1)(c) of the Colorado Constitution and C.R.S. § 31-12-104(1)(a) and C.R.S. § 31-12-105, the Board of Trustees may, by ordinance, annex the area to the Town without notice and hearing; and

**WHEREAS**, the Board of Trustees finds and determines that it is in the best interests of the Town and its residents to annex the Property to the Town.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Findings – Eligibility of the Property for Annexation.** The Town Board of Trustees finds and determines that the following provisions of Article II, Section 30(1)(c) of the Colorado Constitution and C.R.S. § 31-12-104(1)(a), C.R.S. § 31-12-105, and C.R.S. § 31-12-106(3) have been met:

- A. The Town is the sole owner of the Property.
- B. The Property does not consist solely of a public street or right-of-way.
- C. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the Town.
- D. The area is less than twenty (20) acres and is not being divided or included without

written consent of the owner.

- E. No annexation proceedings have been commenced for the annexation to another municipality of part or all of the Property.
- F. The annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.
- G. The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three (3) miles in any direction from any point of such municipal boundary within one (1) year.
- H. There are no platted streets or alleys included in the area to be annexed.

**Section 3. Annexation of Property Approved.** The Property, as more particularly described in the Annexation Map attached hereto as **Exhibit A**, is hereby annexed to and included within the corporate limits of the Town of Mead, Colorado, in accordance with law.

**Section 4. Direction to Town Staff.** The Board of Trustees hereby directs Staff to complete all necessary procedures required for annexation of said Property to the Town including: (1) filing for recording three certified copies of this Ordinance and the Annexation Map, attached hereto as **Exhibit A**, with the Weld County Clerk and Recorder; (2) filing the original of this Ordinance together with a copy of the Annexation Map with the Town Clerk of the Town of Mead, Colorado; and (3) taking the post-approval actions specified under Section 16-8-120 of the *Mead Municipal Code*. Promptly following the effective date of this Ordinance, the Town Clerk shall complete all filings required of the Town to be made pursuant to the provisions of C.R.S. § 31-12-113.

**Section 5. Severability.** If any article, section, paragraph, sentence, clause or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

**Section 6. Repealer.** All ordinances resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 7. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 8. Certification.** The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**Exhibit A**  
**Annexation Map**

ANNEXATION MAP
VALDEZ ANNEXATION
TO THE TOWN OF MEAD
A PART OF THE SE1/4 OF SECTION 21,
T3N, R68W OF THE 6TH P.M.,
COUNTY OF WELD, STATE OF COLORADO.
AREA = 64,102 SQUARE FEET (1.472 ACRES), MORE OR LESS.

LEGEND table with symbols for ALUM, BK, ESMT, MKD, PG, REC, ROW, ANNEXATION CORNER, NFS, MEAD CORPORATE BOUNDARY.

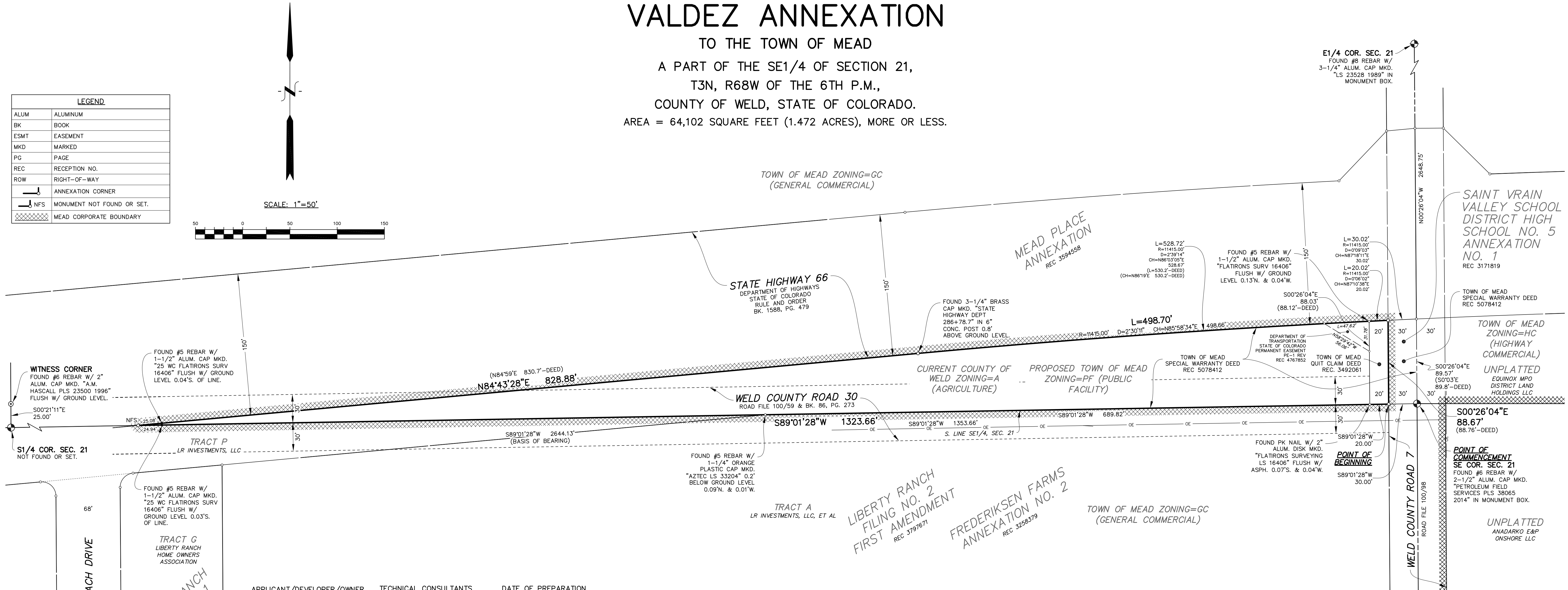
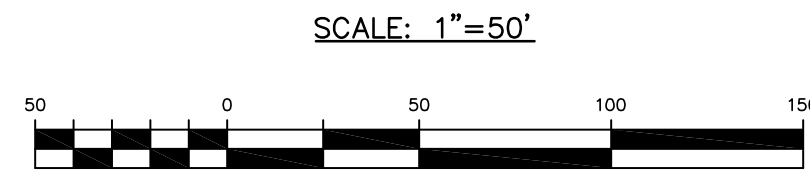
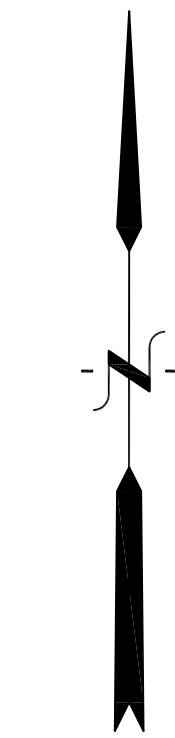
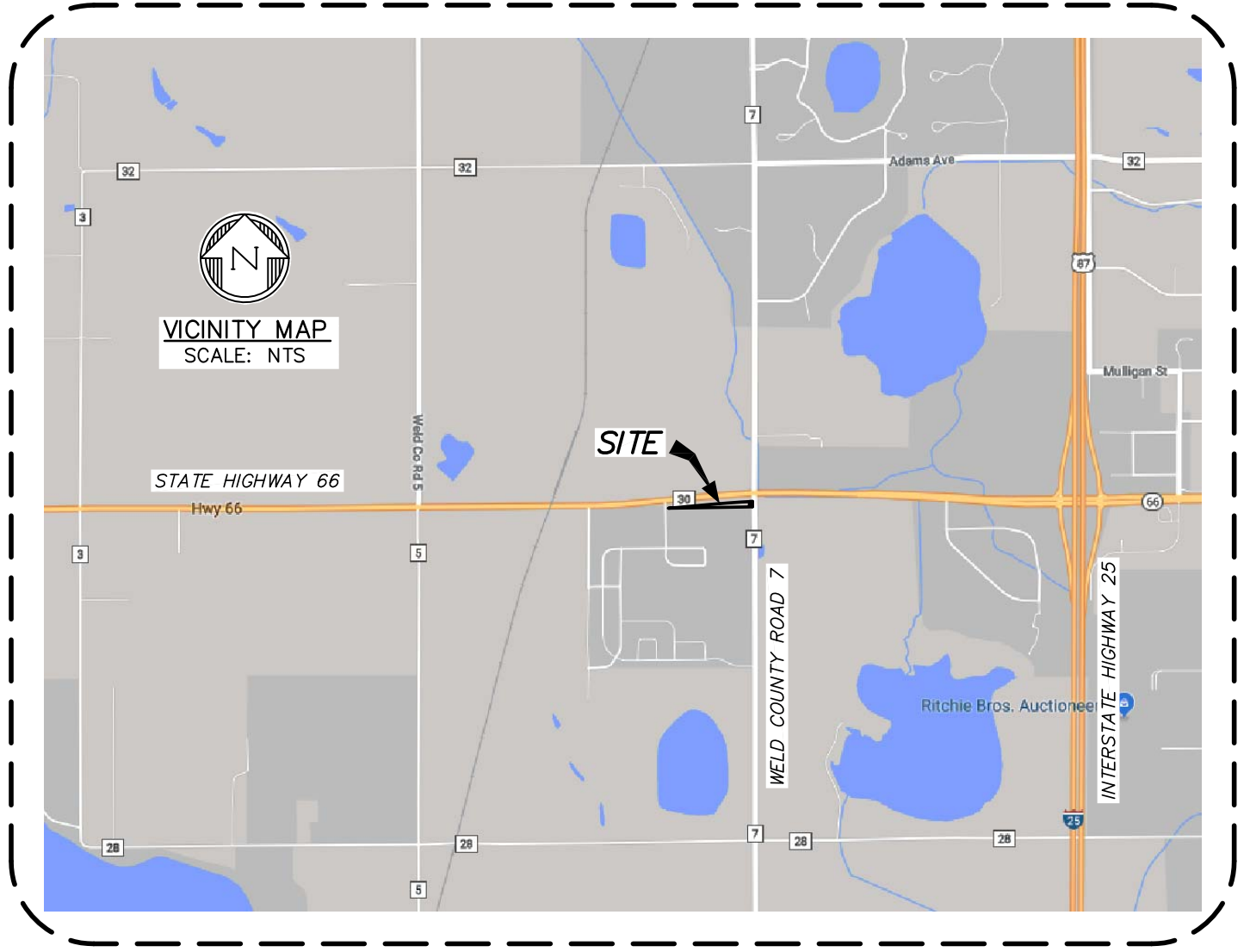


Table with columns: APPLICANT/DEVELOPER/OWNER, TECHNICAL CONSULTANTS, DATE OF PREPARATION, DATE OF REVISION.



- NOTES: 1. BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SE1/4 OF SECTION 21, T3N, R68W OF THE 6TH P.M., BEARS S89°01'28"W AS MONUMENTED AND SHOWN HEREON. 2. THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES. 3. RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAND TITLE GUARANTEE COMPANY POLICY NO. 0125216163.29818199, DATED JANUARY 21, 2026. NO ADDITIONAL RESEARCH WAS COMPLETED. 4. NO APPARENT EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN ON THIS MAP. NO ADDITIONAL RESEARCH WAS COMPLETED. 5. ACCORDING TO WELD COUNTY ROAD FILE 100/59, A RIGHT-OF-WAY FOR WELD COUNTY ROAD 30 WAS CREATED ALONG THE SOUTH LINE OF SECTION 21. IT IS POSSIBLE THAT THE DECREE RECORDED IN BOOK 86 AT PAGE 273 CREATED THE RIGHT-OF-WAY FOR THE SOUTH HALF OF WELD COUNTY ROAD 30, LYING SOUTH OF THE SOUTH LINE OF THE SE1/4 OF SECTION 21. NEITHER DOCUMENTS SET FORTH IN THE TITLE COMMITMENT, NOR ANY OTHER DOCUMENT KNOWN TO THIS OFFICE INDICATE THIS RIGHT-OF-WAY HAS BEEN VACATED. IT IS UNKNOWN THE AFFECT OF STATE HIGHWAY 66 MAY HAVE HAD IN VACATING WELD COUNTY ROAD 30. RIGHT-OF-WAY PLANS FOR STATE HIGHWAY 66 SHOWS A ROAD RUNNING ALONG THE WELD COUNTY ROAD 30 ALIGNMENT. EXCEPT FOR THE GRAVEL DRIVEWAY, NO ROAD IS APPARENT TODAY. 6. LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

CERTIFICATION DEFINED: THE USE OF THE WORDS "CERTIFY" AND/OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS AND FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION; WAS PERFORMED BY OR UNDER THE REGISTERED PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE CHARGE; IS BASED ON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF; IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. (RULE 1.6.B.2 OF THE RULES AND REGULATIONS OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS)
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CERTIFICATE OF OWNERSHIP: KNOW ALL MEN BY THESE PRESENTS, THAT THE TOWN OF MEAD, COLORADO, BEING THE SOLE OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED LAND, TO WIT: A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 21, T3N, R68W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, FROM WHICH THE S1/4 CORNER OF SAID SECTION 21 BEARS S89°01'28"W, 2644.13 FEET (BASIS OF BEARING), THENCE S89°01'28"W, 30.00 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 21 TO THE WESTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 7 AND THE POINT OF BEGINNING; THENCE CONTINUING S89°01'28"W, 1323.66 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 21 AND ALONG THE NORTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 AS CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN RULE AND ORDER RECORDED JULY 10, 1961, IN BOOK 1588 AT PAGE 479 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N84°43'28"E, 828.88 FEET ALONG THE SOUTHERLY LINE OF SAID STATE HIGHWAY 66 AND ALONG THE SOUTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO A POINT OF CURVE TO THE RIGHT; THENCE EASTERLY, 498.70 FEET ALONG THE ARC OF SAID CURVE, ALONG THE SOUTHERLY LINE OF SAID STATE HIGHWAY 66, AND ALONG THE SOUTHERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 7, SAID ARC HAVING A RADIUS OF 11415.00 FEET, A CENTRAL ANGLE OF 2°30'11", AND BEING SUBTENDED BY A CHORD THAT BEARS N85°58'34"E, 498.66 FEET; THENCE S0°26'04"E, 88.67 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 7 AND ALONG THE WESTERLY CORPORATE BOUNDARY OF TOWN OF MEAD TO THE POINT OF BEGINNING. AREA = 64,102 SQUARE FEET (1.472 ACRES), MORE OR LESS. HAVE CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE ANNEXED UNDER THE NAME VALDEZ ANNEXATION TO THE TOWN OF MEAD.

CERTIFICATE OF OWNERSHIP (CON'T): STATE OF COLORADO ) COUNTY OF WELD ) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MARCH, A.D., 2026, BY COLLEEN G. WHITLOW AS MAYOR FOR TOWN OF MEAD, COLORADO. WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC. MY COMMISSION EXPIRES

Table with columns: CONTIGUITY, ZONING. Rows include: TOTAL PERIMETER OF AREA TO BE ANNEXED (2,739.91 FEET), CONTIGUITY WITH EXISTING CITY LIMITS (2,739.91 FEET), MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER) (456.66 FEET), CONTIGUITY EXCEEDING 1/6 MINIMUM REQUIREMENT (2,283.25 FEET), AREA OF ANNEXATION (1.472 ACRES ±). ZONING: EXISTING WELD COUNTY ZONING (AGRICULTURE A), PROPOSED TOWN OF MEAD ZONING (PUBLIC FACILITY PF).

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES: THIS ANNEXATION MAP OF VALDEZ ANNEXATION TO THE TOWN OF MEAD IS APPROVED AND ACCEPTED BY ORDINANCE NO. PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES MEAD, COLORADO, HELD ON MAY 21, 2026, AT RECEPTION NO. IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. MAYOR: ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE: I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCELS SHOWN HEREON IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-107(4), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS. FRANK N. DREXEL, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 24305. DATE:

CLERK & RECORDERS CERTIFICATE: THIS PLAT WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF WELD COUNTY AT A.M. ON THE DAY OF RECEPTION NO. A.D. 2026 IN BOOK PAGE COUNTY CLERK & RECORDER DEPUTY



## Agenda Item Summary

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**Agenda Date:** 6/8/2026

**Subject:** Public Hearing: Kiteley Ranch Annexation and Ariet's Grove Planned Unit Development

**Presented by:** Alex Ailey, Planner II

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### Summary:

Peak Development Group (the "Applicant") has submitted a petition for annexation of the Kiteley Ranch property, and a zoning application for the same property, as more particularly described herein ("Property") on behalf of the record owner of the Property, Anadarko E&P Onshore LLC, a Delaware limited liability company (the "Owner") The Property comprises approximately 134.46 acres in size, is generally located south of State Highway 66 and east of Weld County Road 7 (Third St.), and is commonly referred to as Kiteley Ranch or Ariet's Grove. The zoning application proposes to establish initial Town of Mead zoning for the Property as Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) zoning with Planned Unit Development Overlay ("Ariet's Grove PUD" or "PUD"). The PUD includes various residential densities, including Single-Family Detached, Single-Family Attached, Townhomes, and Multi-Family, as well as a portion of the Property designated for General Commercial uses. The Ordinances and Resolution approve:

1. the annexation of the Property("Annexation");
2. the Annexation and Development Agreement("Annexation Agreement");
3. the initial Town zoning for the Property; and
4. an Intergovernmental Agreement between the Town of Mead and the Kiteley Ranch Metropolitan District (the"IGA").

### Detail of Request

Petitioner and Property Owner: Anadarko E&P Onshore LLC

Property Location: Generally, south of State Highway 66, east of Weld County Road 7 (Third St.)

Current Zoning: Agricultural (Weld County)

Proposed Zoning: Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a PUD Overlay.

Comprehensive Plan Designation: Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU)

Surrounding Land Uses:

North: Single-Family Residence and Undeveloped Land zoned Highway Commercial (HC) within the Town of Mead

East: Mead Crossings – zoned Highway Commercial (HC) within the Town of Mead

South: Waterfront Subdivision – zoned Single-Family Residential (RSF-4) with a PUD Overlay; Foster Reservoir

West: Liberty Ranch Subdivision – zoned Single-Family Residential (RSF-4) and future Municipal Facilities Site

**Annexation:**

The Owner submitted a Petition for Annexation of the Property (“Petition”) to the Town on or about April 30, 2025, which Petition was resubmitted to the Town on or about July 23, 2025. The Petition is included as an attachment (Attachment A) to this Agenda Item Summary (“AIS”). The Board of Trustees approved Resolution No. 50-R-2025 at a regular meeting held on August 25, 2025, which established that the Petition is in substantial compliance with state law requirements, scheduled the hearing to consider eligibility of the Property for annexation, and referred the Annexation to the Planning Commission. On September 17, 2025, the Planning Commission approved Resolution No. 11-PC-2025 (Attachment B), recommending approval of the Annexation to the Board of Trustees. On October 13, 2025, the Board of Trustees reviewed the eligibility of the Property for annexation at a public hearing held for that purpose and set forth certain findings of fact and conclusions as to the annexation of the Property, finding the Property eligible for annexation to the Town, as memorialized in Resolution No. 60-R-2025, attached as Attachment C to this AIS.

Because the Board of Trustees previously held the Eligibility Hearing in accordance with state law and determined that the Property is eligible for annexation, the Board may now make the legislative determination as to whether to annex the Property.

**Annexation and Development Agreement and Vested Property Rights:**

Staff provided a draft annexation agreement to the Applicant in accordance with Sec. 16-8-110 of the Mead Municipal Code (MMC). The Annexation Agreement has been finalized by the Applicant, Owner, and Town Staff, and is on file with the Town Clerk (“Agreement”).

In addition, the Applicant has requested the establishment of vested property rights for a proposed term of twenty-five (25) years. Specifically, the Applicant is requesting that both the PUD and the Annexation Agreement be designated as site specific development plans (SSDPs). As required by Sec. 16-5-40 of the MMC and C.R.S. § 24-68-103(1)(b), no SSDP may be approved by the Board of Trustees until after the completion of a public hearing called for that purpose.

A vesting period exceeding three (3) years is allowed per Section 16-5-100 - Rights by agreement, where warranted, in light of all relevant circumstances, including, but not limited to, the size and phasing of development, economic cycles, and market conditions. The Ariet's Grove/Kiteley Ranch development is approximately 134.46 acres in size and includes eight (8) planning areas, each of which provide different uses and intensities including commercial, mixed-use, and residential, such as single-family detached, single-family attached, multi-family. Considering the size and phasing of the development, absorption of commercial mixed-use and residential will span multiple economic cycles for home building and retail development, as well as varying market conditions over the next 25 years. Additionally, the amount of public infrastructure required for the Ariet's Grove development is significant and will occur as each phase is constructed over the duration of the project.

**Planned Unit Development:**

The Property is designated by the Town of Mead’s Comprehensive Plan as being appropriate for Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU) development. The Comprehensive Plan defines Commercial Mixed-Use as a mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments within walking distance of restaurants and entertainment establishments. The Comprehensive Plan defines Residential Mixed-Use as residential development with a wide range of density and scale including large lot, single-family (attached and detached), multi-family, and senior housing. The Property is currently used for oil and gas development but is largely vacant.

The PUD (**Exhibit 1** to Ordinance No. 1110) establishes eight (8) planning areas. Planning Area 1 is located on the northwestern portion of the Property and would allow commercial uses & mixed residential housing types including single-family detached, duplex, townhome, and multi-family housing types. Planning Area 2 is located on the northeastern portion of the Property and would allow for commercial uses. Planning Area 3 is located in the center of the Property and would allow for mixed residential housing types including single-family detached, duplex, townhome, and multi-family housing types. Planning Area 4 is located in the southwestern portion of the Property and would allow for single-family detached housing types. Planning Area 5 is located in southeastern portion of the Property and is designated as a future neighborhood park. Planning Area 6 is located in the north-central portion of the Property and is designated as an oil & gas buffer from existing oil & gas development. Planning Area 7 is located on the north-central portion of the Property and is designated for existing oil & gas development. Planning Area 8 is located on the northern portion of the property and is designated as open space. The PUD provides for a maximum of 904 dwelling units. The PUD establishes design and dimensional standards for residential and commercial land uses. Additionally, the PUD establishes architectural and landscaping standards to create a cohesive look and feel to the Ariet's Grove subdivision and is anticipated to function in tandem with existing neighborhoods in the area, creating a development pattern that closely resembles anticipated development along the Highway 66 corridor. In order to accomplish a mixture of densities as is outlined in the Comprehensive Plan, this PUD provides for a variety of single-family and multi-family home types spread across the eight planning areas. The proposed mixture of densities provides housing options that are in low supply or currently unavailable in Mead and provides commercial opportunities along the Highway 66 corridor. The Planning Commission recommended approval of the PUD following the conclusion of a public hearing held on May 20, 2026, as memorialized in Resolution No. 04-PC-2026, attached to this AIS as Attachment D.

#### Review Criteria:

A PUD Overlay is a special purpose zoning district set forth in MMC Section 16-3-30(a)(4) that allows for modification of the standards of the underlying zoning district in exchange for the provision of additional amenities and other elements that improve the overall development. PUD Overlays may be used to modify the standards of the underlying zoning district if they are "consistent with the Comprehensive Plan" and "the development is found to be an improvement over what would be required under otherwise applicable standards."

The proposed Ariet's Grove PUD is generally consistent with the Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU) land use designations identified in the 2018 Comprehensive Plan. Staff also finds the concept proposed in the PUD to be an improvement over what would normally be required by the underlying zoning districts. The proposed PUD provides the following advantages over the underlying zoning and traditional development:

- The PUD provides consistency of design and compatible design for architecture and landscaping across the Property.
- The PUD provides for a flexible mix of medium-density and multi-family housing types, which is compatible with the type of development pattern anticipated in the RMU Comprehensive Plan designation.
- The PUD provides for General Commercial uses, which are compatible with the CMU Comprehensive Plan designation.
- The PUD proposes multiple regional roadway and trail connections that will help to establish an interconnected network of multi-modal transportation within the Property and to the surrounding areas and future developments.
- The PUD pays special attention to the existing surrounding properties, calling out a residential landscape buffer of a minimum of twenty feet (20') with landscaping provided of one (1) tree and five (5) shrubs per forty (40) linear feet along the enclaved properties.

- The development would add diversity to the Town’s housing stock and housing options with options for a range of single-family detached, single-family attached, and multi-family housing products currently in limited supply in Mead.
- The development proposes to meet the required 20% parks & open space dedication in Planned Unit Developments, and to construct a neighborhood park of approximately 15.89 acres.
- The PUD helps to further the goals of the 2018 Comprehensive Plan related to growth and housing diversity.

The establishment of a zoning designation is subject to review against the following criteria set forth in Section 16-3-160(e) of the MMC. Only one (1) of the following criteria must be met for the proposed PUD zoning. This PUD meets criterion no. 6 – shown in bold text below:

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

The Applicant has requested that the zoning of the property be established as Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) zoning with PUD Overlay. Staff has determined that the requested PUD will encourage innovative and creative development, a diversity of housing options to promote a community for citizens in various stages of life, a well-planned multi-modal roadway and trails network, and a cohesive and unique development pattern that will help to establish the Highway 66 corridor anticipated in the Comprehensive Plan.

**Metropolitan District Intergovernmental Agreement:**

The Property is currently served by the existing Kiteley Ranch Metropolitan District (the “District”). Because certain property within District boundaries is not included in the proposed Annexation, the District is unable to petition the Town for designation as an approving authority pursuant to § 32-1-204.7, C.R.S. The IGA, attached to Resolution No. 39-R-2026 as Exhibit 1, leaves in place the existing Amended and Restated Service Plan for the District, approved by Weld County, Colorado (“County”) on December 6, 2023. The IGA incorporates certain Town restrictions, including limitations on fees and requires Town approval prior to the County’s approval of any Service Plan amendments. Pursuant to the IGA, the District is required to impose a mill levy of three (3) mills and remit same to the Town for on-going operations and maintenance expenses associated with public improvements within or without the boundaries of the District. The County has agreed to provide a letter acknowledging the terms of the IGA (“County Acknowledgment Letter”), as required in the Ordinances and Resolution. The County Acknowledgment Letter will be attached as an exhibit to the IGA prior to the recording of the IGA in the Weld County real property records.

**Financial Considerations:**

None.

**Staff Recommendation / Actions Required:**

The Board of Trustees is asked to consider approval of the Annexation, Annexation Agreement, Planned Unit Development, and Metropolitan District Intergovernmental Agreement via Ordinances 1108, 1109, 1110, and Resolution No. 39-R-2026. Additionally, the Board is asked to conduct the required public hearing regarding the proposed establishment of vested property rights associated with the SSDPs (the Annexation Agreement and PUD). The Board of Trustees has legislative discretion as to whether to approve the Annexation. Based on the Planning Commission's determination, Town Staff recommends that the Board of Trustees: (1) Approve the Annexation; (2) establish the initial zoning of the parcel as Residential Mixed-Use (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a PUD Overlay, in accordance with the PUD; (3) approve the Annexation Agreement; and (4) approve the Metro District IGA sequentially via the suggested motions listed below.

**Suggested Motions:**

Ordinance No. 1108 (Annexation): "I MOVE TO APPROVE ORDINANCE NO. 1108, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING CERTAIN TERRITORY KNOWN AS KITELEY RANCH TO THE TOWN OF MEAD."

Ordinance No. 1109 (Annexation Agreement): "I MOVE TO APPROVE ORDINANCE NO. 1109, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING AN ANNEXATION AND DEVELOPMENT AGREEMENT WITH ANADARKO E&P ONSHORE LLC FOR THE KITELEY RANCH ANNEXATION AND ASSOCIATED VESTED PROPERTY RIGHTS."

Ordinance No. 1110 (PUD): "I MOVE TO APPROVE ORDINANCE NO. 1110, AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH CONDITIONS A ZONING DESIGNATION OF MULTI-FAMILY RESIDENTIAL (RMF-14), GENERAL COMMERCIAL (GC), SINGLE-FAMILY RESIDENTIAL (RSF-4), AND AGRICULTURAL (AG) WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY KNOWN AS ARIET'S GROVE AND APPROVING ASSOCIATED VESTED PROPERTY."

Resolution No. 39-R-2026 (Metro District IGA): "I MOVE TO APPROVE RESOLUTION NO. 39-R-2026, A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND THE KITELEY RANCH METROPOLITAN DISTRICT."

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**Attachments:**

1. Petition for Annexation - Dated July 23rd, 2025
2. Planning Commission Resolution No. 11-PC-2025 Kiteley Ranch
3. Board of Trustees Resolution No. 60-R-2025 Kiteley Ranch Annexation
4. Planning Commission Resolution No. 04-PC-2026 PUD Approval Recommendation

**PETITION FOR ANNEXATION  
ARIET'S GROVE ANNEXATION**

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

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

The Property may be generally described as Ariet's Grove Annexation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

Respectfully submitted this 23<sup>rd</sup> day of July, 2025.

Signature of Petitioner:

Anadarko E&P Onshore LLC  
A Delaware limited liability company

DON C JOBE III

By:   
Name: Don C Jobe III  
Title: Attorney-in-Fact

Date of Signature: 7/23/2025

Mailing Address:

1099 18<sup>th</sup> St., Ste 700  
Denver, CO 80202

**EXHIBIT A**  
**TO PETITION FOR ANNEXATION**

**Legal Description of Property**

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:  
1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;  
2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;  
3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;  
4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;  
5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;  
6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;  
THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;  
THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B;  
THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET;  
THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1,121.52 FEET;  
THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET;  
THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;  
THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;  
THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;  
THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;  
THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;  
THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET;  
THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.



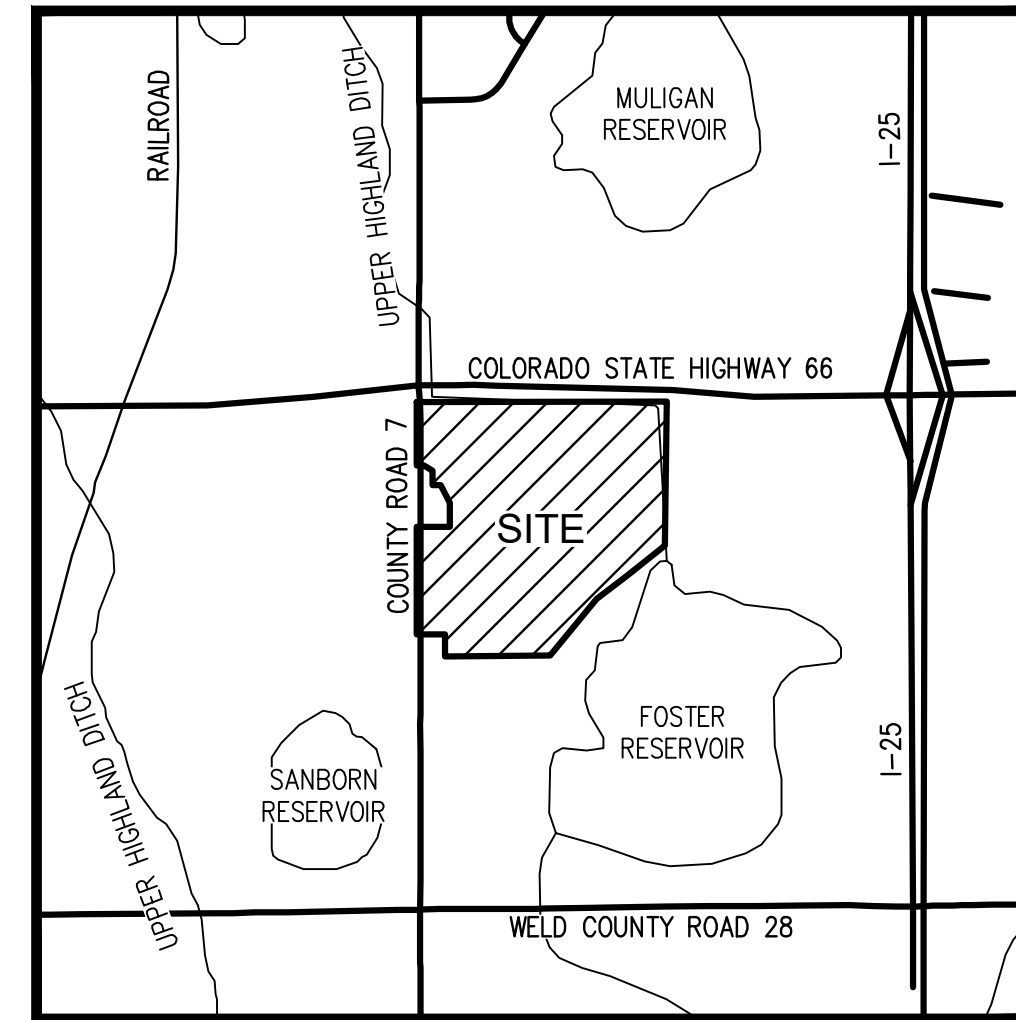
**EXHIBIT C**  
**TO PETITION FOR ANNEXATION**

**Annexation Map**

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

# KITELEY RANCH ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS  
 SHEET 1 OF 2



VICINITY MAP  
 SCALE: 1" = 2000'

**CERTIFICATE OF OWNERSHIP:**

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGE HOLDER(S), AND LIEN HOLDER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001, RECORDED AT RECEPTION NO. 5101657, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 27;  
 THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;  
 THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES:  
 1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;  
 2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;  
 3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;  
 4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;  
 5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;  
 6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;  
 7) NORTH 00°01'31" WEST, A DISTANCE OF 233.34 FEET;  
 8) SOUTH 89°24'03" WEST, A DISTANCE OF 293.97 FEET TO A POINT ON THE EAST LINE OF SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2 RECORDED AT RECEPTION NO. 3171820;  
 THENCE NORTH 00°03'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 1121.52 FEET TO POINT ON THE PERIMETER OF SAID LOT 1;  
 THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES:  
 1) NORTH 89°58'42" EAST, A DISTANCE OF 347.59 FEET;  
 2) NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;  
 3) NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;  
 4) SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;  
 5) NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;  
 6) NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;  
 7) THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET TO A POINT ON SAID EAST LINE OF SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2;  
 THENCE NORTH 00°03'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 656.74 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.  
 DO HEREBY LAY OUT AND ESTABLISH THIS ANNEXATION MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF **KITELEY RANCH ANNEXATION MAP**.  
 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

**OWNER:**  
 ANADARKO E & P ONSHORE LLC  
 BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
**NOTARY:**  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_, AS \_\_\_\_\_ OF ANADARKO E & P ONSHORE LLC, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 \_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:**

THIS ANNEXATION MAP OF **KITELEY RANCH ANNEXATION MAP** TO THE TOWN OF MEAD IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_\_, 20\_\_, AND SUBSEQUENTLY RECORDED IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE TOWN OF MEAD AT THE TIME AND RECEPTION NUMBER REFLECTED HEREON.

\_\_\_\_\_  
 MAYOR  
 \_\_\_\_\_  
 ATTEST: TOWN CLERK

**PLANNING COMMISSION CERTIFICATE:**

THIS ANNEXATION MAP OF **KITELEY RANCH ANNEXATION MAP** IS HEREBY RECOMMENDED FOR APPROVAL/DENIAL BY THE TOWN OF MEAD BOARD OF TRUSTEES ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 \_\_\_\_\_  
 CHAIRMAN  
 \_\_\_\_\_  
 PLANNING COMMISSION SECRETARY

**NOTES:**

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE RECORD BEARINGS AS SHOWN ON RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001, RECORDED AT RECEPTION NO. 5101657. BASED ON THE SOUTH LINE OF THE NORTH HALF OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. BEING MONUMENTED AT THE EAST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED: COLO DEPT OF TRANSPORTATION 2009 PLS 29420, ABOVE GROUND, AND BEING MONUMENTED AT THE WEST QUARTER CORNER OF SECTION 27 BY A #6 REBAR WITH A 2.5" ALUMINUM CAP, STAMPED: 2016 LS 30462, IN RANGE BOX, BEARING SOUTH 89°24'03" WEST.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
- THIS MAP WAS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES AND IS NOT A LAND SURVEY PLAT ACCORDING TO C.R.S. 38-51-106.
- THE WORD "CERTIFY" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.

CONTIGUITY DATA TABLE	
TOTAL LINEAR FEET OF PERIMETER OF SUBJECT PARCEL	10,396 FEET
TOTAL LINEAR FEET OF TOWN OF MEAD CONTIGUITY	6,981 FEET
MINIMUM REQUIRED 1/6TH LINEAR FEET CONTIGUITY (16.67%)	1,740 FEET

**SURVEYOR'S CERTIFICATE:**

I, CURT MOWRY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ANNEXATION MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND, AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE TOWN OF MEAD. I FURTHER CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION WERE PREPARED UNDER MY PERSONAL SUPERVISION.  
 EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.  
 \_\_\_\_\_  
 CURT MOWRY, PLS 26969  
 FOR AND ON BEHALF OF  
 HKS CIVIL

FILEPATH: P:\2024\0521\SURVEY\ANNEX\_24051.DWG LAYOUT LAYOUT(1)  
 NO DATE  
 C:\Users\cesar.dipaulo\AppData\Local\Temp\124615P.BY.CESAR.DIPAU



Know what's below.  
 Call before you dig.

CHECKED BY: CAM  
 DRAWN BY: CD

ISSUE DATE: 12-12-2024

DATE	REVISION COMMENTS
01-09-2025	RED LINES COMMENTS
01-16-2025	UPD ED DESCRIPTION
01-18-2025	CHANGE NAME
01-29-2025	UPDATE TO NEW STATE
02-06-2025	PER OWN COMMENT
02-10-2025	PER OWN COMMENT
05-28-2025	PER NEW RECORDED PLAT

**DRAFT**



LOT 1  
 RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001

COVER

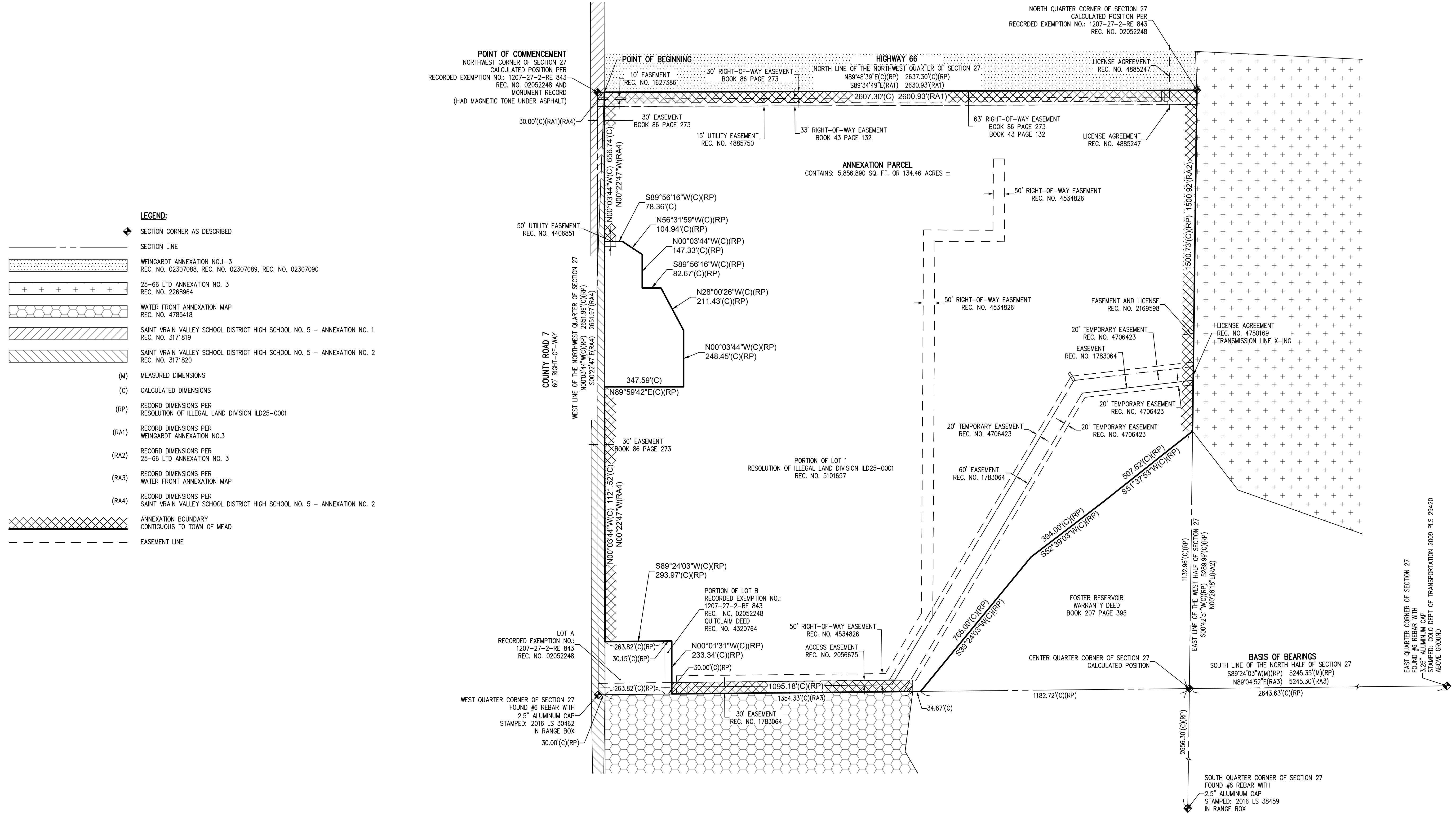
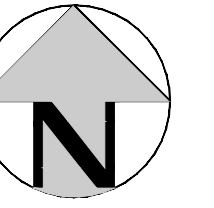
PROJECT #: 240521  
 SHEET NUMBER

1

1 OF 2

# KITELEY RANCH ANNEXATION MAP

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO  
 CONTAINING 5,856,894 SQUARE FEET OR 134.46 ACRES, MORE OR LESS  
 SHEET 1 OF 2



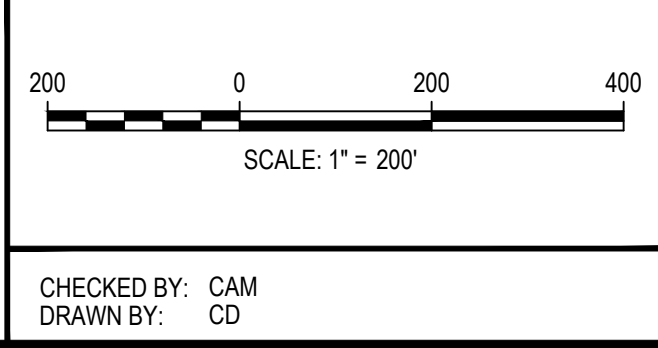
**LEGEND:**

- ◆ SECTION CORNER AS DESCRIBED
- SECTION LINE
- WEINGART ANNEXATION NO.1-3  
REC. NO. 02307088, REC. NO. 02307089, REC. NO. 02307090
- 25-66 LTD ANNEXATION NO. 3  
REC. NO. 2268964
- WATER FRONT ANNEXATION MAP  
REC. NO. 4785418
- SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 1  
REC. NO. 3171819
- SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2  
REC. NO. 3171820
- (M) MEASURED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- (RP) RECORD DIMENSIONS PER  
RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001
- (RA1) RECORD DIMENSIONS PER  
WEINGART ANNEXATION NO.3
- (RA2) RECORD DIMENSIONS PER  
25-66 LTD ANNEXATION NO. 3
- (RA3) RECORD DIMENSIONS PER  
WATER FRONT ANNEXATION MAP
- (RA4) RECORD DIMENSIONS PER  
SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2
- ANNEXATION BOUNDARY  
CONTIGUOUS TO TOWN OF MEAD
- EASEMENT LINE

**BASIS OF BEARINGS**

SOUTH LINE OF THE NORTH HALF OF SECTION 27  
 S89°24'03"W(M)(RP) 5245.35'(M)(RP)  
 N89°04'52"E(RA3) 5245.30'(RA3)

FILEPATH: P:\2024\240521\SURVEY\ANNEX\_240521.DWG (LAYOUT) (2)



DATE	REVISION COMMENTS
12-12-2024	ISSUE DATE: 12-12-2024
12-12-2024	PER NEW RECORDED PLAT
05-28-2025	PER NEW RECORDED PLAT



**LOT 1**  
 RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001

**SITE**

PROJECT #: 240521  
 SHEET NUMBER  
**2**

2 OF 2

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 11-PC-2025**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
MEAD, COLORADO RECOMMENDING APPROVAL OF THE KITELEY  
RANCH ANNEXATION**

**WHEREAS**, by petition for annexation submitted to the Town of Mead by Anadarko E&P Onshore LLC (the "Annexation Petition"), annexation proceedings have been initiated for certain real property generally described as the Kiteley Ranch (Ariet's Grove) Annexation, consisting of a total of 134.5 acres more or less, as described more particularly in **Exhibit 1** attached hereto ("Subject Property"); and

**WHEREAS**, Anadarko E&P Onshore LLC is the fee owner of the Subject Property ("Owner"); and

**WHEREAS**, copies of the Annexation Petition and Kiteley Ranch Annexation Map ("Annexation Map") have been distributed to the Planning Commission and are on file with the Town Clerk; and

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

**WHEREAS**, in accordance with Section 16-8-90 of the *Mead Municipal Code* ("MMC"), the Planning Commission has considered the proposed annexation of the Subject Property; and

**WHEREAS**, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the September 17, 2025 meeting, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property.

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

**Section 1.** The Planning Commission has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC.

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

**Section 3.** Town Staff shall cause a copy of this Resolution to be provided to the Board of Trustees on or before the date of the eligibility hearing, as required by Section 16-8-90 of the MMC.

**Section 4. Effective Date.** This resolution shall become effective immediately upon adoption.

[Remainder of page left intentionally blank.]

INTRODUCED, READ, PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2025.

ATTEST:

TOWN OF MEAD PLANNING  
COMMISSION

By:   
Ana Bohl, Secretary

  
By: \_\_\_\_\_  
Ryan Sword, Chair Pro Tem

[Exhibit 1 to Resolution XX-PC-2025 follows.]

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 60-R-2025**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO,  
SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS  
AS TO THE ANNEXATION OF CERTAIN PROPERTY KNOWN AS THE  
KITELEY RANCH ANNEXATION**

**WHEREAS**, the Board of Trustees of the Town of Mead, Colorado has received a petition for annexation and annexation maps of certain real property more fully described in said petition and maps (the "Property"), said petition and maps having heretofore been filed with the Town Clerk of the Town of Mead (together, the "Petition"); and

**WHEREAS**, the Board of Trustees previously adopted Resolution No. 50-R-2025, finding that the Petition was in substantial compliance with the Municipal Annexation Act of 1965, as amended (the "Act"), and scheduling a hearing on said Petition; and

**WHEREAS**, the Board of Trustees held a duly noticed public hearing on October 13, 2025 at 6:00 p.m. at Town Hall, to consider the Petition; and

**WHEREAS**, in conformance with § 31-12-110 of the Act, as amended, the Board of Trustees has examined the Petition and related filings and wishes to make certain findings of fact as more fully set forth herein.

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

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

**Section 2.** The Board of Trustees further finds as follows:

- That the Property meets the requirements of Section 30(1)(b) of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105, and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colorado Constitution and C.R.S. § 31-12-107(2); and
- That no additional terms or conditions are imposed which would require an election under C.R.S. § 31-12-112(1). Specifically, the Board of Trustees finds that there are no additional terms and conditions imposed on the proposed annexation of the Property to the Town.

**Section 3.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining issues of this Resolution.

**Section 4. Effective Date.** This resolution shall become effective immediately upon adoption.


**Section 5. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 13<sup>TH</sup> DAY OF OCTOBER, 2025.**

**ATTEST:**

By:   
Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD:**  
By:   
Colleen G. Whitlow, Mayor

**TOWN OF MEAD, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 04-PC-2026**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF A ZONING DESIGNATION OF MULTI-FAMILY (RMF-14), GENERAL COMMERCIAL (GC), SINGLE-FAMILY RESIDENTIAL (RSF-4), AND AGRICULTURAL (AG), WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY KNOWN AS ARIET'S GROVE**

WHEREAS, in accordance with Section 16-3-160 of the Mead Municipal Code ("MMC"), Peak Development Group, on behalf of the Owner (the "Applicant"), submitted an application to establish initial zoning for certain real property, consisting of approximately 134.46 acres of land, more or less, and generally located south of State Highway 66 and east of Weld County Road 7 (Third St.), generally known as Ariet's Grove, as more particularly described in Exhibit 1, attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Applicant is the authorized representative of Anadarko E&P Onshore LLC, the fee owner of the Property ("Owner"); and

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

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

WHEREAS, the Owner has requested zoning in conjunction with annexation of the Property and is proposing that the Property be zoned Multi-Family (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a Planned Unit Development (PUD) Overlay upon annexation; and

WHEREAS, the Future Land Use Plan, from the Town's 2018 Comprehensive Plan, designates the Property as Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU), which anticipates development of a mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments and residential development with a wide range of density and scale including large lot, single-family attached and detached, multi-family, and senior housing; and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on May 20<sup>th</sup>, 2026, to review and consider the proposed Ariet's Grove PUD; and

WHEREAS, the Planning Commission has reviewed the PUD, and other materials distributed to the Planning Commission by Town staff at or prior to the public hearing, and desires to recommend approval of the Ariet's Grove PUD to the Board of Trustees.

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

**Section 1.** The Planning Commission finds that the public hearing on the Ariet's Grove PUD was conducted in accordance with Section 16-3-160 of the MMC.

**Section 2.** The Planning Commission recommended approval of the annexation of the Property by Resolution No. 11-PC-2025, dated September 17<sup>th</sup>, 2025, and therefore recommends that the Town of Mead Board of Trustees establish the initial zoning of the Property and approve the Ariet's Grove PUD, in substantially the form attached hereto as **Exhibit 1**, based on a determination that the applicable review criteria set forth in Sections 16-3-160(e)(2) and 16-3-30(a)(4) of the MMC have been satisfied. Specifically, an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally, and the rezoning to PUD overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

**Section 3.** Town staff shall cause a copy of this Resolution to be provided to the Board of Trustees, on or before the date of the Board of Trustees hearing.

**Section 4. Effective Date.** This resolution shall become effective immediately upon adoption.

**INTRODUCED AND PASSED, THIS 20<sup>TH</sup> DAY OF MAY 2026.**

**ATTEST:**

**TOWN OF MEAD PLANNING  
COMMISSION:**

By   
Ana Bohl, Secretary

By   
Karen Peterson, Chair

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1108**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING  
CERTAIN TERRITORY KNOWN AS KITELEY RANCH  
TO THE TOWN OF MEAD, COLORADO**

**WHEREAS**, the real property generally described as Kiteley Ranch, consisting of a total of 134.46 acres more or less, as more particularly described in **Exhibit 1** attached hereto (the "Property"), is located in an unincorporated area of Weld County, Colorado; and

**WHEREAS**, a Petition for Annexation has been filed with the Town Clerk requesting the annexation of the Property to the Town of Mead; and

**WHEREAS**, the Board of Trustees held a duly noticed public hearing to consider annexation of the Property, notice of which was duly published in accordance with the requirements set forth in Section 31-12-108(2), C.R.S.; and

**WHEREAS**, the Board of Trustees finds that, pursuant to the findings set forth in Resolution No. 60-R-2025 dated October 13, 2025:

- That the Property meets the applicable requirements of Section 30 of Article II of the Colorado Constitution and § 31-12-104 and 31-12-105, C.R.S., and is eligible for annexation to the Town of Mead;
- That an election is not required under the applicable requirements of Section 30(1)(a) of Article II of the Colorado Constitution and § 31-12-107(2), C.R.S.; and
- That no additional terms or conditions are imposed which would require an election under § 31-12-112(1), C.R.S.

**WHEREAS**, annexation of the Property will not result in detachment of any area from any school district and the attachment of the same to another school district; and

**WHEREAS**, annexation proceedings to annex the Property have not commenced for annexation of all or part of the Property to another municipality; and

**WHEREAS**, the Board of Trustees finds that it is in the best interests of the Town to annex the Property to the Town.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Annexation of Property Approved.** The Property as more particularly described in **Exhibit 1** attached hereto is hereby annexed to and included within the corporate limits of the Town of Mead, Colorado, in accordance with law.

**Section 3. Direction to Town Staff.** The Board of Trustees hereby directs Staff to complete all necessary procedures required for the effectiveness of the annexation of said

Property to the Town including: (1) filing for recording three certified copies of this Annexation Ordinance and the map(s) of the annexed Property containing a legal description of the Property annexed hereby (“Annexation Map”) with the Weld County Clerk and Recorder; (2) filing the original of this Annexation Ordinance together with a copy of the Annexation Map with the Town Clerk of the Town of Mead, Colorado; and (3) taking the post-approval actions specified under Section 16-8-120 of the Mead Municipal Code (collectively, the “Annexation Instruments”). Prior to submitting the Annexation Map to the County Clerk for recording, the Town Clerk shall verify with the Community Development Director and Town Attorney that any and all technical corrections to the Annexation Map have been made, if and as applicable. In addition, prior to initiating the recordation of the Annexation Instruments, the Town Clerk shall verify with the Community Development Director and the Town Attorney that Weld County has provided the executed written acknowledgment letter (“County Acknowledgment Letter”) as required by Resolution No. 39 (approving the intergovernmental agreement between the Town of Mead and Kiteley Ranch Metropolitan District).

**Section 4. Termination of Ordinance.** The Board of Trustees intends that the approval of the annexation of the Property set forth in this Ordinance shall terminate at midnight on August 31, 2026, if the Annexation Instruments have not been recorded in the County Records on or before such date (“Recording Deadline”). If the Annexation Instruments have not been recorded by the Recording Deadline, the Town Attorney is instructed to prepare an ordinance repealing this Ordinance for review and consideration by the Board of Trustees. Nothing herein shall prohibit the Board of Trustees from extending the Recording Deadline for good cause shown, which extension of the Recording Deadline shall be effected by and through the enactment of another ordinance by the Board of Trustees. Upon the recording of the Annexation Instruments prior to the Recording Deadline, this Section 4 shall be deemed automatically repealed and of no further force or effect.

**Section 5. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 6. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 7. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 8. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**Exhibit 1  
Legal Description  
Kiteley Ranch Annexation**

A PARCEL OF LAND BEING A PORTION OF LOT 1, RESOLUTION OF ILLEGAL LAND DIVISION ILD25-0001, RECORDED AT RECEPTION NO. 5101657, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 27;  
THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING**;  
THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING EIGHT (8) COURSES:  
1) NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;  
2) SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;  
3) SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;  
4) SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;  
5) SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;  
6) SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764;  
7) NORTH 00°01'31" WEST, A DISTANCE OF 233.34 FEET;  
8) SOUTH 89°24'03" WEST, A DISTANCE OF 293.97 FEET TO A POINT ON THE EAST LINE OF SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2 RECORDED AT RECEPTION NO. 3171820;  
THENCE NORTH 00°03'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 1121.52 FEET TO POINT ON THE PERIMETER OF SAID LOT 1;  
THENCE ALONG THE PERIMETER OF SAID LOT 1 THE FOLLOWING SEVEN (7) COURSES:  
1) NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET;  
2) NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET;  
3) NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET;  
4) SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET;  
5) NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET;  
6) NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET;  
7) THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET TO A POINT ON SAID EAST LINE OF SAINT VRAIN VALLEY SCHOOL DISTRICT HIGH SCHOOL NO. 5 - ANNEXATION NO. 2;  
THENCE NORTH 00°03'44" WEST ALONG SAID EAST LINE, A DISTANCE OF 656.74 FEET TO THE **POINT OF BEGINNING**.  
SAID PARCEL CONTAINS 5,856,890 SQUARE FEET OR 134.46 ACRES, MORE OR LESS.

***Total acreage (approximate): 134.46 acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.***

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1109**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING AN  
ANNEXATION AND DEVELOPMENT AGREEMENT WITH ANADARKO E&P  
ONSHORE LLC FOR THE KITELEY RANCH ANNEXATION AND  
ASSOCIATED VESTED PROPERTY RIGHTS**

**WHEREAS**, Anadarko E&P Onshore LLC, a Delaware limited liability company (the “Owner”) is the record owner of approximately 134.46 acres of land located within the boundaries of the Kiteley Ranch Annexation (the “Property”), which Property has been annexed to the Town of Mead by Ordinance No. 1108 (the “Annexation Ordinance”); and

**WHEREAS**, the Town and the Owner have negotiated the terms of an Annexation and Development Agreement, a copy of which is on file with the Town Clerk’s Office (the “Annexation Agreement”); and

**WHEREAS**, the Annexation Agreement sets forth and creates certain vested property rights pertaining to the Property; and

**WHEREAS**, vested property rights confer on a landowner the right to undertake and complete the development and use of specifically defined property under the terms and conditions of the site-specific development plan; and

**WHEREAS**, a vested property right shall be deemed established with respect to any property upon the approval or conditional approval by ordinance of a site-specific development plan establishing the vested property right, following notice and public hearing as specifically required by the Mead Municipal Code (“MMC”); and

**WHEREAS**, the Annexation Agreement constitutes a site specific development plan pursuant to Chapter 16, Article V of the MMC; and

**WHEREAS**, the Board of Trustees has also determined that the proposed term of vested property rights associated with the PUD of twenty-five (25) years is reasonable and warranted in light of all relevant circumstances, including the size of the development and the likelihood that development will span many economic cycles and varying market conditions; and

**WHEREAS**, the Board of Trustees finds that it is in the best interests of the Town to approve the Annexation Agreement; and

**WHEREAS**, Section 16-8-110(b) of the MMC requires that annexation agreements be approved by ordinance.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Annexation Agreement Approved.** The Board of Trustees hereby approves the Annexation Agreement between the Town and the Owner, a copy of which is on file with the Town Clerk's office, and authorizes the Mayor to execute the Annexation Agreement on behalf of the Town and further authorizes the Town Clerk to attest the Mayor's signature, in accordance with Section 3 below.

**Section 3. Direction to Town Staff.** The Board of Trustees hereby directs Staff to complete all procedures necessary for the effectiveness of the Annexation Agreement, including: (1) recording a fully executed copy of the Annexation Agreement in the real property records of Weld County, and (2) filing the fully executed Annexation Agreement with the Town Clerk or the Town of Mead, Colorado. The Board of Trustees also directs Staff to undertake all necessary procedures required to complete the annexation of the Property to the Town, consistent with Section 3 of the Annexation Ordinance. In addition, staff is instructed to provide notice of approval of vested property rights in accordance with MMC Section 16-5-60 and C.R.S. § 24-68-103(1)(c), which notice shall be published once not more than fourteen (14) days following approval of this Ordinance.

**Section 4. Effective Date.** This ordinance shall be published and become effective as provided by law.

**Section 5. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 6. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**Section 7. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1110**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO APPROVING WITH  
CONDITIONS A ZONING DESIGNATION OF MULTI-FAMILY RESIDENTIAL  
(RMF-14), GENERAL COMMERCIAL (GC), SINGLE-FAMILY RESIDENTIAL  
(RSF-4), AND AGRICULTURAL (AG) WITH PLANNED UNIT DEVELOPMENT  
(PUD) OVERLAY FOR THE PROPERTY KNOWN AS ARIET’S GROVE AND  
APPROVING ASSOCIATED VESTED PROPERTY RIGHTS**

**WHEREAS**, the Town of Mead (the “Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and the Town of Mead 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**, Peak Development Group, by and through its authorized representatives (the “Applicant”) submitted a zoning application for the Ariet’s Grove Planned Unit Development (PUD) Overlay/Zoning (the “PUD”) for the 134.46 acre property known as the Kiteley Ranch Annexation, also known as Ariet’s Grove, generally located south of State Highway 66 and east of Weld County Road 7 (Third St.), in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

**WHEREAS**, Applicant is the authorized representative of Anadarko E&P Onshore LLC, a Delaware limited liability company, the fee owner of the Property (“Owner”); and

**WHEREAS**, the Future Land Use Plan in the Town’s 2018 Comprehensive Plan, designates the Property as Commercial Mixed-Use (CMU) and Residential Mixed-Use (RMU) which correspond with General Commercial (GC), Multi-Family Residential (RMF-14), and Single-Family Residential (RSF-4) in Chapter 16 of the MMC (“Land Use Code”); and

**WHEREAS**, the PUD proposes development of a mix of community-serving commercial uses, moderate to high-intensity retail, office, and higher density residential developments and residential development with a wide range of density and scale including single-family attached, single-family detached, and multi-family housing; and

**WHEREAS**, in accordance with Sections 16-3-160 of the MMC, the Planning Commission held a duly noticed public hearing on May 20, 2026, to consider the PUD; and

**WHEREAS**, following the conclusion of the public hearing on May 20, 2026, the Planning Commission adopted Resolution No. 04-PC-2026, recommending approval of the PUD to the Board of Trustees; and

**WHEREAS**, the Board of Trustees considered the PUD during a public hearing held on June 8, 2026; and

**WHEREAS**, public notice has been properly given of the proposed rezoning of the Property by publication in *The Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and by notification of adjacent property owners and other interested parties in accordance with applicable provisions of the Town Land Use Code; and

**WHEREAS**, the Applicant and Owner have requested vested property rights in the PUD

for the Property in accordance with Chapter 16, Article V of the MMC; and

**WHEREAS**, vested property rights confer on a landowner the right to undertake and complete the development and use of specifically defined property under the terms and conditions of the site-specific development plan; and

**WHEREAS**, the PUD constitutes a site specific development plan pursuant to Chapter 16, Article V of the MMC; and

**WHEREAS**, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code (including subdivision and zoning regulations), the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the PUD, any and all submittals by the Applicant and members of the public, and the audio recordings and minutes of both the Planning Commission and Board of Trustees meetings at which this application was considered; and

**WHEREAS**, the Applicant has agreed to all conditions of approval as stated in this Ordinance; and

**WHEREAS**, the Board of Trustees has determined that the PUD request satisfies at least one of the review criteria applicable to amendments to the Town's official zoning map set forth in Section 16-3-160(e) of the MMC, specifically that the rezoning to Planned Unit Development Overlay district will encourage innovative and creative design and promote a desirable mix of land uses; and

**WHEREAS**, the Board of Trustees has also determined that the proposed term of vested property rights associated with the PUD of twenty-five (25) years is reasonable and warranted in light of all relevant circumstances, including the size of the development and the likelihood that development will span many economic cycles and varying market conditions.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Rezoning of Property Approved.** The Board of Trustees hereby grants and approves zoning of the Property as Multi-Family Residential (RMF-14), General Commercial (GC), Single-Family Residential (RSF-4), and Agricultural (AG) with a Planned Unit Development Overlay under the Town's Land Use Code, as depicted on the PUD Overlay/Zoning map attached hereto as **Exhibit 1**, subject to the conditions below:

- a. The Applicant shall resolve and correct any technical issues as directed by Town staff prior to signature of Town officials on the PUD; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the PUD application within forty-five (45) days of receiving an invoice from the Town.

Following the effective date of this Ordinance, the Property shall be zoned RMF-14, GC, RSF-4,

and AG with a PUD Overlay.

**Section 3. Direction to Town Staff and Amendment of Zoning Map.** The Town Clerk is instructed to record the PUD Overlay/Zoning for the Property in the real property records of Weld County, Colorado once the Applicant has satisfied the conditions set forth in Section 1 of this Ordinance and after recordation of Ordinance Nos. 1108 and 1109. In accordance with Sec. 16-3-160(g) of the MMC, the official zoning map of the Town of Mead shall be amended to conform and reflect the Property's DMU with PUD Overlay zone district classification. In addition, the Town Clerk is instructed to provide notice of approval of vested property rights in accordance with MMC Section 16-5-60 and C.R.S. § 24-68-103(1)(c), which notice shall be published once not more than fourteen (14) days following approval of this Ordinance.

**Section 4. Termination of Ordinance.** The Board of Trustees intends that the approval of the PUD set forth in this Ordinance shall terminate at midnight on August 31, 2026, if the Ordinance has not been recorded in the County Records on or before such date ("Recording Deadline"). If the Ordinance has not been recorded by the Recording Deadline, the Town Attorney is instructed to prepare an ordinance repealing this Ordinance for review and consideration by the Board of Trustees. Nothing herein shall prohibit the Board of Trustees from extending the Recording Deadline for good cause shown, which extension of the Recording Deadline shall be effected by and through the enactment of another ordinance by the Board of Trustees. Upon the recording of the Annexation Instruments prior to the Recording Deadline, this Section 4 shall be deemed automatically repealed and of no further force or effect.

**Section 5. Effective Date.** This Ordinance shall be published and become effective as provided by law.

**Section 6. Certification.** The Town Clerk shall certify to the passage of this Ordinance and make not less than one copy of the adopted Ordinance available for inspection by the public during regular business hours.

**Section 7. Severability.** If any part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the Ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more part, section, subsection, sentence, clause or phrase is declared invalid.

**Section 8. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**INTRODUCED, READ, PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD:**

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

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

**EXHIBIT 1**

**Ariet's Grove PUD/Zoning Map**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGE HOLDER(S), AND LIEN HOLDER(S) OF ALL PRIVATE LANDS SITUATED WITHIN WELD COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, TOGETHER WITH THE 63 FOOT RIGHT-OF-WAY AS SHOWN ON RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89°48'39" EAST ALONG THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF SAID LOT B THE FOLLOWING SIX (6) COURSES:

- NORTH 89°48'39" EAST, A DISTANCE OF 2,607.30 FEET;
- SOUTH 00°42'51" WEST, A DISTANCE OF 1,500.73 FEET;
- SOUTH 51°37'53" WEST, A DISTANCE OF 507.62 FEET;
- SOUTH 52°39'03" WEST, A DISTANCE OF 394.00 FEET;
- SOUTH 39°24'03" WEST, A DISTANCE OF 765.00 FEET;
- SOUTH 89°24'03" WEST, A DISTANCE OF 1,095.18 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 4320764; THENCE NORTH 00°01'31" WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 233.34 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE SOUTH 89°24'03" WEST ALONG THE NORTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 30.15 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND A SOUTHWESTERLY CORNER OF SAID LOT B; THENCE CONTINUING SOUTH 89°24'03" WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 263.82 FEET; THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1,121.52 FEET; THENCE NORTH 89°59'42" EAST, A DISTANCE OF 347.59 FEET; THENCE NORTH 00°03'44" WEST, A DISTANCE OF 248.45 FEET; THENCE NORTH 28°00'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 82.67 FEET; THENCE NORTH 00°03'44" WEST, A DISTANCE OF 147.33 FEET; THENCE NORTH 56°31'59" WEST, A DISTANCE OF 104.94 FEET; THENCE SOUTH 89°56'16" WEST, A DISTANCE OF 78.36 FEET; THENCE NORTH 00°03'44" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 656.74 FEET TO THE POINT OF BEGINNING.

AND DOES HEREBY LAY OUT AND ESTABLISH THIS PLANNED UNIT DEVELOPMENT (P.U.D.) OVERLAY/ZONING MAP OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF ARIET'S GROVE PLANNED UNIT DEVELOPMENT (P.U.D.); AND FURTHER ACKNOWLEDGE THAT THE CHANGE IN ZONING SHALL BE FROM AGRICULTURAL (AG) IN WELD COUNTY TO GENERAL COMMERCIAL (GC) WITH P.U.D. OVERLAY, RESIDENTIAL SINGLE FAMILY (RSF-4) WITH P.U.D. OVERLAY, RESIDENTIAL MULTI-FAMILY (RMF-14) WITH P.U.D. OVERLAY, AND AGRICULTURAL WITH P.U.D. OVERLAY IN THE TOWN OF MEAD, COLORADO, AS MORE PARTICULARLY SHOWN HEREIN, IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 16 OF THE MEAD MUNICIPAL CODE; B) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNERS AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNERS; AND C) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED TO ACT ON BEHALF OF SAID PARTNERSHIP, LIMITED LIABILITY COMPANY, CORPORATION, OR OTHER FORM OF ENTITY.

THUS-DESCRIBED PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN MAP CONTAINS 134.46 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL(S) THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
ANADARKO E&P ONSHORE LLC, A DELAWARE 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 ANADARKO E&P ONSHORE LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP IS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON \_\_\_\_\_, 20\_\_.

MAYOR \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN CLERK \_\_\_\_\_

## SURVEYING CERTIFICATE

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS PLANNED UNIT DEVELOPMENT (PUD) PLAN MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ (SEAL)  
(REG. NO.) [SURVEYOR NAME]

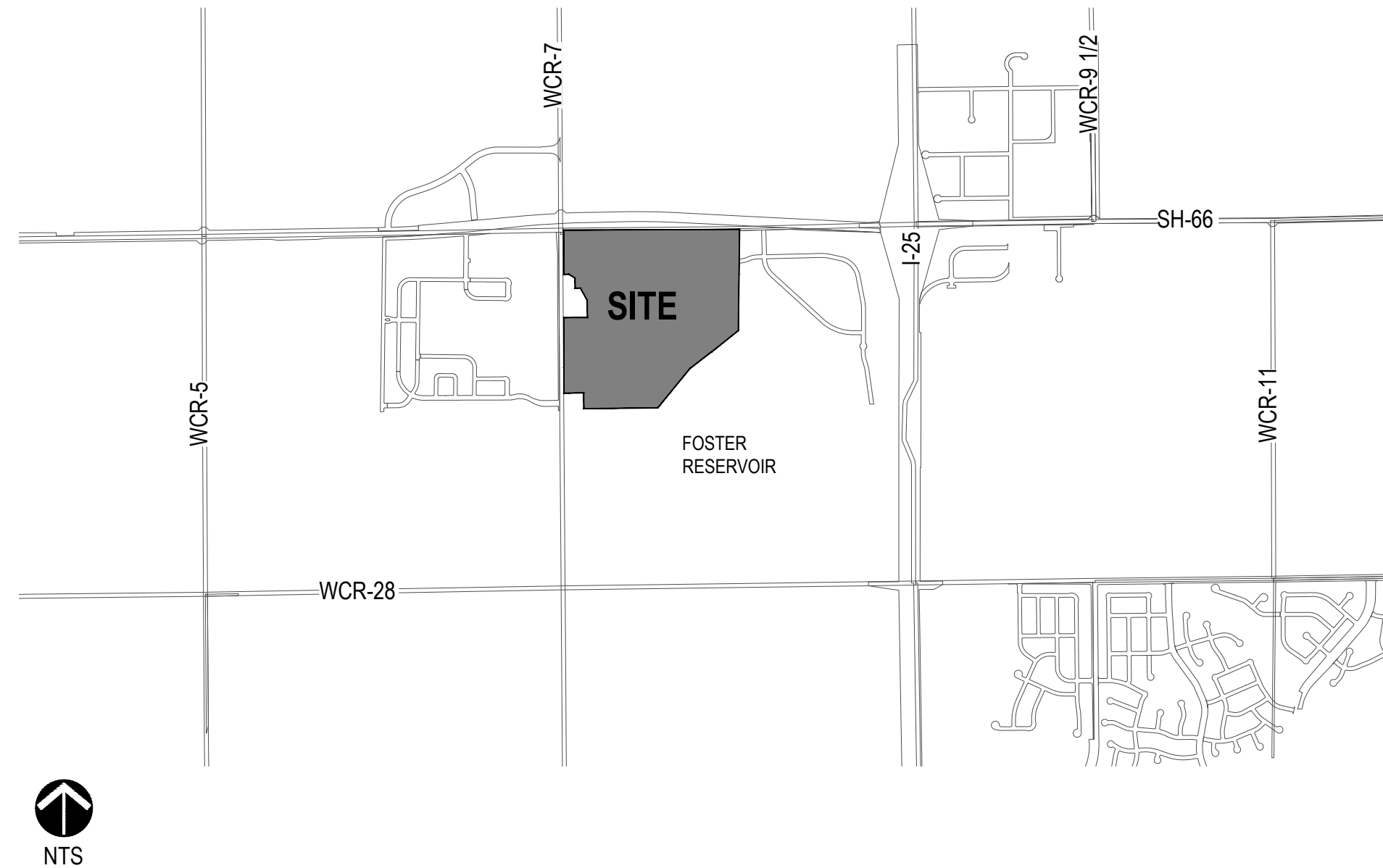
## PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL TO THE TOWN OF MEAD BOARD OF TRUSTEES THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CHAIRPERSON \_\_\_\_\_

SECRETARY \_\_\_\_\_

## VICINITY MAP



## SHEET INDEX

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| 2. ZONING                            | 11. RESIDENTIAL DEVELOPMENT STANDARDS |
| 3. PROJECT CONTEXT                   | 12. COMMERCIAL DEVELOPMENT STANDARDS  |
| 4. PROJECT CONTEXT                   | 13. PARKS AND OPEN SPACE              |
| 5. LAND USE                          | 14. LANDSCAPE STANDARDS AND CHARACTER |
| 6. GENERAL STANDARDS AND PROVISIONS  | 15. LANDSCAPE STANDARDS               |
| 7. LOT DEVELOPMENT STANDARDS         | 16. LANDSCAPE STANDARDS               |
| 8. PARKING STANDARDS                 | 17. URBAN DESIGN STANDARDS            |
| 9. RESIDENTIAL DEVELOPMENT STANDARDS | 18. STREET SECTIONS                   |

## PROJECT TEAM

### PROPERTY OWNER

ANADARKO E&P ONSHORE LLC (OCCIDENTAL)  
PO BOX 173779  
DENVER, CO 80217-3779

### APPLICANT

PEAK DEVELOPMENT GROUP  
SAM SHARP & BONNIE NIZIOLEK  
1480 HUMBOLDT STREET  
DENVER, CO 80218  
SAM@PEAKDEVGRP.COM /  
BONNIE@PEAKDEVGRP.COM

### PLANNER

NORRIS DESIGN  
DIANA RAELE  
1101 BANNOCK ST.  
DENVER, CO 80204  
DRAEL@NORRIS-DESIGN.COM

### LANDSCAPE ARCHITECT

NORRIS DESIGN  
BRAD HAIGH  
1101 BANNOCK ST.  
DENVER, CO 80204  
BHAIGH@NORRIS-DESIGN.COM

### CIVIL ENGINEER

HARRIS KOCHER SMITH  
JOHN STAFFORD, PE  
1120 LINCOLN ST. SUITE 1000  
DENVER, CO 80203  
JSTAFFORD@HKSENG.COM

### SURVEY ENGINEER

HARRIS KOCHER SMITH  
CURT MOWRY  
1120 LINCOLN ST. SUITE 1000  
DENVER, CO 80203  
CMOWRY@HKSENG.COM

### TRAFFIC ENGINEER

HARRIS KOCHER SMITH  
MIKE KIBBEE  
1120 LINCOLN ST. SUITE 1000  
DENVER, CO 80203  
MKIBBEE@HKSENG.COM

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:

ANADARKO E&P ONSHORE LLC

PO BOX 173779

DENVER, CO 80217-3779

PREPARED FOR:

PEAK DEVELOPMENT GROUP

SAM SHARP & BONNIE NIZIOLEK

1480 HUMBOLDT STREET

DENVER, CO 80218

SAM@PEAKDEVGRP.COM /

BONNIE@PEAKDEVGRP.COM

NOT FOR  
CONSTRUCTION

DATE:

01 PUD - 01/16/2024

02 PUD - 05/05/2025

03 PUD - 08/04/2025

04 PUD - 10/20/2025

05 PUD - 02/09/2026

SHEET TITLE:

COVER

01



# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## PROJECT CONTEXT

ARIET'S GROVE, IS FORMALLY KNOWN AS ONE OF THE ORIGINAL KITELEY FAMILY FARMS. THE EXISTING AGRICULTURAL ZONING IN WELD COUNTY IS CONSISTENT WITH CURRENT AGRICULTURAL USES ON THE MAJORITY OF THE SITE. IN 2018, THE LAND WAS SOLD TO ANADARKO PETROLEUM (OCCIDENTAL) FOR OIL & GAS OPERATIONS; OCCIDENTAL REMAINS THE OWNER AND OPERATOR OF AN OIL & GAS FACILITY ON SITE, WHILE OTHER PORTIONS OF THE SITE ARE STILL USED FOR AGRICULTURE.

THE SURROUNDING ZONING AND CONTEXT OF ARIET'S GROVE INCLUDES:

- NORTH: UNDEVELOPED LAND IMMEDIATELY SOUTH OF STATE HIGHWAY 66 (SH-66)
- EAST: COMMERCIAL DEVELOPMENT (MEAD CROSSING) AND FOSTER RESERVOIR
- WEST: WELD COUNTY ROAD 7 (WCR-7) AND PUD (LIBERTY RANCH PUD) - USES INCLUDE RESIDENTIAL, CIVIC, AND ATHLETIC FIELDS
- SOUTH: PUD (WATERFRONT PUD) - RESIDENTIAL COMMUNITY SURROUNDING FOSTER RESERVOIR

## EXISTING CONDITIONS

THE SITE IS ACTIVE WITH AN OIL & GAS FACILITY AT THE NORTHERN BORDER. WHILE IT REMAINS IN OPERATION, OCCIDENTAL HAS REQUESTED A 500' BUFFER BETWEEN ITS FACILITY AND DEVELOPABLE LOTS. THERE IS A SECONDARY OIL & GAS FACILITY TOWARDS THE MIDDLE OF THE SITE, THAT IS PLUGGED AND ABANDONED. WITH THESE FACILITIES COME MULTIPLE ACCESS AND RIGHT-OF-WAY EASEMENTS STRETCHING ACROSS THE SITE.

ADDITIONALLY, THERE ARE TWO OUTPARCELS ON THE WESTERN EDGE OF THE SITE. ONE PARCEL IS OWNED BY R.M. SEKICH AND M.M. SEKICH. THE SEKICH PROPERTY CONSISTS OF A SINGLE-FAMILY HOME, BARN, AN IRRIGATION POND, AN IRRIGATION DITCH, AND OTHER MISCELLANEOUS BUILDINGS; THE SEKICH PROPERTY IS NOT INCLUDED IN THE PUD. THE SECOND OUTPARCEL IS OWNED BY W.T. HOCK AND A.D. HOCK AND CONSISTS OF A SINGLE-FAMILY HOME AND GARAGE. THERE IS AN IRRIGATION DITCH RUNNING JUST SOUTH OF THE SEKICH PROPERTY TOWARDS THE HOCK PROPERTY, STOPPING AT WATERFRONT, A NEIGHBORHOOD TO THE SOUTH.

THE SOUTHEASTERN EDGE OF THE PROPERTY CONTAINS NON-JURISDICTIONAL WETLANDS, THE 100-YEAR FLOODPLAIN, AND DRAINS.

## INTENT AND INSPIRATION

THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) PROVIDES OPPORTUNITIES FOR A VARIETY OF DEVELOPMENT, WITH FLEXIBILITY IN RESIDENTIAL DENSITY AND HOUSING TYPES TO BRING NEW OPTIONS TO MEAD AND MEET EVER-CHANGING MARKET DEMANDS, INCLUDING SMALL-LOT SINGLE FAMILY DETACHED (SFD) HOMES. THE INTENT OF THE PUD STANDARDS IS TO CREATE A COMMUNITY THAT IS AUTHENTIC AND WELCOMING WITH A DESIGN VISION THAT ENSURES A UNIQUELY IDENTIFIABLE PLACE.

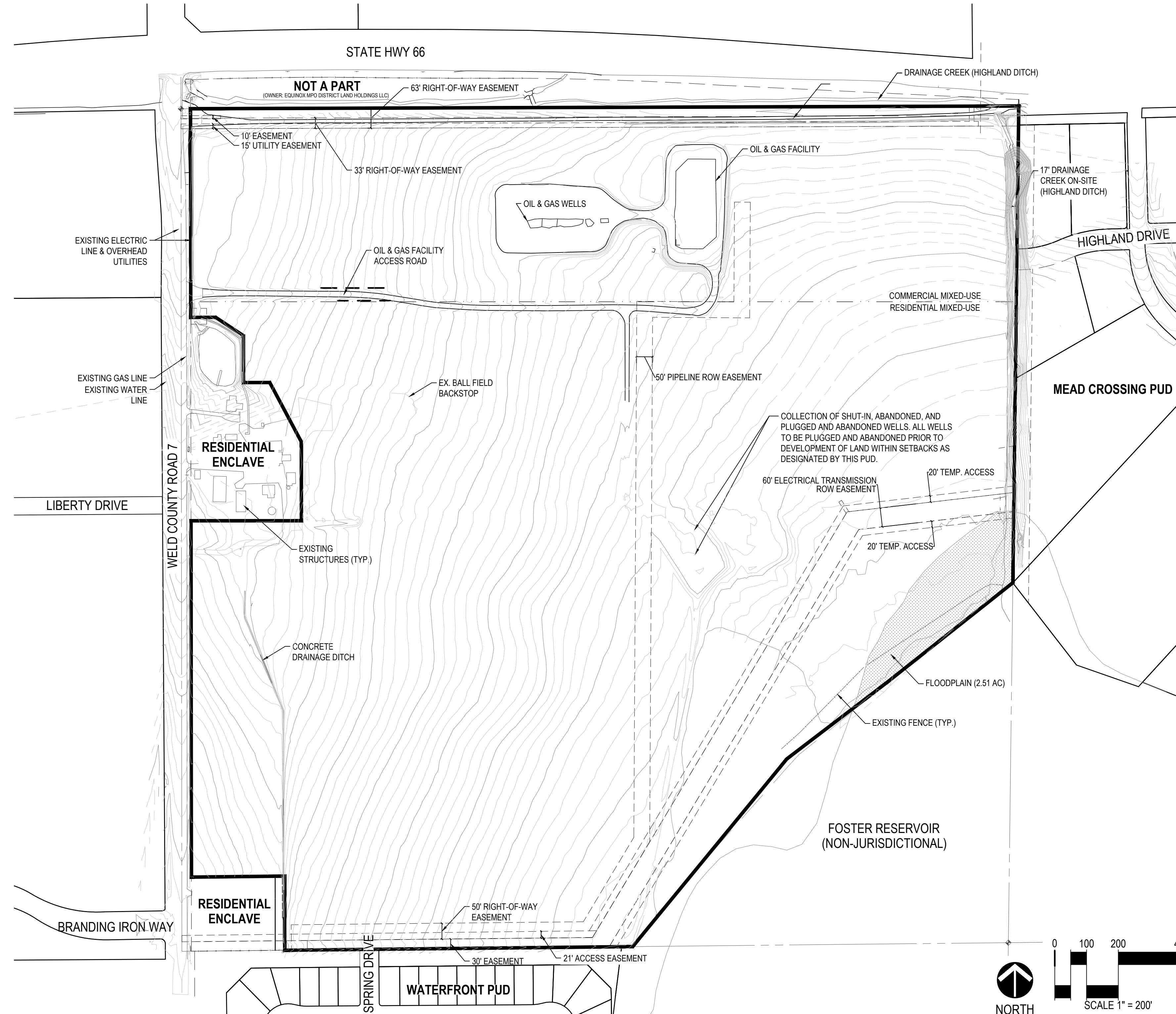
ARIET'S GROVE IS THOUGHTFULLY DESIGNED TO INTEGRATE WITH THE TOWN OF MEAD BY HONORING ITS FOUNDATIONAL CHARACTER WHILE EMBRACING THE FUTURE. NAMED FOR ARIET PALMER MEAD, WHOSE EARLY EFFORTS HELPED SHAPE THE ORIGINAL LAYOUT AND PLAT OF THE TOWN, THIS NEW COMMUNITY PAYS TRIBUTE TO HER LEGACY THROUGH A CLEAR, CONNECTED FRAMEWORK ROOTED IN CLASSIC PLANNING PRINCIPLES. STREETS, HOMES, AND PUBLIC SPACES ARE ORGANIZED TO FOSTER WALKABILITY, NEIGHBORLY INTERACTION, AND A DEEP SENSE OF BELONGING. THE ARCHITECTURAL LANGUAGE WILL EVOKE A TIMELESS CHARM OF SMALL-TOWN AMERICA, INTERPRETED WITH A FRESH LENS TO REFLECT BOTH HISTORY AND PROGRESS. BY THOUGHTFULLY INTRODUCING GREATER DENSITY, ARIET'S GROVE INVITES MORE FAMILIES TO SHARE IN A WELL-CRAFTED, ENDURING VISION OF COMMUNITY LIFE IN MEAD.

THE PUD ENABLES DEVELOPMENT OF A VARIETY OF RESIDENCES INCLUDING SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED (SFA), AND MULTI-FAMILY HOMES, ENHANCED BY TRAILS, OPEN SPACE, PARKS, AND AMENITIES. IT PROVIDES A GRADATION OF DENSITY AND INTENSITY FROM NORTH TO SOUTH, ENSURING THAT THE DEVELOPED NEIGHBORHOOD IS RESPECTFUL AND COMPLEMENTARY TO USES AND PHYSICAL CHARACTER OF THE SURROUNDING AREA. TO ACHIEVE THIS, THE PUD PERMITS THE PORTION OF THE SITE ADJACENT MEAD CROSSING FOR COMMERCIAL USES TO SUPPORT ECONOMIC ACTIVITY ALONG THE HIGHWAY CORRIDOR. ON THE OPPOSITE END OF THE SPECTRUM THE PUD PROVIDES PARK LAND IMMEDIATELY ADJACENT TO FOSTER RESERVOIR, TO PRESERVE THE NATURAL LANDSCAPE TO THE SOUTHEAST. LANDSCAPES THROUGHOUT THE SITE WILL BE WATER-WISE; A NON-POTABLE IRRIGATION SYSTEM IS BEING CONSIDERED; ADDITIONAL DETAILS WILL BE PROVIDED IN FUTURE SUBMITTALS, IF PURSUED.

## PROPOSED PUD ZONING

IN ACCORDANCE WITH THE MEAD COMPREHENSIVE PLAN, THIS PROPERTY IS ENVISIONED FOR A MIX OF COMMERCIAL AND MODERATE-TO-HIGH DENSITY USES. REZONING THE SITE AS A PUD IN THE TOWN OF MEAD PROVIDES ADDITIONAL RESIDENTIAL DIVERSITY WHILE MAINTAINING THE TOWN'S GOALS OF COMMERCIAL USES ALONG SH-66. THE PUD ALLOWS A VARIETY OF SFD HOMES, SFA HOMES, AND MULTI-FAMILY HOMES, ENHANCED BY TRAILS, OPEN SPACE, AND SUITABLE PARKS AND AMENITIES. THE PROPOSED PUD CREATES A BLENDED GRADATION OF DENSITY ACROSS THE SITE ENSURING THE DEVELOPED NEIGHBORHOOD IS RESPECTFUL AND COMPLEMENTARY TO THE EXISTING DEVELOPMENTS IT ABUTS. ADDITIONALLY, THE PUD DESIGNATES A PORTION OF THE SITE TO COMMERCIAL USES TO SUPPORT TOWN GOALS AND ENCOURAGE ECONOMIC GROWTH. IN ADDITION TO SUPPORTING THE ECONOMY OF MEAD THROUGH COMMERCIAL USES, RESIDENTS OF THE PUD WILL CONTRIBUTE SIGNIFICANT REVENUES TO THE TOWN OF MEAD ON AN ANNUAL BASIS THROUGH REVENUE STREAMS SUCH AS PROPERTY AND SALES TAXES.

## EXISTING CONDITIONS MAP



- ZONING BOUNDARY
- EXISTING TOPOGRAPHY - MAJOR
- EXISTING TOPOGRAPHY - MINOR
- - -** EXISTING EASEMENTS
- - - -** TOWN OF MEAD COMPREHENSIVE PLAN DESIGNATION
- EXISTING FENCE
- - -** EXISTING RIGHT-OF-WAY
- EXISTING ON-SITE ACCESS ROAD
- ▨** FLOODPLAIN

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
SAM SHARP & BONNIE NIZIOLEK  
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SHEET TITLE:  
**PROJECT  
CONTEXT**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## PROJECT CONTEXT

### COMPREHENSIVE PLAN COMPLIANCE

PER THE TOWN OF MEAD COMPREHENSIVE PLAN, MAJORITY OF ARIET'S GROVE IS DESIGNATED AS "RESIDENTIAL MIXED USE" WITH THE EXCEPTION OF THE NORTHERN AREA WHICH IS DESIGNATED AS "COMMERCIAL MIXED USE". BOTH LAND USE DESIGNATIONS PERMIT A VARIETY OF HOME TYPES AND DENSITIES, THOUGH COMMERCIAL MIXED USE PROMOTES HIGHER DENSITY RESIDENTIAL AND NEIGHBORHOOD-SERVING COMMERCIAL. RESIDENTIAL MIXED USE PERMITS HOME TYPES SUCH AS SMALL LOT SINGLE-FAMILY DETACHED, STANDARD SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY.

WITHIN THE HIGHWAY 66 CORRIDOR SUB-AREA, THE INTENT OF RESIDENTIAL MIXED USE AND COMMERCIAL MIXED USE DESIGNATIONS IS TO ACCOMMODATE HIGHER DENSITY RESIDENTIAL DEVELOPMENT AND A VARIETY OF HOUSING TYPES WITH NEIGHBORHOOD-SERVING COMMERCIAL USES. ARIET'S GROVE PUD SUPPORTS THIS INTENT BY PERMITTING COMMERCIAL LAND USES IN THE NORTHERN PLANNING AREAS, WITH PA-2 ACTING AS AN EXTENSION TO EXISTING COMMERCIAL USES ALONG SH-66. THROUGHOUT THE REMAINDER OF THE SITE, ARIET'S GROVE PUD ENCOURAGES A VARIETY OF HOUSING TYPES SUCH AS FRONT OR ALTERNATE-LOADED SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-FAMILY; THESE USES ARE HEAVILY SUPPORTED AND OUTLINED IN THE TOWN COMPREHENSIVE PLAN.

THE TOWN OF MEAD'S COMPREHENSIVE PLAN OUTLINES A VARIETY OF VISION THEMES AND GOALS. THE PROPOSED ARIET'S GROVE NEIGHBORHOOD SUPPORTS THESE GOALS AS OUTLINED BELOW.

#### 1. SMALL TOWN COMMUNITY CHARACTER

*"A SMALL-TOWN COMMUNITY CHARACTER ROOTED IN ITS RICH HISTORY, AGRARIAN HERITAGE, NATURAL SETTING, DISTINCT DESTINATIONS AND UNIQUE DOWNTOWN IDENTITY."*

- A. STCC GOAL 2: WORK TO ENSURE THAT NEW DEVELOPMENT IN GATEWAY CORRIDORS, SUCH AS I-25, SH-66, WCR-7 AND WELKER AVENUE, PROMOTES A POSITIVE FIRST IMPRESSION OF THE TOWN.
  - A.A. POLICY 2A: CAPITALIZE ON THE I-25 INTERCHANGES TO SERVE AS GATEWAYS AND TO PROMOTE THE TOWN'S IMAGE.
    - THE NORTHERN PORTION OF ARIET'S GROVE PUD IS WITHIN THE HIGHWAY 66 CORRIDOR SUB-AREA, AND DESIGNATED IN THE COMPREHENSIVE PLAN FUTURE LAND USE MAP AS COMMERCIAL MIXED USE. IN ADDITION TO PROVIDING OPPORTUNITIES TO EXPAND THE REGIONAL COMMERCIAL CENTER, THE PUD INCLUDES CONSTRUCTION OF SAFE BICYCLE AND PEDESTRIAN TRAILS, STREETScape ENHANCEMENTS TO WCR-7, AND A DIVERSITY OF HOUSING TYPES AND DENSITIES, MEETING THE COMPREHENSIVE PLAN GOALS FOR THE HIGHWAY 66 CORRIDOR.
- B. STCC GOAL 3: UPDATE AND ENFORCE DESIGN STANDARDS THAT WILL RESULT IN A CHARMING SMALL-TOWN FEEL AND DISTINCTIVE, RURAL IMAGE, WHILE ALLOWING FOR VARIETY AND FLEXIBILITY.
  - B.A. POLICY 3A: IMPLEMENT THE NEW CONSTRUCTION AND LANDSCAPE STANDARDS AND CONTINUE TO EVALUATE AND UPDATE DESIGN GUIDELINES AS NECESSARY TO RETAIN AND ENHANCE THE TOWN'S RURAL LANDSCAPE AND FEEL.
    - A VARIETY OF SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED AND MULTI-FAMILY HOME TYPES THAT ARE NEW TO MEAD ARE PERMITTED AND REQUIRE UNIQUE STANDARDS. A DISTINCT COMMUNITY CHARACTER IS INSPIRED BY THE NATURAL ENVIRONMENT OF MEAD, INCLUDING NATURALIZED OPEN SPACE ALONG THE RESERVOIR, PROMOTING A HIGHER LEVEL OF DESIGN AND CHARM.
  - B.A. POLICY 2C: IDENTIFY AND PURSUE DIVERSE, GROWING INDUSTRIES THAT CAPITALIZE ON THE STRENGTHS OF MEAD AND NORTHERN COLORADO.
    - B.A.A. STRATEGY 2C-3. PROMOTE MEAD AS A PRIME LOCATION AND EDUCATED POPULATION BASE FOR TECHNICAL AND PROFESSIONAL REMOTE WORK, HOME-BASED BUSINESSES, AND START-UPS.
      - NEW HOMES CLOSE TO COMMUTING CORRIDORS PROVIDE ADDITIONAL OPPORTUNITIES FOR A VARIETY OF EMPLOYEES. IN ADDITION, HOMES ADJACENT TO NEARBY COMMERCIAL DEVELOPMENT, PUBLIC AMENITIES AND TRAIL CONNECTIONS PROVIDE A DESIRABLE LOCATION FOR WORK-FROM-HOME PROFESSIONALS AND HOME-BASED BUSINESSES.

#### 2. FRIENDLY NEIGHBORHOODS

*"FRIENDLY NEIGHBORHOODS COMPRISED OF A MOSAIC OF HIGH-QUALITY, MULTI-GENERATIONAL NEIGHBORHOODS WITH A THOUGHTFUL RANGE OF HOUSING OPTIONS TO SUPPORT EXISTING AND PROSPECTIVE RESIDENTS OF ALL LIFE STAGES."*

- A. FN GOAL 1: ENSURE AN APPROPRIATE MIX OF HOUSING TYPES AND DENSITIES, IN APPROPRIATE LOCATIONS, TO CREATE A HARMONIOUS MIX OF LAND USES AND ATTRACT AND RETAIN RESIDENTS.
  - A.A. POLICY 1C: PROMOTE NEW RESIDENTIAL DEVELOPMENT PROJECTS THAT CREATE A DIVERSE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES IN VIBRANT, ACCESSIBLE NEIGHBORHOODS. ENSURE THAT ALL NEW HOUSING PROJECTS ARE DEVELOPED TO CREATE A SENSE OF COMMUNITY AND ARE COMPATIBLE WITH THE EXISTING CHARACTER OF THE SURROUNDING AREA.
    - A.A.A. STRATEGY 1C-3. ENCOURAGE HOUSING OPTIONS FOR THE TOWN'S WORKFORCE AT A VARIETY OF PRICE POINTS, INCLUDING HIGHER INCOME AND EXECUTIVE HOUSING.

A.A.B. STRATEGY 1C-4. DIVERSIFY AND EXPAND HOUSING STOCK TO ENABLE RETAIL, SERVICE, AND PUBLIC-SECTOR EMPLOYEES TO FIND AFFORDABLE HOUSING IN THE COMMUNITY BY PROVIDING ADDITIONAL MIXED-USE RESIDENTIAL ZONING CATEGORIES.

- ARIET'S GROVE PERMITS A VARIETY OF HOUSING OPTIONS TO CHAMPION A RANGE OF AFFORDABILITY LEVELS AND LIFESTYLES. IN ADDITION, THE HOMES PROVIDED WILL BE WELL-DESIGNED AND SUPPORT THE ADJACENT GROWING COMMERCIAL CORRIDOR SURROUNDING SH-66 AND THE LARGER REGION.

B.FN GOAL 2: STRIVE TO ENHANCE PROPERTY VALUES BY IMPROVING ACCESS TO AMENITIES, TRANSPORTATION NETWORKS AND COMMERCIAL AREAS, AND MAINTAINING THE CHARACTER AND IDENTITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.

- B.A. POLICY 2A: PROMOTE HIGH-QUALITY RESIDENTIAL DESIGN
  - B.A.A. STRATEGY 2A-4. PROVIDE FOR MINIMUM SINGLE-FAMILY LOT SIZES SMALLER THAN THE EXISTING 7,000 SQUARE-FOOT LOT MINIMUM FOR FUTURE RESIDENTIAL DEVELOPMENTS TO ACCOMMODATE PATIO HOMES AND OTHER HOUSING PRODUCT TYPES.
    - A VARIETY OF HOUSING TYPES THAT ARE NEW TO MEAD ARE PERMITTED WITHIN THE COMMUNITY, INCLUDING SINGLE-FAMILY DETACHED HOMES, SINGLE-FAMILY ATTACHED PAIRED HOMES, TOWNHOMES, AND MULTI-FAMILY APARTMENTS.

#### 3. DYNAMIC PARKS, RECREATION, AND OPEN SPACE

*"DYNAMIC PARKS, RECREATION, AND OPEN SPACE THAT SUPPORT HEALTHY LIFESTYLES, EASE OF ACCESS, FAMILY-CENTRIC VALUES, AND LOCAL HERITAGE."*

- A. PROS GOAL 1: PROVIDE A BALANCED AND CONNECTED SYSTEM OF RECREATION FACILITIES, PARKS, AND OPEN SPACE FOR ALL AGES THAT PROMOTE HEALTHY LIVING.
  - A.A. POLICY 1B: PROVIDE RECREATIONAL OPPORTUNITIES THROUGH A WELL-CONNECTED TRAIL NETWORK.
    - A.A.A. STRATEGY 1B-2. PLAN FOR MULTI-USE TRAILS ALONGSIDE STREETS IN RURAL AREAS TO ENSURE CONNECTIVITY FOR BICYCLISTS AND PEDESTRIANS THROUGHOUT THE COMMUNITY (REFER TO THE UPDATED TRAILS MAP).
    - A.A.B. STRATEGY 1B-3. CONTINUE TO REQUIRE THE PROVISION OF RIGHT-OF-WAYS FOR CONNECTIONS OF IDENTIFIED TRAILS UPON PLATTING NEW DEVELOPMENTS TO CREATE A CONTINUOUS TRAIL SYSTEM.
    - A.A.C. STRATEGY 1B-4. COMPLETE MISSING SIDEWALK CONNECTIONS TO THE TRAIL AND STREET NETWORK (REFER TO THE UPDATED TRAILS MAP).
      - ARIET'S GROVE COMPLETES MISSING SIDEWALK CONNECTIONS ADJACENT TO WCR-7 AND PROVIDES A VARIETY OF ON-STREET AND OFF-STREET TRAIL CORRIDORS ACROSS THE NEIGHBORHOOD CONNECTING RESIDENTS TO PARKS AND PUBLIC AMENITIES BOTH INTERNAL AND EXTERNAL TO THE COMMUNITY. PER THE TOWN OF MEAD RECOMMENDED TRAILS MAP, THERE IS AN "IRRIGATION/DRAINAGE CORRIDOR" DENOTED FOLLOWING THE ALONG THE EASTERN SIDE OF FOSTER RESERVOIR, UP TO SH-66, HEADED WEST ALONG THE PROPERTY'S NORTHERN BOUNDARY; HOWEVER, WITH THE 500' OIL AND GAS BUFFER, THE TRAIL WILL NOW BE RE-DIRECTED THROUGH ARIET'S GROVE, OUTSIDE OF THE BUFFER.
      - THIS TRAIL CORRIDOR IS ANTICIPATED TO CONNECT TO AN EXISTING TRAIL LOCATED TO THE EAST WITHIN THE NEWLY DEVELOPED MEAD CROSSING, THEN TURN SOUTH, MOVING THROUGH THE PARKS AND OPEN SPACE PLANNING AREA, ADJACENT TO FOSTER RESERVOIR, THEN ALONG LOCAL ROADS, BEFORE CONNECTING TO WCR-7 AND THE PLANNED PEDESTRIAN UNDERPASS, CROSSING THE SH-66. IT ALSO PROVIDES AN OPPORTUNITY TO CONNECT WITH A FUTURE OFF-SITE TRAIL FROM THE EAST SIDE OF FOSTER RESERVOIR (BY OTHERS). THE APPLICANT WILL COORDINATE WITH THE TOWN AS WELL AS ADJACENT DEVELOPMENT ON COMPLETING KEY PEDESTRIAN CONNECTIONS, WHERE REASONABLE.
  - A.A. POLICY 1D: DEVELOP A NETWORK OF POCKET, NEIGHBORHOOD, COMMUNITY AND REGIONAL PARKS AND ASSOCIATED TRAILS AND OPEN SPACE AS THE COMMUNITY GROWS BASED ON LEVEL OF SERVICE BENCHMARKS IDENTIFIED IN THE 2011 OPEN SPACE, PARKS, AND TRAILS MASTER PLAN.
  - A.B. POLICY 1E: FOSTER HEALTH, SAFETY, AND THE LIVABILITY OF RESIDENTS BY CREATING CONVENIENT AND SAFE OPPORTUNITIES FOR PHYSICAL ACTIVITY.

- ARIET'S GROVE PROPOSES A NEIGHBORHOOD PARK AND OPEN SPACES. TRAILS ARE PROPOSED THROUGHOUT THE NEIGHBORHOOD, INCLUDING COMPLETING THE MISSING TRAIL SEGMENT BETWEEN WCR-7 AND THE COMMERCIAL DEVELOPMENT TO THE EAST OF THE SITE. A TRAIL IS PROPOSED TO ALONG THE EASTERN NEIGHBORHOOD BOUNDARY, SAFELY CONNECTING USERS TO THE PROPOSED PARK IMMEDIATELY NORTHWEST OF FOSTER RESERVOIR, AS WELL AS NEIGHBORING PARKS AND CIVIC SPACES. PARK AND OPEN SPACE REQUIREMENTS COMPLY WITH TOWN STANDARDS.

#### 4. EXPANSIVE NATURAL AND AGRARIAN SETTING

*"AN EXPANSIVE NATURAL AND AGRARIAN SETTING EMBODIED BY VAST FARMLAND, ACCESS TO NATURE, WIDE OPEN SPACES, AND ENVIRONMENTAL STEWARDSHIP."*

- B. ENAS GOAL 2: PROTECT THE TOWN'S NATURAL RESOURCES, AGRICULTURAL LANDS, AND SCENIC LANDSCAPES.

B.A. POLICY 2A: ASSURE THAT NEW GROWTH WITHIN THE TOWN PRESERVES THE NATURAL SETTING AND SCENIC VIEWSHEDS WHERE APPROPRIATE.

B.A.A. STRATEGY 2A-3. PROMOTE PUBLIC AWARENESS OF MEAD'S NATURAL RESOURCES BY INCREASING ACCESS TO MEAD'S LAKES, PONDS, AND STREAMS, BY PROMOTING THE TOWN'S FUTURE TRAIL LOOP SYSTEM AND WAYFINDING STRATEGY (SEE SC GOAL 3).

B.B. POLICY 2B: PRESERVE MEAD'S RURAL AND SMALL-TOWN CHARACTER THROUGH CONSERVATION DESIGN AND THE PROTECTION OF LARGE-SCALE OPEN SPACE AND FARMLAND.

B.B.A. STRATEGY 2B-4. CONNECT THE NATURAL AREAS ASSOCIATED WITH LAKES, WATERWAYS, AND OPEN SPACE TO CREATE A SERIES OF EAST-WEST GREENWAYS AND WILDLIFE CORRIDORS, INCLUDING THE ST. VRAIN CREEK CORRIDOR, AS IDENTIFIED ON THE UPDATED TRAILS MAP.

- PEDESTRIAN CONNECTIONS TO OPEN SPACE ARE PRIORITIZED. TRAILS ARE PROPOSED THROUGHOUT, INCLUDING COMPLETING THE MISSING EAST-WEST TRAIL SEGMENT FROM WCR-7 TO THE SH-66 TRAIL IMMEDIATELY EAST OF THE SITE. WHILE THE ARIET'S GROVE SECTION OF THE TRAIL MUST BE MOVED SOUTH OF THE HIGHWAY, TO AVOID THE OIL AND GAS BUFFER, THE PROPOSED ALIGNMENT TIES INTO THE SITE'S PARK AND OPEN SPACE AREA IMMEDIATELY ADJACENT TO FOSTER RESERVOIR PROVIDING ADDITIONAL PEDESTRIAN ACTIVATION. THESE CONNECTIONS SAFELY ALLOW ACCESS FOR USERS TO THESE INTERNAL AMENITIES AS WELL AS NEIGHBORING PARKS, CIVIC SPACES, AND COMMERCIAL DEVELOPMENT.

#### 5. THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES

*"THOUGHTFUL COMMUNITY PLANNING, FACILITIES AND SERVICES THAT SUPPORT LOCAL VALUES, A HIGHLY ENGAGED CITIZENRY, STRONG SOCIAL INTERACTIONS, AND LIFELONG LEARNING THROUGH DELIBERATE, FORWARD-THINKING, FISCALLY SOUND, AND TRANSPARENT DECISION MAKING."*

A.A. POLICY 3B: CREATE A SYSTEM OF TIERED GROWTH AREAS AND LAND USES THAT ENCOURAGE COMPACT GROWTH AND A RURAL EDGE THAT IS RESPECTIVE OF THE VISION FOR THE TOWN OF MEAD.

A.A.A. STRATEGY 3B-2. IDENTIFY AREAS FOR STRATEGIC ANNEXATION WITHIN THE NEXT 5 YEARS.

- ARIET'S GROVE IS PROPOSED AS A STRATEGIC ANNEXATION FOR THE TOWN OF MEAD. LOCATED ADJACENT TO THE TOWN'S SECONDARY GATEWAY AT SH-66 AND WCR-7, THIS COMMUNITY BRINGS VALUE TO THE TOWN BY PROVIDING ADDITIONAL HOUSING DIVERSITY, OPEN SPACE, AND THOUGHTFUL DESIGN.

## IMPACTS ON THE SURROUNDING AREA

### PUBLIC FACILITIES

ARIET'S GROVE RESULTS IN INCREASED DEMAND FOR ALL PUBLIC FACILITIES AND SERVICES IN THE IMMEDIATE AREA OF MEAD, INCLUDING FIRE, POLICE, WATER, SANITATION, ROADWAYS, PARKS, AND SCHOOLS. WATER, SANITATION, ROADWAYS, TRAILS, AND PARKS SHALL BE PROVIDED BY THE ARIET'S GROVE HOMEOWNER ASSOCIATION (H.O.A.) OR METROPOLITAN DISTRICT. THE NEIGHBORHOOD IS ANTICIPATED TO BE SERVED BY MOUNTAIN VIEW FIRE AND TOWN OF MEAD POLICE DEPARTMENTS, AND IS LOCATED DIRECTLY ACROSS WCR-7 ADJACENT TO A CONCEPTUAL MUNICIPAL CENTER WITHIN THE LIBERTY RANCH NEIGHBORHOOD, PROVIDING ACCESSIBILITY TO AND FROM THE PROPOSED FIRE STATION, POLICE STATION, LIBRARY, AND ATHLETIC FIELDS.

SCHOOL-AGED CHILDREN LIVING IN ARIET'S GROVE HAVE THE OPTION TO ATTEND SCHOOLS WITHIN THE ST. VRAIN VALLEY SCHOOL DISTRICT. USING THE DISTRICT MODELS AND THE UNIT COUNTS AND MIX ASSUMED IN THE TRAFFIC IMPACT STUDY, A MAXIMUM OF 365 STUDENTS MAY BE ANTICIPATED, DEPENDING ON TYPES OF HOUSING CONSTRUCTED. THE APPLICANT WILL PROVIDE CASH IN-LIEU OF LAND DEDICATION FOR THE STUDENT POPULATION GROWTH PRIOR TO ISSUANCE OF BUILDING PERMIT FOR EACH PHASE OF DEVELOPMENT.

### UTILITIES

ARIET'S GROVE IS ANTICIPATED TO BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:

- |                    |                                       |
|--------------------|---------------------------------------|
| 1. ELECTRICITY:    | UNITED POWER, INC.                    |
| 2. NATURAL GAS:    | BLACK HILLS ENERGY                    |
| 3. TELECOMM:       | COMCAST & CENTURYLINK                 |
| 4. WATER:          | LITTLE THOMPSON WATER DISTRICT (LTWD) |
| 5. SANITARY SEWER: | ST. VRAIN SANITATION DISTRICT (SVSD)  |
| 6. INFRASTRUCTURE: | KITELEY RANCH METROPOLITAN DISTRICT.  |

### FOSTER RESERVOIR

FLOODPLAINS ASSOCIATED WITH FOSTER RESERVOIR ENCR OACH INTO THE SOUTHEASTERN CORNER OF THE PROPERTY. A THIRD PARTY CONSULTANT HAS ADVISED ON THE PLANS TO ENSURE THE WETLANDS AND NATURALIZED AREAS ARE PROPERLY PROTECTED.

### ADJACENT LAND USES

ARIET'S GROVE COMPLEMENTS AND SUPPORTS NEIGHBORING LAND USES AS PART OF THE TOWN'S LARGER VISION FOR THE SH-66 CORRIDOR.

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## LAND USE

### LAND USE SUMMARY

ARIET'S GROVE LAND USE PLAN IS DESIGNED TO ALLOW FOR A GRADATION OF DENSITY FOR RESIDENTIAL AND COMMERCIAL USES. PLANNING AREAS HAVE BEEN DELINEATED BASED UPON EXISTING SITE CONDITIONS AS WELL AS SURROUNDING USES TO ENSURE AN APPROPRIATE ADDITION TO THE TOWN OF MEAD'S CHARACTER.

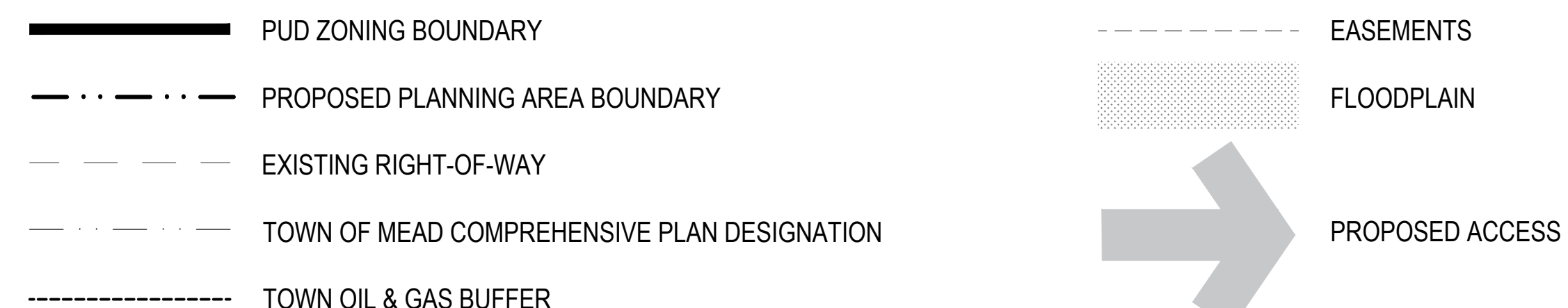
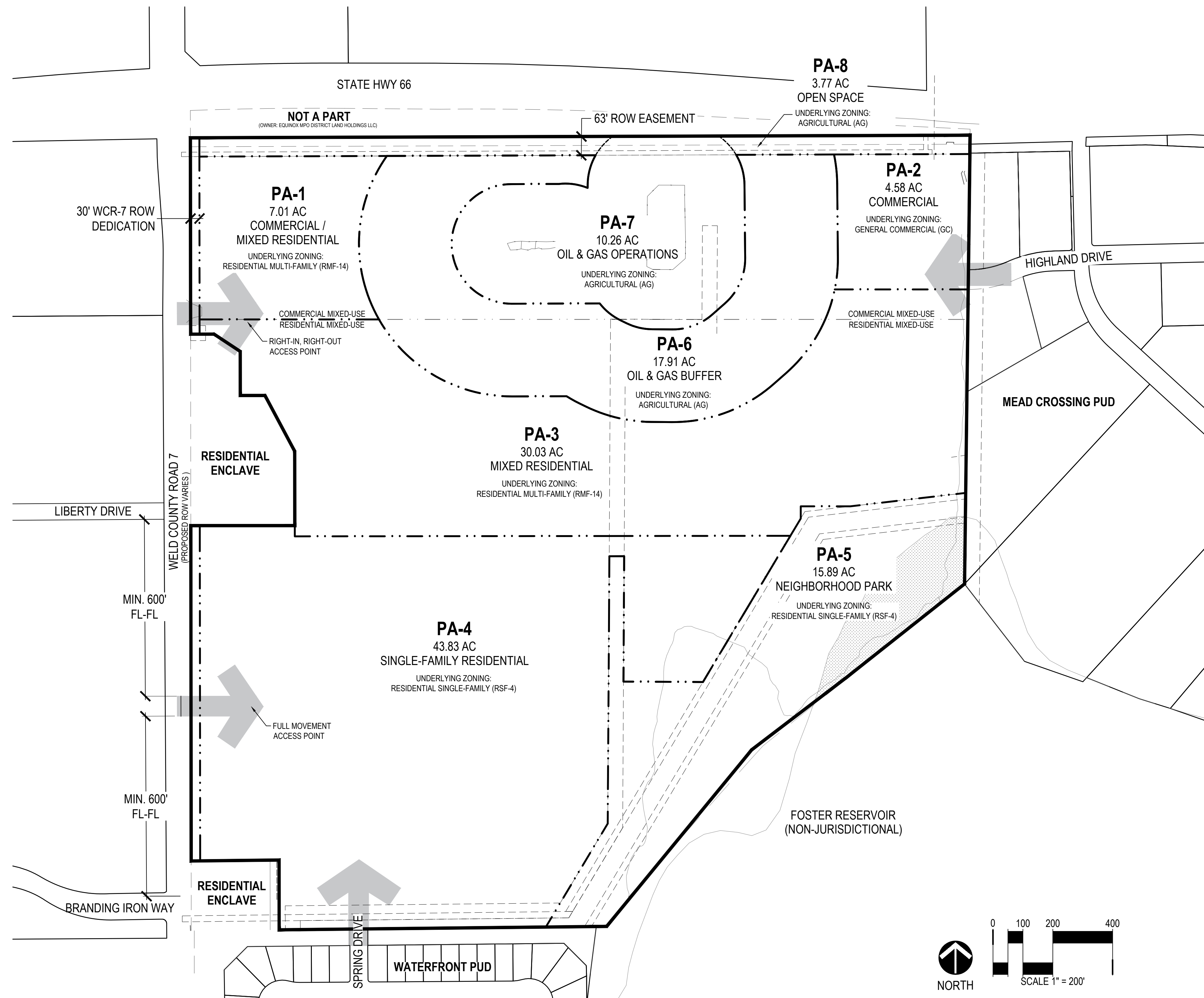
- THE TABLE BELOW OUTLINES EACH PLANNING AREA'S ALLOWED LAND USES AND DENSITY.
- THERE SHALL BE A MINIMUM OF FOUR (4) HOUSING TYPES WITHIN THE OVERALL DEVELOPMENT. SEE SHEET 6 FOR HOUSING TYPES.
- ALL STANDARDS IN PUD TRUMP THE UNDERLYING ZONE DISTRICT; ANYTHING NOT ADDRESSED IN THE PUD SHALL BE REVIEWED AGAINST THE UNDERLYING ZONING.
- PRELIMINARY AND FINAL PLAT BOUNDARIES SHALL NOT BE REQUIRED TO MATCH PLANNING AREA BOUNDARIES; HOWEVER, THE PROPOSED LAND USES SHALL BE REQUIRED TO MATCH THOSE APPROVED FOR PLANNING AREAS, WITHIN A 10% MARGIN OF THE ORIGINAL PLANNING AREA BOUNDARIES.
- DENSITY SHALL BE GOVERNED BY THE PUD LAND USE SUMMARY TABLE, RATHER THAN UNDERLYING ZONE DISTRICTS. THERE SHALL BE NO MINIMUM RESIDENTIAL DENSITY PER PLANNING AREA OR OVERALL PUD. THERE SHALL BE NO MAXIMUM RESIDENTIAL DENSITY PER PLANNING AREA AS LONG AS THE OVERALL PUD MAXIMUM UNIT COUNT IS NOT EXCEEDED.

PLANNING AREA	UNDERLYING ZONING	AREA (AC)	LAND USE	MAXIMUM DWELLING UNITS (3)
1	RMF-14	7.01	COMMERCIAL / MIXED RESIDENTIAL	248
2	GC	4.58	COMMERCIAL	0
3	RMF-14	30.03	MIXED RESIDENTIAL	466
4	RSF-4	43.83	SINGLE-FAMILY RESIDENTIAL	190
5	RSF-4	15.89	NEIGHBORHOOD PARK (OS)	0
6	AG	17.91	OIL & GAS BUFFER (OS)	0
7	AG	10.26	OIL & GAS OPERATIONS	0
8	AG	3.77	OPEN SPACE (OS) (2)	0
		<b>133.28</b>	<b>TOTAL</b>	<b>904</b>

### NOTES:

- ALL PARK LAND DEDICATIONS, OR CASH-IN-LIEU OF LAND DEDICATIONS, SHALL BE DETERMINED AT THE TIME OF PLATTING PER MUNICIPAL CODE. PLANNING AREA 5 NEIGHBORHOOD PARK IS PLANNED TO BE DEDICATED AT THE TIME OF PLATTING.
- NORTHERN 63' RIGHT-OF-WAY EASEMENT SHALL REVERT BACK TO UNDERLYING OWNERSHIP FOLLOWING ANNEXATION AND PLATTING.
- UNIT COUNTS MAY BE TRANSFERRED BETWEEN PLANNING AREAS (MAXIMUM 10% PER PLANNING AREA), SO LONG AS THE MAXIMUM UNIT COUNT FOR THE DEVELOPMENT IS NOT EXCEEDED.

## LAND USE MAP



NOTE: ACCESS LOCATION WAS COORDINATED WITH TOWN OF MEAD TO PROVIDE SUFFICIENT DISTANCE BETWEEN EXISTING AND PROPOSED FLOW LINES OF ACCESS ROADS ALONG WCR-7. EXACT LOCATION SHALL BE REFINED AT THE TIME OF PRELIMINARY PLAT.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
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## GENERAL STANDARDS AND PROVISIONS

THE PUD STANDARDS WITHIN THIS DOCUMENT ARE INTENDED TO ACHIEVE THE VISION FOR ARIET'S GROVE BY PROMOTING A WELL-DESIGNED, SUSTAINABLE DEVELOPMENT THAT PERMITS RESIDENTIAL DENSITY AND COMMERCIAL OPPORTUNITIES. SUCH USES INCLUDE SFD FRONT-LOAD, SFD ALTERNATE-LOAD, SFA DUPLEX, SFA TOWNHOMES, MULTI-FAMILY, COMMERCIAL PADS, OPEN SPACE AND PARKS, AND OIL & GAS OPERATIONS.

### APPLICABILITY

DEVELOPMENT WITHIN THE PUD SHALL CONFORM WITH THE STANDARDS AND REQUIREMENTS SET FORTH HEREIN. WHERE APPLICABLE STANDARDS ARE NOT SET FORTH IN THE PUD, DEVELOPMENT SHALL COMPLY WITH APPLICABLE PROVISIONS IN THE MUNICIPAL CODE. ALL TERMS SHALL HAVE THE DEFINITIONS PROVIDED IN THE MUNICIPAL CODE, EXCEPT AS OTHERWISE PROVIDED IN THIS PUD. ADDITIONAL DOCUMENTS THAT MAY CONTAIN REQUIREMENTS AND STANDARDS REGARDING THE DESIGN AND DEVELOPMENT OF ARIET'S GROVE INCLUDE (BUT ARE NOT LIMITED TO) ALL APPLICABLE TOWN OF MEAD STANDARDS AND REGULATIONS, ANNEXATION AND DEVELOPMENT AGREEMENTS, AND STATE REGULATIONS.

IN CASE OF APPARENT CONFLICT BETWEEN APPLICABLE REQUIREMENTS WITHIN THE PUD, THE DIRECTOR SHALL HAVE AUTHORITY TO DETERMINE WHICH STANDARD OR REGULATION APPLIES. THE DIRECTOR SHALL ISSUE SUCH DETERMINATION IN WRITING. THE PROPERTY OWNER(S) SHALL HAVE THE RIGHT TO APPEAL THE DIRECTOR'S WRITTEN INTERPRETATION TO THE BOARD OF ADJUSTMENT PURSUANT TO THE APPLICABLE PROVISIONS OF THE CODE.

### PROJECT OVERVIEW

THROUGH THE DEVELOPMENT STANDARDS AND REGULATIONS OUTLINED IN THE PUD, THE SITE ALLOWS FOR A RANGE OF RESIDENTIAL USES AND COMMERCIAL USE. THE GOAL OF ARIET'S GROVE IS TO EMBRACE A VARIETY OF HOME TYPES GIVING FUTURE RESIDENTS OPPORTUNITY TO CHOOSE THEIR STYLE OF LIVING AS WELL AS ALLOW OPPORTUNITY FOR HOME OWNERSHIP THAT MAY NOT BE ATTAINABLE IN OTHER PARTS OF MEAD. ARIET'S GROVE IS A NEIGHBORHOOD IN WHICH ALL RESIDENTS, YOUNG AND OLD, CAN GROW THEIR LIVES AND ESTABLISH ROOTS IN THE TOWN OF MEAD.

### DEFINITIONS AND ACRONYMS

#### COMMERCIAL

COMMERCIAL IS DEFINED AS A LAND USE IN WHICH COMMERCIAL USES ARE ALLOWED. PROHIBITED COMMERCIAL / NON-RESIDENTIAL USES ARE DETAILED IN A SUBSEQUENT SECTION.

#### DIRECTOR

"DIRECTOR" REFERS TO THE TOWN OF MEAD COMMUNITY DEVELOPMENT DIRECTOR.

#### MIXED RESIDENTIAL

MIXED RESIDENTIAL IS DEFINED AS A LAND USE IN WHICH A COMBINATION OF SINGLE FAMILY DETACHED, ATTACHED, AND MULTI-FAMILY HOMES ARE ALLOWED.

#### MUNICIPAL CODE

"MUNICIPAL CODE" REFERS TO THE TOWN OF MEAD MUNICIPAL CODE, AS MAY BE AMENDED FROM TIME TO TIME.

#### OIL & GAS BUFFER

ANADARKO PETROLEUM (OCCIDENTAL) WILL RETAIN OWNERSHIP OF PA-7 AND PA-8. PA-8 ACCOUNTS FOR LAND ACTIVELY USED FOR OIL & GAS OPERATIONS, WHILE PA-7 ACCOUNTS FOR THE 300' BUFFER FROM PA-8, AS REQUESTED BY ANADARKO. UPON PLUGGING AND ABANDONMENT OF WELLS IN PA-8, ANADARKO MAY APPLY FOR AN AMENDMENT TO THIS PUD, TO CONVERT PLANNING AREAS 7 AND 8 INTO DEVELOPABLE LAND.

#### OIL & GAS OPERATIONS

OIL & GAS OPERATIONS ARE DEFINED AS A LAND USE IN WHICH OIL & GAS DRILLING, COLLECTION, AND DISTRIBUTION OCCURS. THE PUD WILL FOLLOW TOWN OF MEAD OIL & GAS STANDARDS, INCLUDING MINING USES SPECIFIC TO OIL & GAS DRILLING, IN PLACE AT THE TIME OF PUD APPROVAL, AS OUTLINED IN THE ANNEXATION AND DEVELOPMENT AGREEMENT, REGARDING STANDARDS FOR OPERATION AS WELL AS PLUGGING AND ABANDONMENT.

#### PA

"PA" REFERS TO PLANNING AREA.

#### PUD

"PUD" REFERS TO PLANNED UNIT DEVELOPMENT.

#### SINGLE-FAMILY RESIDENTIAL

SINGLE-FAMILY RESIDENTIAL IS DEFINED AS A LAND USE IN WHICH SFD HOME TYPES ARE ALLOWED. SPECIFIC HOME TYPES ARE DEFINED IN THE RESIDENTIAL GUIDELINES SECTION OF THIS PUD.

### DEFINITIONS AND ACRONYMS CONTINUED

#### RESIDENTIAL ENCLAVE

RESIDENTIAL ENCLAVE REFERS TO THE TWO PRIVATELY-OWNED RESIDENTIAL PARCELS ALONG CR-7, LOCATED APPROXIMATELY AT THE LIBERTY DRIVE INTERSECTION AND BRANDING IRON WAY INTERSECTION. SEE MAPS.

#### SFA

"SFA" REFERS TO SINGLE-FAMILY ATTACHED.

#### SFD

"SFD" REFERS TO SINGLE-FAMILY DETACHED.

### PERMITTED USES PER PLANNING AREA

PERMITTED USES ALLOWED WITHIN THE PUD ARE INDICATED AS "P" IN THE PERMITTED PRODUCT TYPE BY PLANNING AREA TABLE BELOW.

PERMITTED LAND USE TYPE BY PLANNING AREA										
	UNDERLYING ZONING	LAND USE TYPE	SFD FRONT-LOAD	SFD ALTERNATE-LOAD	SFA DUPLEX	SFA TOWNHOME	MULTI-FAMILY	COMMERCIAL	OPEN SPACE AND PARKS	OIL & GAS OPERATIONS
PA-1	RMF-14 (1)	COMMERCIAL / MIXED RESIDENTIAL		P	P	P	P	P	P	
PA-2	GC	COMMERCIAL								
PA-3	RMF-14 (1)	MIXED RESIDENTIAL		P	P	P	P			
PA-4	RSF-4 (1)	SINGLE-FAMILY RESIDENTIAL	P	P						
PA-5	RSF-4 (1)	NEIGHBORHOOD PARK (OS)								
PA-6	AG	OIL & GAS BUFFER (OS)						P (3)		
PA-7	AG	OIL & GAS OPERATIONS						P		
PA-8	AG	OPEN SPACE (OS)								

#### NOTES:

- DENSITY SHALL BE GOVERNED BY THE PUD LAND USE SUMMARY TABLE, RATHER THAN UNDERLYING ZONE DISTRICTS. THERE SHALL BE NO MINIMUM RESIDENTIAL DENSITY PER PLANNING AREA OR OVERALL PUD. THERE SHALL BE NO MAXIMUM RESIDENTIAL DENSITY PER PLANNING AREA AS LONG AS THE OVERALL PUD MAXIMUM UNIT COUNT IS NOT EXCEEDED.
- A MINIMUM OF FOUR (4) HOME TYPES ARE REQUIRED WITHIN THE OVERALL DEVELOPMENT.
  - FOR THE PURPOSE OF THE FOUR HOME TYPE MINIMUM, THE FOLLOWING ORIENTATIONS OF HOMES ARE CLASSIFIED AS DISTINCT HOME SUB-TYPES, WITHIN THE FOUR (4) SFD/SFA TYPES LISTED ABOVE.
    - FRONTING GREEN-COURTS, ALLEY-LOADED
    - FRONTING RIGHTS-OF-WAY, ALLEY-LOADED
    - FRONTING RIGHTS-OF-WAY, FRONT-LOADED
    - FRONTING RIGHTS-OF-WAY, SIDE-LOADED
    - FRONTING TO AND LOADED ON AUTO-COURTS
  - SFD FRONT-LOAD <50' MAY BE CONSIDERED A SEPARATE HOME TYPE FROM SFD FRONT-LOAD >50', SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR DETERMINATION THAT THE HOUSING TYPE IS SUBSTANTIALLY DIFFERENT.
- PERMITTED FOR TEMPORARY OPERATIONS ONLY.
- ABOVE-GROUND AND BELOW-GROUND TRANSMISSION LINES AND UTILITY SERVICE FACILITIES ARE PERMITTED IN ALL OPEN SPACES AND PARKS, REGARDLESS OF PLANNING AREA.
- AGRICULTURAL USES ARE PERMITTED UNTIL SUCH TIME THAT THE TOWN ISSUES A PERMIT FOR A USE PROPOSED IN THIS PUD IN THE APPLICABLE PLANNING AREA OR ADJACENT PLANNING AREA.
- ACCESSORY USES NECESSARILY AND CUSTOMARILY ASSOCIATED WITH, AND APPROPRIATE TO, THE PERMITTED USE BY PLANNING AREA ARE ALLOWED, AS DETERMINED BY THE DIRECTOR.
- A BLANK CELL INDICATES THAT THE LISTED USE TYPE IS NOT ALLOWED WITHIN THE PLANNING AREA.
- THE FOLLOWING USES ARE PROHIBITED IN ALL PLANNING AREAS:
  - DETENTION FACILITIES SUCH AS JAILS, HONOR CAMPS, REFORMATORIES AND LAW ENFORCEMENT CENTERS,
  - RECREATION AND OUTDOOR ENTERTAINMENT USES MEANS ORGANIZED ACTIVITIES FOR AMUSEMENT OR ENJOYMENT ORGANIZED BY A FOR-PROFIT THIRD PARTY, SUCH AS ZOOS, SHOOTING RANGES, AMUSEMENT PARKS, AND MINIATURE GOLF. THE TERM DOES NOT INCLUDE TYPICAL INDIVIDUAL RECREATIONAL USES SUCH AS WALKING, SWIMMING, AND BIKING, OR USE OF PLAYGROUND EQUIPMENT OR TRAILS,
  - RETAIL SALE AND SERVICES SPECIFIC TO ADULT ENTERTAINMENT,
  - RETAIL ALCOHOL SALES,
  - INDOOR CONTRACTOR AND TRADE SHOPS FOR OPERATION AND STORAGE (ALL TYPES), AND CONTRACTORS & TRADE SHOPS WITH OUTDOOR OPERATION & OUTDOOR STORAGE,
  - FARM IMPLEMENT/EQUIPMENT SALES AND SERVICES,
  - LANDSCAPE MATERIAL SALES,
  - MANUFACTURED BUILDING SALES/SERVICE/STORAGE,
  - RENTAL SERVICE OF OUTDOOR DISPLAY/STORAGE,
  - GAS STATIONS, TRUCK STOPS, TRAVEL PLAZAS, VEHICLE REPAIR USES SPECIFIC TO AUTO AND LIGHT TRUCK MECHANICAL REPAIR, QUICK LUBE, CARWASHES, AND BODY SHOP USES,
  - ALL USES RELATED TO HAZARDOUS SUBSTANCES, SUCH AS DISPOSAL AND DISTRIBUTION, EXCEPT FOR RESIDENTIAL WASTE MANAGEMENT.
  - MINI-STORAGE WAREHOUSES, SELF-SERVICE STORAGE, OPEN AIR STORAGE FACILITIES

### DEFINITIONS AND ACRONYMS CONTINUED

#### PROHIBITED USES

PROHIBITED USES INCLUDE RECREATION AND OUTDOOR ENTERTAINMENT USES AS WELL AS USES RELATED TO HAZARDOUS SUBSTANCES, SUCH AS DISPOSAL AND DISTRIBUTION, EXCEPT FOR RESIDENTIAL WASTE MANAGEMENT.

- RECREATION AND OUTDOOR ENTERTAINMENT MEANS ORGANIZED ACTIVITIES FOR AMUSEMENT OR ENJOYMENT ORGANIZED BY A FOR-PROFIT THIRD PARTY, SUCH AS ZOOS, SHOOTING RANGES, AMUSEMENT PARKS, AND MINIATURE GOLF. THE TERM DOES NOT INCLUDE TYPICAL INDIVIDUAL RECREATIONAL USES SUCH AS WALKING, SWIMMING, AND BIKING, OR USE OF PLAYGROUND EQUIPMENT OR TRAILS.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
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NOT FOR  
CONSTRUCTION

DATE:  
01 PUD - 01/16/2024  
02 PUD - 05/05/2025  
03 PUD - 08/04/2025  
04 PUD - 10/20/2025  
05 PUD - 02/09/2026

SHEET TITLE:  
**GENERAL STNDS & PROVISIONS**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## LOT DEVELOPMENT STANDARDS

ALL LOTS AND BLOCKS WITHIN THE PUD SHALL COMPLY WITH THE MUNICIPAL CODE EXCEPT AS SPECIFICALLY PROVIDED HEREIN:

### LOT CONFIGURATION

PLEASE REFERENCE THE LOT STANDARDS TABLE BELOW FOR SPECIFICS ON LOT DIMENSION REQUIREMENTS.

### LOT FRONTAGE

ALL LOTS SHALL FRONT/BE DIRECTLY ACCESSIBLE TO A STREET OR ACCESSED THROUGH A SHARED ACCESS EASEMENT, SUCH AS AN ALLEY. SIDEWALK CONNECTIONS ARE REQUIRED FROM THE PUBLIC STREET TO THE FRONT ENTRANCE OF ALL RESIDENTIAL HOMES.

### SETBACKS

THE FOLLOWING SETBACKS SHALL APPLY ACROSS THE PUD OR AS SPECIFICALLY NOTED:

#### RIGHTS OF WAY

- WELD COUNTY ROAD 7 (ARTERIAL)
  - THERE SHALL BE A 15' OPEN SPACE TRACT BETWEEN ANY LOT LINE AND WCR-7 RIGHT-OF-WAY.
  - BACK OF CURB RIGHT-OF-WAY SHALL FEATURE TREES ON BOTH SIDES OF A DETACHED SIDEWALK, TO PROVIDE BUFFERING TO RESIDENTIAL LOTS FROM TRAFFIC ON WCR-7. SEE SHRUB REQUIREMENTS ON SHEET 14 AND WCR-7 SECTION ON SHEET 18.

#### EXISTING CONDITIONS

- HIGHLAND DITCH  
30' EASEMENT REQUIRED ON EITHER SIDE OF HIGHLAND DITCH AS MEASURED FROM TOP OF DITCH BANK.
- FOSTER RESERVOIR
  - DEVELOPMENT IS RESTRICTED ADJACENT TO FOSTER RESERVOIR. HOWEVER, PARK AND OPEN SPACE AMENITIES SUCH AS, BUT NOT LIMITED TO: SHADE STRUCTURES, PLAY EQUIPMENT, SITE FURNISHINGS, WALKS/TRAILS, BOARDWALKS, SIGNAGE, AND SUPPORTING INFRASTRUCTURE SHALL BE PERMITTED WITHIN 0' OF THE INDICATED FEMA FLOODPLAIN BOUNDARY AS NOTED ON THE LAND USE MAP OF THIS PUD SUBJECT TO RIGHTS EXISTING AT THE TIME OF PLATTING.
- ADJACENT RESIDENTIAL ENCLAVES
  - A 20' SETBACK WITH LANDSCAPE BUFFERING (PER SHEET 15) IS REQUIRED FROM THE PROPERTY LINE OF ADJACENT RESIDENTIAL ENCLAVES TO PROPOSED RESIDENTIAL LOT LINE. SEE LANDSCAPE STANDARDS FOR ADDITIONAL DETAILS.

#### COMMERCIAL

- A MINIMUM 20' BUILDING SETBACK FROM RESIDENTIAL PROPERTY USES IS REQUIRED.

### PUBLIC INFRASTRUCTURE

- ACCESSORY STRUCTURES ASSOCIATED WITH PUBLIC INFRASTRUCTURE, SUCH AS MECHANICAL EQUIPMENT BUILDINGS, SHALL HAVE A MIN. 15' SETBACK FROM ANY PROPERTY LINE.
  - ACCESSORY STRUCTURES SUCH AS AN IRRIGATION PUMP HOUSE, UTILITY SHED, OR MECHANICAL EQUIPMENT SHED SHALL BE LESS THAN 2,000 SQ. FT.
  - STRUCTURES SHALL HAVE A MINIMUM 10' SETBACK FROM SURROUNDING BUILDINGS.

### OIL & GAS

- THE FOLLOWING STANDARDS SHALL APPLY TO DEVELOPMENT NEAR OIL AND GAS OPERATIONS; ANY ITEMS NOT ADDRESSED SHALL DEFER TO MEAD MUNICIPAL CODE IN EFFECT AS-OF JANUARY 2025.
- THE FOLLOWING REQUIREMENTS SHALL APPLY ONLY TO THE SURFACE USE OF LAND SURROUNDING EXISTING OIL AND GAS WELLS AND PRODUCTION FACILITIES AS THEY RELATE TO THE PLATTING OF LAND OR DEVELOPMENT OF PROPERTY WITHIN THE TOWN, AND SHALL NOT BE CONSTRUED AS APPLYING TO THE LOCATION OF NEW WELLS OR PRODUCTION FACILITIES WITHIN THE TOWN. OIL & GAS WELLS AND PRODUCTION FACILITIES ARE CONSIDERED TO BE "EXISTING" IF THEY ARE PHYSICALLY IN PLACE, OR A VALID OGCC/ECMC PERMIT FOR THE WELL AND PRODUCTION FACILITIES EXISTS ON THE DATE ON WHICH A LAND USE APPLICATION FOR A PRELIMINARY OR FINAL PLAT IS FILED WITH THE TOWN, OR ON THE DATE ON WHICH A BUILDING PERMIT APPLICATION IS SUBMITTED.
  - WHEN WELLS ARE EXISTING, LOTS AND ROADS SHALL NOT BE PLATTED WITHIN THE FOLLOWING DISTANCES:
    - A THREE HUNDRED (300) FOOT SETBACK IS REQUIRED FROM EXISTING OIL & GAS WELL OR ITS PRODUCTION FACILITIES TO RESIDENTIAL PROPERTY LINES, EXCEPT FLOWLINES OR GATHERING LINES.
    - PLANNING AREA 7 IS 310' IN WIDTH AND PROVIDES REQUIRED SETBACKS WITHIN THE DESIGNATED BUFFER AREA.
    - STREETS SHALL NOT BE PLATTED WITHIN SEVENTY-FIVE (75) FEET OF AN EXISTING OIL OR GAS WELL OR ITS PRODUCTION FACILITIES; PROVIDED, HOWEVER, THAT STREETS MAY CROSS FLOWLINES OR GATHERING LINES AT RIGHT ANGLES.
    - LOTS AND STREETS MAY BE PLATTED OVER WELL AND PRODUCTION SITES THAT HAVE BEEN ABANDONED AND RECLAIMED IN ACCORDANCE WITH OGCC/ECMC REGULATIONS.

SUCH PLATTING SHALL ONLY OCCUR AFTER THE COMPLETION OF THE ABANDONMENT AND RECLAMATION PROCESS AND RECEIPT BY THE TOWN OF A COPY OF AN OGCC/ECMC WELL ABANDONMENT REPORT, FORM 6, FOR THE WELL IN QUESTION.

- WHEN WELLS ARE EXISTING, BUILDINGS SHALL NOT BE CONSTRUCTED WITHIN THE FOLLOWING DISTANCES:
  - BUILDINGS NOT NECESSARY TO THE OPERATION OF THE WELL SHALL NOT BE CONSTRUCTED WITHIN TWO HUNDRED (200) FEET OF ANY SUCH WELL.
  - ANY BUILDING TO BE USED AS A PLACE OF ASSEMBLY, INSTITUTION OR SCHOOL SHALL NOT BE CONSTRUCTED WITHIN THREE HUNDRED FIFTY (350) FEET OF ANY WELL.
- WHEN WELLS ARE EXISTING, FLOWLINES OR GATHERING LINES SERVICING THE WELLS SHALL BE PROTECTED BY AN EASEMENT NOT LESS THAN TWENTY (20) FEET IN WIDTH, CENTERED ON THE FLOW LINE OR GATHERING LINE, OR SUCH OTHER GREATER WIDTH AS SHALL BE SUFFICIENT, AS DETERMINED BY THE DIRECTOR, TO PROTECT THE LINES, THE ADJACENT STRUCTURES AND THE PUBLIC FROM THE HAZARDS INHERENT WITH SUCH LINES AND TO PERMIT THE OPERATOR OF THE LINE TO INSPECT AND MAINTAIN THE LINE.
- AS AN ALTERNATIVE TO SUBPARAGRAPH C ABOVE, THE DEVELOPER MAY, SUBJECT TO A SURFACE USE AGREEMENT WITH THE OPERATOR OF THE LINE, RELOCATE THE FLOW LINE OR GATHERING LINE TO A DEDICATED EASEMENT NOT LESS THAN TWENTY (20) FEET IN WIDTH CENTERED ON THE FLOW LINE OR GATHERING LINE, OR SUCH OTHER GREATER WIDTH AS SHALL BE SUFFICIENT, AS DETERMINED BY THE DIRECTOR, TO PROTECT THE LINES, THE ADJACENT STRUCTURES AND THE PUBLIC FROM THE HAZARDS INHERENT WITH SUCH LINES AND TO PERMIT THE OPERATOR OF THE LINE TO INSPECT AND MAINTAIN THE LINE.
- AS AN ALTERNATIVE TO PARAGRAPH C ABOVE, THE DEVELOPER MAY, SUBJECT TO A SURFACE USE AGREEMENT WITH THE OPERATOR OF THE LINE, RELOCATE THE FLOW LINE OR GATHERING LINE TO WITHIN PUBLIC RIGHTS-OF-WAY, OUTSIDE OF THE STREET SURFACE. FLOWLINES OR GATHERING LINES RELOCATED WITHIN PUBLIC RIGHTS OF WAY SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192 WHEREVER THEY PASS UNDER A DRIVEWAY, ARE CROSSED BY A UTILITY LINE OR CROSS A STREET. THE RELOCATION OF FLOWLINES OR GATHERING LINES INTO PUBLIC RIGHTS-OF-WAY MAY REQUIRE ADDITIONAL DEDICATION OF RIGHTS-OF-WAY TO ACCOMMODATE THE LINES WITHOUT INTERFERENCE WITH PUBLIC TREES, LAWN OR PUBLIC UTILITIES.
- LOTS INTENDED AS BUILDING SITES SHALL NOT BE PLATTED ACROSS A FLOW LINE OR GATHERING LINE EASEMENT UNTIL SUCH TIME AS THE EASEMENT IS ABANDONED AND THE LINE IS REMOVED.
- THE TERM OF A FLOW LINE OR GATHERING LINE EASEMENT SHALL EXPIRE WITH THE ABANDONMENT AND REMOVAL OF THE LINE, AND THE TERM SHALL BE SO NOTED ON ANY PRELIMINARY OR FINAL PLAT OF THE PROPERTY CONTAINING SAID EASEMENT.
- EASEMENTS FOR FLOWLINES OR GATHERING LINES CROSSING LAND TO BE DEDICATED TO THE PUBLIC AS PARK OR OPEN SPACE SHALL BE SO LOCATED AS TO AVOID INTERFERENCE WITH THE USE OF THE PARK OR OPEN SPACE BY THE PUBLIC, AS DETERMINED BY THE DIRECTOR.
- ALL CROSSINGS OF MUNICIPAL STREETS BY A FLOW LINE OR GATHERING LINE SHALL BE AT RIGHT ANGLES, AND THE LINES SHALL BE ENCASED AND BURIED AS PROVIDED BY 49 CFR PART 192.
- ALL FLOWLINES OR GATHERING LINES SHALL BE BURIED AS PROVIDED BY 49 CFR PART 192.

LOT STANDARDS						
	SFD FRONT-LOAD	SFD ALTERNATE-LOAD	SFA DUPLEX, FRONT OR ALTERNATE-LOAD	SFA TOWNHOME, FRONT OR ALTERNATE-LOAD	MULTI-FAMILY	COMMERCIAL
MINIMUM LOT SIZE	3,600 SF	1,600 SF	1,200 SF	1,200 SF	N/A	N/A
MINIMUM LOT WIDTH	35'	25'	20'	17'	N/A	N/A
MAXIMUM BUILDING COVERAGE	60%	60%	70%	70%	75%	80%
MAXIMUM HEIGHT	38'	38'	38' (7)	38' (7)	47'	40'
MINIMUM BUILDING SETBACKS						
FRONT	20'	15'	20' (FRONT-LOAD) 15' (ALTERNATE-LOAD)	20' (FRONT-LOAD) 15' (ALTERNATE-LOAD)	20'	20'
SIDE	5'	5'	5' 0' SHARED WALL	5' 0' SHARED WALL	5'	10' DETACHED BUILDINGS 0' SHARED WALL
SIDE (CORNER)	15'	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	15' PRIMARY BUILDING 20' (SIDE-LOAD, DRIVEWAY PARKING)	20'	20'
REAR	10'	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	10' PRIMARY BUILDING (FRONT/SIDE-LOAD) 3' (REAR-LOAD, NO PARKING) 20' (REAR-LOAD, DRIVEWAY PARKING)	5'	10'

#### NOTES:

- WHEN FRONT OR REAR LOT LINES ARE CURVED MINIMUM LOT WIDTH MAY BE MEASURED AT RESPECTIVE SETBACK RATHER THAN FRONT AND REAR PROPERTY LINE.
- FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 2' BEYOND THE BUILDING FOUNDATION FOR ABOVE-GRADE FEATURES INCLUDING EAVES, COUNTERFORTS, FIREPLACE BOX-OUT, BAY WINDOWS, ROOM CANTILEVERS, AND OVERHANGS PROVIDED THAT THE LIVING SPACE OF THE PROJECTION DOES NOT EXCEED 20 SQUARE FEET IN EACH INSTANCE. THERE SHALL BE NO MORE THAN TWO (2) ABOVE-GRADE LIVING SPACE ENCROACHMENTS PER ELEVATION ARTICULATION.
- FRONT AND SIDE SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 3' BEYOND THE BUILDING FOUNDATION FOR BELOW-GRADE WINDOW WELLS AND EGRESS WINDOWS.
- FRONT SETBACKS SHALL ALLOW FOR ENCROACHMENTS UP TO 6' FOR STOOPS, PORCHES, DECKS.
- SIDE INTERIOR AND SIDE CORNER SETBACKS SHALL ALLOW FOR ENCROACHMENT UP TO 3' AND 5', RESPECTIVELY, FOR STOOPS, PORCHES, DECKS.
- ACCESS AND UTILITY EASEMENTS MAY ENCR OACH INTO ALL SETBACKS; NO ENCROACHMENTS LISTED ABOVE ARE PERMITTED WITHIN EASEMENTS.
- STAIRWELLS OR ELEVATOR PENTHOUSE MAY EXCEED MAXIMUM HEIGHT UP TO 10' TO ACCESS ROOFTOP DECKS.

CHECKED BY: EAK  
DRAWN BY: ST

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
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SHEET TITLE:

LOT DEVELOPMENT  
STANDARDS

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## STREET AND PARKING STANDARDS

### GENERAL STANDARDS

STREETS SHALL CONFORM TO THE ADOPTED TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS MAY BE AMENDED FROM TIME TO TIME, AND ALL OTHER APPLICABLE LAWS, RULES AND REGULATIONS.

- THE STREET LAYOUT SHALL FORM AN INTERCONNECTED SYSTEM OF STREETS PRIMARILY IN A GRID OR MODIFIED GRID PATTERN ADAPTED TO THE TOPOGRAPHY, UNIQUE NATURAL FEATURES, ENVIRONMENTAL CONSTRAINTS AND PERIPHERAL OPEN SPACE AREAS. THE STREET LAYOUT SHALL EMPHASIZE THE LOCATION OF NEIGHBORHOOD FOCAL POINTS, INTERNAL OPEN SPACE AREAS, GATEWAYS AND VISTAS. THE USE OF CUL-DE-SACS AND OTHER ROADWAYS WITH A SINGLE POINT OF ACCESS SHALL BE MINIMIZED.
- TO THE GREATEST EXTENT POSSIBLE, STREETS SHALL BE DESIGNED TO HAVE A MAXIMUM LENGTH OF **NINE HUNDRED (900)** FEET FROM INTERSECTION TO INTERSECTION. WHERE BLOCK LENGTHS EXTEND PAST 900 FEET, A MID-BLOCK CROSSING OF NOT LESS THAN 30 FEET WITH A MINIMUM OF 8 FOOT WALK SHALL BE USED TO PROVIDE PEDESTRIAN ACCESS.
- CURB EXTENSIONS SHALL BE USED AT KEY INTERSECTIONS AND TRAIL CROSSINGS WITHIN THE COMMUNITY TO FACILITATE PEDESTRIAN SAFETY, PENDING APPROVAL BY THE FIRE DEPARTMENT. ALL PUBLIC STREETS SHALL CONFORM TO THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. EXCEPTIONS TO THOSE STANDARDS ARE AS OUTLINED BELOW.
- PARKING LOTS SHALL BE LOCATED TO THE REAR OR SIDE OF BUILDINGS OR IN THE INTERIOR OF A BLOCK WHENEVER POSSIBLE.
- PARKING LOTS SHALL BE LANDSCAPED, SCREENED AND BUFFERED AS REQUIRED BY THE MUNICIPAL CODE.

### PARKING STANDARDS

- REQUIRED PARKING FOR SFD AND SFA UNITS SHALL BE LOCATED WITHIN A GARAGE OR AS PART OF A DRIVEWAY OR PAVED OFF-STREET SPACE. SPACES MAY ENCROACH INTO THE BUILDING SETBACK FROM WHICH THE GARAGE DOOR IS FACING (EX: FRONT LOADED GARAGE, DRIVEWAY IN FRONT SETBACK).
- GUEST PARKING FOR SFA, AS REQUIRED BELOW, MAY BE PROVIDED ON ADJACENT STREETS VIA ON-STREET PARALLEL PARKING SPACES. SFA DWELLINGS WITH ENTRIES LOCATED MORE THAN 200' FROM RIGHT-OF-WAY WITH ON-STREET PARKING SHALL BE REQUIRED TO PROVIDE OFF-STREET GUEST PARKING SPACES.
- GUEST PARKING FOR MULTI-FAMILY, AS REQUIRED BELOW, MUST BE PROVIDED OFF-STREET.
- MULTI-FAMILY PARKING SPACES SHALL BE PROVIDED AND LOCATED WITHIN THREE HUNDRED (300) FEET FROM THE BUILDING THEY ARE INTENDED TO SERVE.
- THE LOCATION OF REQUIRED PARKING FACILITIES FOR COMMERCIAL USES SHALL BE WITHIN SIX HUNDRED (600) FEET OF THE BUILDING THEY ARE INTENDED TO SERVE WHEN MEASURED FROM THE NEAREST POINT OF THE BUILDING OR STRUCTURE. PARKING AREAS ARE ENCOURAGED TO BE LOCATED TO THE REAR OR SIDE OF THE BUILDING.
- TANDEM PARKING MAY BE USED TO MEET GUEST PARKING REQUIREMENTS.
- PARKING WITHIN ALLEYS - SEE "ALLEY STANDARDS" FOR PARKING STANDARDS WITHIN ALLEYS.
- SHARED ACCESS: WHERE FEASIBLE, PARKING LOTS SHALL SHARE ACCESS DRIVES WITH ADJACENT PROPERTY WITH SIMILAR LAND USES.
- ALL PUBLIC STREETS, UNLESS OTHERWISE SIGNED/STRIPED SHALL PERMIT ON-STREET PARKING.

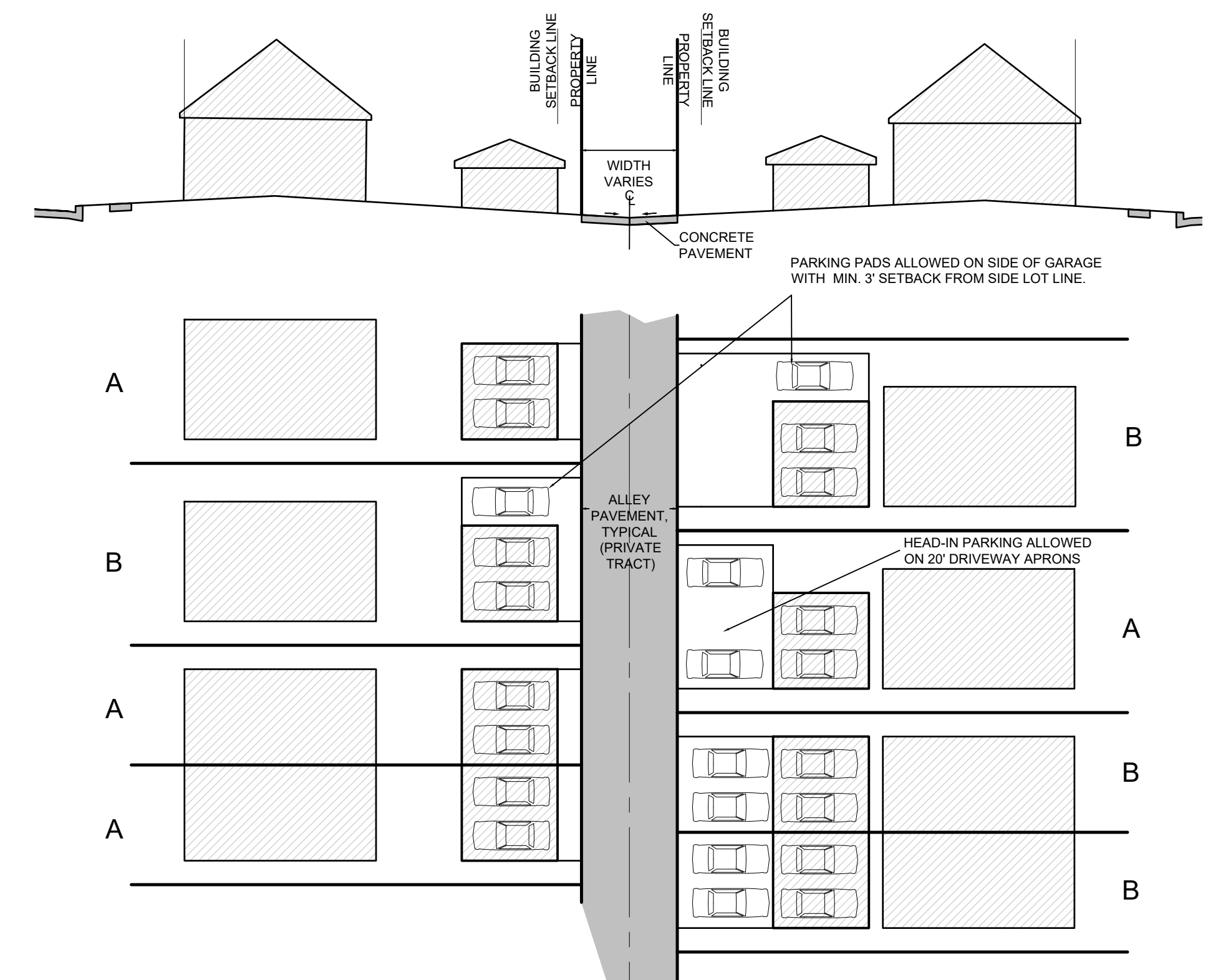
### ALLEY STANDARDS

- GARAGES CAN BE EITHER ATTACHED OR DETACHED FOR ALTERNATE-LOADED RESIDENTIAL PRODUCT TYPES.
- REAR YARD FENCING ON ALLEYS SHALL BE SET BACK FROM THE GARAGE DOOR FACE A MINIMUM OF TWELVE (12) INCHES.
- ALLEYS SHALL BE METRO DISTRICT OR HOA MAINTAINED TRACTS.
- ALL ALLEY NETWORKS LONGER THAN 150' IN LENGTH MUST HAVE, AT MINIMUM, TWO ACCESS POINTS TO A STREET OR ACCEPTABLE PAVED VEHICULAR TURN AROUND.
- ALLEYS PROPOSED TO PROVIDE FIRE AND LIFE SAFETY SERVICES ARE SUBJECT TO CURRENT FIRE STANDARDS SO AS TO PRESERVE THE HEALTH, SAFETY AND WELFARE OF USERS.
- ALLEY WIDTHS AND MINIMUM PAVEMENT ARE SUBJECT TO CHANGE DEPENDENT ON UTILITY SPACING AND PARKING REQUIREMENTS.

ALLEY SETBACKS		
	PARKING TYPE	DISTANCE TO GARAGE FACE FROM EDGE OF ALLEY PAVEMENT
A	GARAGE PARKING ONLY	3' MAX.
B	GARAGE PARKING WITH DRIVEWAY PARKING	20' MIN.

- ALL PARKING CONFIGURATIONS ARE PERMITTED IN ALTERNATE-LOADED RESIDENTIAL LAYOUTS, PER THE SETBACKS SPECIFIED IN THE ALLEY SETBACK TABLE.
- ALL HOMES ON A SINGLE SIDE OF AN ALLEY WILL EITHER ALLOW DRIVEWAY PARKING OR DISALLOW DRIVEWAY PARKING.
- AT NO POINT ARE PARKED VEHICLES PERMITTED TO EXTEND INTO OR BLOCK THE ALLEY WAY.
- PARKING PADS TO THE SIDE OF THE GARAGE ARE SUBJECT TO A MIN. 3' SETBACK FROM SIDE LOT LINE.

PARKING REQUIREMENTS		
LAND USE TYPE	MINIMUM SPACES REQUIRED	TOTAL REQUIRED SPACES PER UNIT
<b>RESIDENTIAL</b>		
SFD FRONT-LOAD	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFD ALTERNATE-LOAD	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFA DUPLEX	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED)	2
SFA TOWNHOME	2 PARKING SPACES PER UNIT (MINIMUM 1 SPACE ENCLOSED) PLUS 1 GUEST SPACE PER 3 DWELLING UNITS	2.3
MULTI-FAMILY	1 SPACE PER BEDROOM (MAXIMUM 3 SPACES REGARDLESS OF BEDROOM COUNT) PLUS 1 GUEST SPACE PER 3 DWELLING UNIT	1 - 3
<b>COMMERCIAL USES</b>		
	1 SPACE FOR EVERY 350 SQUARE FEET OF GROSS FLOOR AREA	-



ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
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PO BOX 173779  
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PREPARED FOR:  
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NOT FOR  
CONSTRUCTION

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05 PUD - 02/09/2026

SHEET TITLE:  
**STREET & PARKING STANDARDS**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## RESIDENTIAL GUIDELINES

### GENERAL RESIDENTIAL GUIDELINES

#### DESIGN DIRECTION

THE ARCHITECTURAL STANDARDS ARE TO WORK IN CONJUNCTION WITH THE PLANNED DEVELOPMENT STANDARDS. ALL REQUIREMENTS WITHIN THESE STANDARDS MUST BE MET AT THE TIME OF SUBMITTING TO THE BUILDING DEPARTMENT.

THE INTENT OF THESE STANDARDS IS TO PROVIDE A DISTINCTIVE, RECOGNIZABLE STYLE OF HIGH-QUALITY ARCHITECTURAL CHARACTER WITHIN THE NEIGHBORHOOD THAT AVOIDS FEATURELESS DESIGN AND REPETITIVE FACADES. THE DESIGN OF INDIVIDUAL RESIDENTIAL BUILDINGS AND GROUPS OF BUILDINGS SHALL EMPLOY A VARIETY OF DESIGN FEATURES, SUCH AS WALL AND ROOF MASSING, RECESSED ENTRIES, FRONT PORCHES, BAY WINDOWS, THE CREATION OF SHADOW LINES, A VARIED COLOR AND MATERIALS PALETTE, WINDOW PATTERNS, ARCHITECTURAL DETAILING, HISTORICAL REFERENCE, AND SIMILAR RESIDENTIAL ARCHITECTURAL DEVICES TO AVOID MONOTONOUS RESIDENTIAL NEIGHBORHOODS AND STREETSAPES.

THE ARCHITECTURE WITHIN THE ARIET'S GROVE COMMUNITY SHALL FURTHER REINFORCE THE URBAN DESIGN AND LANDSCAPE DESIGN STRATEGIES INCORPORATED THROUGHOUT THE DEVELOPMENT PROVIDING A BETTER SENSE OF IDENTITY AND COMMUNITY TO THE RESIDENTS WITHIN THE NEIGHBORHOOD.

SUSTAINABLE ARCHITECTURE BUILT OF DURABLE, LOW MAINTENANCE MATERIALS COMBINED WITH QUALITY DESIGN AND CONSTRUCTION METHODS WILL PROVIDE AN ENVIRONMENTALLY CONSCIOUS ALTERNATIVE AND BUILD SUCCESSFUL COMMUNITIES FOR NUMEROUS GENERATIONS IN THE FUTURE.

THE ARCHITECTURAL STANDARDS, WORKING IN CONJUNCTION WITH THE PLANNED DEVELOPMENT STANDARDS WILL APPLY TO BOTH SINGLE-FAMILY AND MULTI-FAMILY PROJECTS.

#### ELEVATION STYLES

WHILE THERE ARE NOT SPECIFICALLY "APPROVED" ARCHITECTURAL STYLES WITHIN ARIET'S GROVE, THE GOAL IS TO CREATE A COMMUNITY THAT IS AUTHENTIC AND WELCOMING WITH A DESIGN VISION THAT ENSURES A UNIQUELY IDENTIFIABLE PLACE. THE ARCHITECTURAL LANGUAGE WILL EVOKE A TIMELESS AMERICANA AND FARMHOUSE AESTHETIC, INTERPRETED WITH A FRESH LENS TO REFLECT BOTH HISTORY AND PROGRESS. REGARDLESS OF THE CHOSEN ARCHITECTURAL STYLE, THE FOLLOWING ARE KEY DESIGN PRINCIPLES THAT APPLY TO ALL ARCHITECTURAL STYLES:

#### BUILDING MASSING & ARTICULATION

ALL HOMES WITHIN ARIET'S GROVE SHALL INCORPORATE SIMPLE BUILDING FORMS WITH A CLEAR HIERARCHY AND CLEAN LINES.

##### SINGLE-FAMILY DETACHED HOMES & DUPLEXES

THE MASS OF A DETACHED HOUSE OR DUPLEX NEEDS TO STRONGLY REFLECT ITS ARCHITECTURAL STYLE AND BE SCALED TO PROVIDE VISUAL INTEREST AND DEPTH, REDUCE BOXINESS AND ACHIEVE AN ARTICULATED FORM ON ALL FRONT/SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS. A MINIMUM OF ONE (1) ELEMENT OF ARTICULATION IS REQUIRED INCLUDING:

1. A FRONT PORCH (MINIMUM 35 SQ. FT.)
2. DORMER FACING THE STREET
3. PROJECTION, RECESS, OR PLANE BREAK WITH AN OFFSET OF AT LEAST 12"
4. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

##### TOWNHOMES

THE PRIMARY TOWNHOUSE ELEVATION TOWARDS THE STREET NEEDS AT LEAST TWO (2) ARTICULATIONS, BUT NOT MORE THAN THREE (3) ARTICULATIONS. THE REQUIRED ARTICULATION REFERS TO AN INDIVIDUAL TOWNHOUSE, NOT THE ENTIRE GROUPING.

TOWNHOME ARTICULATION IS DEFINED AS:

1. A COVERED ENTRY PORCH OR COVERED RECESSED ENTRY OFFSET AT LEAST TWO (2) FEET FROM THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH
2. DORMER FACING THE STREET
3. HORIZONTAL OFFSET AT LEAST TWO (2) FEET IN THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH
4. A BAY OR PROJECTION
5. A CHANGE IN THE PARAPET HEIGHT OF AT LEAST 8" VERTICAL
6. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

SIDE ELEVATIONS OF ROW HOUSES FACING A STREET ARE SUBJECT TO THE SAME ARTICULATION REQUIREMENTS AS THE PRIMARY FACADE.

TO AVOID A SINGLE REPEATED UNIT COMPOSITION, TOWNHOUSE GROUPINGS OF SIX (6) UNITS OR MORE (OR GROUPINGS OVER ONE HUNDRED TWENTY [120] FEET IN LENGTH) REQUIRE AT LEAST TWO DIFFERENTLY DESIGNED UNIT ARTICULATION COMBINATIONS OR PATTERNS.

TOWNHOMES SHALL NOT HAVE MORE THAN (8) UNITS ATTACHED IN A ROW.

##### MULTI-FAMILY

IN MULTI-FAMILY HOUSING, DIFFERENTIATION OF UNITS, WITHIN THE ELEVATION, IS REQUIRED TO CREATE VISUAL INTEREST. THIS CAN BE ACHIEVED BY REPEATING THE PRINCIPAL ARCHITECTURAL ELEMENTS AND SUBTLY VARYING THE OFFSETTING OF BUILDING WALLS, CHOICE OF MATERIALS, PARAPET HEIGHT, AND COLOR.

1. AT LEAST ONE (1) FACADE PER BUILDING WILL BE DESIGNED TO CREATE A PEDESTRIAN-ORIENTED STREETScape, UTILIZING AT LEAST ONE (1) OF THE FOLLOWING OUTDOOR DESIGN ELEMENTS:
  - A. THE INCLUSION OF MULTIPLE ENTRIES WITH MINIMUM 6 FT. DEEP COVERED OR UNCOVERED PORCHES WITH WALKWAYS CONNECTING THE PORCHES TO THE SIDEWALK, SPACED A MAXIMUM 50 FT. LINEAR DISTANCE APART ACROSS AT LEAST 60% THE STREET LEVEL UNITS ON THE APPLICABLE FACADE OF THE BUILDING ELEVATION.
  - B. THE ENHANCEMENT OF THE ENTRY WITH THE INCLUSION OF A COVERED PORCH, RECESS OR EQUIVALENT AREA AT LEAST 6 FT. IN LENGTH AND WIDTH AND 120 SQ. FT. MIN FLOOR AREA, PLUS OUTDOOR SEATING FOR AT LEAST 4 PEOPLE OR ENHANCED LANDSCAPING THAT USES PLANTINGS OR WALLS TO CREATE A BUFFERED SPACE BETWEEN THE PUBLIC REALM AND THE BUILDING.
  - C. THE INCLUSION OF AWNINGS, TRELLISES, RECESSES AND/OR LOW ROOFS AT THE GROUND STORY ON AT LEAST 25% THE LINEAR LENGTH OF THE BUILDING ELEVATION AS MEASURED BY THE TOTAL HORIZONTAL LENGTH OF THE AWNINGS DIVIDED BY THE TOTAL LENGTH OF THE BUILDING.
  - D. GLAZING A MINIMUM 4 FT. TALL AT THE GROUND STORY FOR A MINIMUM 40% THE LINEAR LENGTH OF THE BUILDING ELEVATION AS MEASURED BY THE TOTAL HORIZONTAL LENGTH OF THE AWNINGS DIVIDED BY THE TOTAL LENGTH OF THE BUILDING.
  - E. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
2. STAIRWAYS SHALL NOT BE LOCATED OUTSIDE OF THE BUILDING ENVELOPE
3. ACCESSORY GARAGES/COVERED PARKING MUST BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING (AWAY FROM THE PUBLIC RIGHT-OF-WAY) AND FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.
4. PRIMARY BUILDINGS MORE THAN (3) STORIES SHALL BE DESIGNED SO THAT THE MASSING OR FACADE ARTICULATION PRESENTS A CLEAR BASE, MIDDLE, AND TOP. THE BASE OR GROUND FLOOR ELEVATION SHALL BE APPROPRIATELY ARTICULATED TO PROVIDE HUMAN SCALE.

EACH MULTI-FAMILY BUILDING SHALL FEATURE WALLS THAT ARE ARTICULATED BY A LEAST TWO (2) OF ANY OF THE FOLLOWING ELEMENTS WITHIN EVERY THIRTY-SIX-FOOT LENGTH OF THE FACADE:

1. A CHANGE IN MATERIAL OR MATERIAL PATTERN (MINIMUM 20% THE WALL AREA)
2. A CHANGE IN THE WINDOW AND DOOR FENESTRATION PATTERN (MINIMUM 10 SQ. FT.)
3. A CHANGE IN THE ROOF OR PARAPET HEIGHT (MINIMUM 6" VERTICAL)
4. RECESSES, PROJECTIONS OR SIGNIFICANT OFFSETS IN THE WALL PLANE OF AT LEAST 12".
5. ADDITION OF AT LEAST ONE DISTINCT INDIVIDUALIZED ENTRANCE ON THE GROUND FLOOR
6. CHIMNEYS THAT PROJECT FROM THE WALL PLANE AT LEAST 12"
7. BALCONIES AND/OR OTHER OUTDOOR LIVING SPACE
8. BAY OR BOX WINDOWS PROJECTING FROM THE WALL PLANE AT LEAST 12"
9. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

#### ROOF DESIGN

##### SINGLE-FAMILY DETACHED, DUPLEXES AND TOWNHOMES

1. ROOF FORMS AND PITCHES OF A STRUCTURE SHALL STRONGLY REFLECT ITS ARCHITECTURAL STYLE.
2. IN GENERAL, A SIMPLE DOMINANT ROOF FORM SHOULD BE USED IN COMBINATION WITH COMPLEMENTARY SECONDARY AND MINOR ROOF FORMS AND ELEMENTS. MAJOR/PRIMARY ROOF PITCHES SHALL NOT BE LESS THAN 4:12.
3. ROOF OVERHANGS, EAVES, FASCIAS AND SOFFIT DETAIL SHALL BE DETAILED APPROPRIATELY FOR THE ARCHITECTURAL STYLE OF THE BUILDING.
4. THE CHARACTER AND PLACEMENT OF DORMERS, WHEN USED, SHALL ALSO REFLECT THE ARCHITECTURAL STYLE OF THE BUILDING.
5. ALLOWED ROOFING MATERIALS INCLUDE DIMENSIONAL COMPOSITE SHINGLES WITH A MINIMUM 30-YEAR WARRANTY, STANDING SEAM METAL, SLATE, TILE, AND T.P.O.
5. ROOF-MOUNTED MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 IN. IN DIAMETER MUST BE SCREENED. (GROUND LOCATED MECHANICAL EQUIPMENT SHALL BE ON THE SIDES OR REAR OF THE UNIT. IF SINGLE-FAMILY ATTACHED CONFIGURATIONS MAKE PLACING EQUIPMENT TO THE SIDE OR REAR OF THE HOMES INFEASIBLE, MECHANICAL EQUIPMENT LOCATED AT THE FRONT PLANE SHALL BE SCREENED USING LANDSCAPE PLANTINGS, SEMI-TRANSPARENT DECORATIVE PANELS, FENCING, OR WALLS.)

##### MULTI-FAMILY

1. EACH MULTI-FAMILY BUILDING SHALL FEATURE A COMBINATION OF PRIMARY AND SECONDARY ROOFS. PRIMARY PITCHED ROOFS SHALL BE ARTICULATED BY AT LEAST ONE (1) OF THE FOLLOWING ELEMENTS:
  - A. CHANGES IN PLANE AND ELEVATIONS OF AT LEAST 1' VERTICAL OR TWO (2) FEET HORIZONTAL OFFSET
  - B. DORMERS, GABLES OR CLERESTORIES
  - C. TRANSITIONS TO SECONDARY ROOFS OVER ENTRANCES, GARAGES, PORCHES OR BAY WINDOWS.
  - D. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
2. BUILDINGS WITH FLAT ROOFS WILL BE DESIGNED TO CREATE VISUAL INTEREST BY USING A MINIMUM OF (1) VARIATION IN PARAPET HEIGHT IN VARIOUS AREAS.

3. WHEN SLOPED ROOFS ARE USED, THE ROOF MUST INCORPORATE AT LEAST ONE OF THE FOLLOWING FOR EVERY 50 FT.:
  - A. PROJECTING GABLES
  - B. HORIZONTAL OR VERTICAL PLANE BREAKS
  - C. ALTERNATING ROOF PITCHES
  - D. AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.
4. PARAPET ROOFS ARE ALLOWED TO ACCOMMODATE OUTDOOR LIVING SPACE OR VISUAL SCREENING OF MECHANICAL EQUIPMENT.
5. ROOF-MOUNTED MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 IN. IN DIAMETER MUST BE SCREENED. (GROUND LOCATED MECHANICAL EQUIPMENT SHALL BE ON THE SIDES OR REAR OF THE BUILDING.)

#### EXTERIOR MATERIALS & COLOR

##### ALL HOMES

BRIGHT OR FLUORESCENT COLORS SHALL NOT BE USED AS THE PREDOMINANT COLOR. ACCENT AND "PUNCH" COLORS SUCH AS FRONT DOORS, SHUTTERS, ETC. MAY BE MORE PRONOUNCED.

ALL MATERIALS SHOULD BE APPROPRIATE TO THE ARCHITECTURAL STYLE OF THE HOME.

MASONRY MATERIALS SHOULD BE USED IN LOCATIONS WHERE THE MASS IS LOGICAL AND APPROPRIATE (AT THE BASE OF THE WALL AND NOT ON CANTILEVERS).

MATERIALS AND COLOR CHANGES ARE NOT PERMITTED AT OUTSIDE CORNERS. THE MATERIAL AND COLOR CHANGE THAT WRAPS AN EXTERIOR CORNER OF THE HOME SHOULD CONTINUE TO A NATURAL TRANSITION POINT SUCH AS AN INSIDE CORNER OF A PROJECTING WALL, A COLUMN, A DOOR, A WINDOW, OR OTHER LOGICAL TRANSITION POINT. IN CASES WHERE NO SUCH FEATURE EXISTS NEAR THE CORNER, THEN MATERIAL AND/OR COLOR CHANGE SHALL EXTEND A MINIMUM OF 2 FT. FROM THE CORNER.

A MINIMUM OF (2) EXTERIOR MATERIALS, PATTERNS OR COLORS WILL BE USED PER ELEVATION STYLE AND EVERY FRONT/SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS. NO SINGLE MATERIAL, PATTERN OR COLOR SHALL COVER MORE THAN 80% THE TOTAL WALL AREA OF ANY ONE HOME.

THE FOLLOWING PRIMARY MATERIAL TYPES ARE PERMITTED:

1. CEMENTITIOUS BOARD AND BATTEN, VERTICAL, SHINGLE SHAKE OR HORIZONTAL LAP SIDING IN VARYING SIZES.
2. STUCCO OR EIFS
3. BRICK OR THIN-SET BRICK
4. CAST STONE OR SYNTHETIC STONE
5. INTEGRALLY COLORED PRE-CAST CONCRETE
6. AN EQUIVALENT MATERIAL AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

THE FOLLOWING MATERIALS ARE PERMITTED AS AN ACCENT MATERIAL IN CONJUNCTION WITH A PRIMARY MATERIAL FROM ABOVE:

1. ORNAMENTAL METAL
2. ARCHITECTURAL TILE
3. WOOD
4. AN EQUIVALENT MATERIAL AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

#### WINDOWS AND DOORS

##### ALL HOMES

WINDOWS AND DOORS SHALL MATCH THE ARCHITECTURAL STYLE OF THE HOME.

WINDOW AND DOOR PATTERNS SHALL BE A CONSISTENT AND WELL ORGANIZED DESIGN ELEMENT COMPLYING WITH THE FOLLOWING:

1. MIN. 80% OF WINDOWS AND DOORS SHALL HAVE A DELIBERATE, CONSISTENT TYPE AND SHAPE/ASPECT RATIO PER STYLE. THERE MAY BE A MINOR AND MAJOR PRESCRIPTION SO LONG AS IT IS CONSISTENTLY APPLIED ON EACH SIDE.
2. WINDOWS SHALL BE ARRANGED IN A THOUGHTFUL AND CONSISTENT MANNER (FOR INSTANCE, CONSISTENTLY CENTERED/ALIGNED OR CONSISTENTLY ASYMMETRICAL)
3. IF USED, MULLIONS SHALL BE CONSISTENTLY APPLIED CREATING SIMILARLY SHAPED AREAS OF GLAZING.
4. IF USED, SHUTTERS SHALL BE SIZED TO MATCH THE SIZE OF THE ADJACENT WINDOW TO COVER IT SHOULD THE SHUTTER BE OPERABLE.
5. THERE SHALL BE A MINIMUM 10 SQ. FT. WALL AREA OF WINDOWS OR GLAZED DOORS ON ALL SIDE STREET-FACING AND 30 FT. WIDE OR GREATER OPEN SPACE FACING ELEVATIONS.
6. WINDOW TRIM SHALL BE APPLIED IN A CONSISTENT PATTERN ON AT LEAST 80% OF ALL WINDOWS ON ALL SIDES PER STYLE. THERE MAY BE A MINOR AND MAJOR TRIM PRESCRIPTION SO LONG AS IT IS CONSISTENTLY APPLIED ON EACH SIDE.
7. DESIGNED TO CONSISTENTLY MEET THE SHAPE, PATTERNING AND DETAILING OF A SPECIFIC ARCHITECTURAL STYLE AS ILLUSTRATED IN A PUBLISHED STYLE GUIDE (A FIELD GUIDE TO AMERICAN HOUSES BY VIRGINIA & LEE MCALESTER OR SIMILAR) AND APPROVED ADMINISTRATIVELY BY THE DIRECTOR.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
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SHEET TITLE:  
**RESIDENTIAL  
GUIDELINES**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## RESIDENTIAL GUIDELINES

### GENERAL RESIDENTIAL GUIDELINES CONTINUED

#### ENTRIES

THE ENTRY TO HOMES SHALL BE DESIGNED TO BE AT LEAST PARTIALLY VISIBLE IN ELEVATION FROM THE PRIMARY STREET OR GREEN COURT

##### SINGLE-FAMILY DETACHED HOMES & DUPLEXES

- ALL HOMES MUST HAVE A ENTRY FEATURE, IN THE FORM OF A COVERED FRONT PORCH, COVERED RECESSED ENTRY OR COMPARABLE ARCHITECTURAL TREATMENT AND HAVE A MINIMUM PLAN AREA OF 35 SQUARE FEET.

##### TOWNHOMES

- EACH HOME/UNIT MUST HAVE A ENTRY FEATURE IN THE FORM OF A COVERED PORCH OR STOOP, COVERED OR UNCOVERED RECESSED ENTRY, OR COMPARABLE ARCHITECTURAL TREATMENT OFFSET AT LEAST TWO (2) FEET FROM THE PRINCIPAL BUILDING WALL FOR A MINIMUM OF FOUR (4) FEET IN WIDTH

##### MULTI-FAMILY

- PRIMARY ENTRIES SHALL BE VISUALLY INDICATED THROUGH THE USE OF AT LEAST (1) TREATMENT SUCH AS COVERED PORCH, AWNING, CORNICE TREATMENT, ATRIUM OR COMPARABLE ARCHITECTURAL TREATMENT.
- SECONDARY GROUND FLOOR ENTRIES, INCLUDING THOSE DIRECTLY INTO INDIVIDUAL MULTI-FAMILY UNITS WILL BE A MINIMUM OF 20 SQUARE FEET.

#### DECKS, PATIOS, PORCHES & COLUMNS

DECKS AND COLUMNS SHALL BE CONSISTENT AND COMPLEMENTARY TO THE MAIN STRUCTURE IN MATERIAL AND STYLE OF THE HOME.

DECK, PATIO, AND PORCH RAILING, WHEN USED, SHOULD BE CONSISTENT AND COMPLEMENTARY WITH THE ARCHITECTURAL STYLE OF THE HOME.

DECKS AND COVERED PATIOS AT ALL REAR ELEVATIONS ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR GREATER THAN 30 FT. IN WIDTH, OR PERIMETER BOUNDARY, SHALL BE INTEGRATED INTO THE MASSING OF THE HOME BY CHOOSING AT LEAST (1) OF THE FOLLOWING:

- HAVING AT LEAST (2) SIDES ADJACENT TO WALLS OF THE HOME
- FEATURING A ROOF THAT MATCHES THE STYLE OF THE HOME
- FEATURING 24" SQUARE COLUMNS WITH MATERIALS TO MATCH THE BASE OF THE HOME DECKS, PATIOS, AND PORCHES SHOULD BE OF USABLE SIZE TO HELP ACTIVATE THE ZONE BETWEEN PRIVATE AND PUBLIC.
- AN EQUIVALENT STRATEGY AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

##### SINGLE-FAMILY DETACHED HOMES & DUPLEXES

- WHEN PROVIDED, OUTDOOR DECKS, OTHER THAN THE ENTRY, WILL BE A MINIMUM OF 10 FT. X. 10 FT. OR 100 SQUARE FEET.

#### GARAGES

GARAGES AND ALL OTHER OUTBUILDINGS ARE TO BE GIVEN THE SAME ARCHITECTURAL TREATMENT AND BE CONSTRUCTED OF THE SAME MATERIALS AS THE MAIN STRUCTURE OF THE HOME.

##### SINGLE-FAMILY DETACHED HOMES AND DUPLEXES

GARAGE DOORS FOR A TWO (2) BAY GARAGE SHALL NOT COMPRISE MORE THAN 55% OF THE STREET FACING LINEAR BUILDING FRONTAGE. THE GARAGE DOORS FOR A THREE (3) BAY GARAGE SHALL NOT COMPROMISE MORE THAN 65% OF THE STREET FACING LINEAR BUILDING FRONTAGE.

THREE CAR GARAGES SHALL NOT HAVE THE SAME FRONT FACADE PLANE. ONE GARAGE BAY SHALL BE AT LEAST TWO FEET OFF-SET FROM THE TWO-BAY GARAGE AND BE SEPARATED BY A WALL AT LEAST TWO (2) FEET WIDE.

NO GARAGE WITH STREET FACING DOORS SHALL PROTRUDE FORWARD MORE THAN TWELVE (12) FEET FROM THE MOST FORWARD FRONT FACADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH.

FRONT FACING GARAGES NOT RECESSED A MIN. TWO (2) FEET FROM THE MOST FORWARD FRONT FACADE OF THE FIRST STORY LIVING AREA OR COVERED PORCH, SHALL FEATURE AT LEAST ONE (1) OF THE FOLLOWING:

- GARAGE DOORS WITH WINDOWS
- AN AWNING/TRELLIS OVER THE GARAGE DOOR
- SINGLE BAY GARAGE DOORS SPACED AT LEAST 12" APART
- ANOTHER EQUIVALENT ENHANCEMENT AS DETERMINED ADMINISTRATIVELY BY THE DIRECTOR

FOR HOMES WITH SWING-IN (SIDE LOADED) GARAGES, THE SIDE OF THE GARAGE FACING THE STREET SHALL INCLUDE A MINIMUM 10 SQ. FT. OF WINDOWS, AND OTHER ARCHITECTURAL DETAILS THAT MIMIC THE OTHER LIVING PORTIONS OF THE DWELLING SO THAT THEY APPEAR INTEGRATED WITH THE OVERALL STRUCTURE.

HOMES ARRANGED IN MOTOR COURT/CLUSTER AND GREEN COURT CONFIGURATIONS SHALL NOT BE CONSIDERED STREET FACING GARAGES WHERE THE GARAGE DOORS FACE THE ALLEY/COURT.

##### TOWNHOMES

UNITS SHALL FEATURE AT LEAST (1) OF THE FOLLOWING:

- GARAGE DOORS WITH WINDOWS
- AN AWNING/TRELLIS OVER THE DOOR
- SINGLE BAY GARAGE DOORS OR MULTIPLE SINGLE BAY GARAGE DOORS SPACED AT LEAST 12" APART
- A RECESSED OR ALTERNATIVELY LOADED GARAGE
- ANOTHER EQUIVALENT ENHANCEMENT AS DETERMINED ADMINISTRATIVELY BY THE DIRECTOR

##### MULTI-FAMILY

NO STREET-FACING FACADE SHALL CONTAIN MORE THAN FOUR (4) GARAGE FRONTS. RESIDENT GARAGES OR SURFACE PARKING THAT IS INTERNAL TO THE BLOCK IS ENCOURAGED. MAXIMUM CURB CUTS SHALL NOT EXCEED THIRTY (30) FEET.

#### ARCHITECTURAL DETAILING

ARCHITECTURAL ACCENTS AND DETAILING SHOULD COMPLEMENT THE ARCHITECTURE AND BE APPROPRIATE TO THE STYLE OF THE HOME. THESE ACCENTS SHALL BE INCORPORATED AS APPROPRIATE ON ALL SIDES OF A HOUSE ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR, OR PERIMETER BOUNDARY.

##### SINGLE-FAMILY DETACHED HOMES & DUPLEXES

ALL FRONT ELEVATIONS SHALL INCLUDE AT LEAST (3) OF THE FOLLOWING DETAIL ELEMENTS (EACH INSTANCE COUNTS AS ONE, FOR EXAMPLE 2 SHUTTERS IS 1 DETAIL ELEMENT):

- AT LEAST TWO (2) SHUTTERS
- AT LEAST ONE (1) GABLE END VENT OR OTHER SIMILAR GABLE END DETAILING
- AT LEAST TWO (2) DECORATIVE BRACKETS OR CORBELS
- AT LEAST ONE (1) WINDOW AWNING OR SCREEN
- AT LEAST ONE (1) ARCHED OR RECESSED CASED OPENING
- AT LEAST ONE (1) COLUMN
- AT LEAST ONE (1) ACCENT MATERIAL ARTICULATION FOR AT LEAST 30% THE WALL AREA
- AN EQUIVALENT AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

##### SINGLE-FAMILY DETACHED HOMES, DUPLEXES AND TOWNHOMES

ENHANCEMENTS AT CORNERS. ALL SIDE ELEVATIONS ADJACENT TO AN ARTERIAL, COLLECTOR, OPEN SPACE CORRIDOR 30 FT. OR WIDER, OR PERIMETER BOUNDARY, SHALL INCLUDE AT LEAST TWO (2) OF THE FOLLOWING ENHANCEMENTS:

- A SIDE OR WRAP-AROUND PORCH
- A BOX OR BAY WINDOW PROJECTING FROM THE WALL PLANE AT LEAST 12"
- A MINIMUM 10 SQ. FT. WALL AREA OF WINDOWS OR GLAZED DOORS ON ELEVATIONS THAT FACE THE SIDE STREET OR OPEN SPACE AND EVERY WALL PLANE OVER 20 FT. IN WIDTH THAT FACE THE SIDE STREET OR OPEN SPACE.
- A MINIMUM (1) ARTICULATION IN THE FORM OF A PORCH, PROJECTION, RECESS, OR CHANGE IN THE VERTICAL OR HORIZONTAL WALL PLANE WITH AN OFFSET OF AT LEAST 12"
- A CHANGE IN MATERIALS FOR AT LEAST 30% THE WALL AREA
- ADDITION OF AT LEAST 2 BRACKETS, AWNINGS, OR OTHER SUCH DETAILS
- A 3 FT. TALL MASONRY WAINSCOT
- AN EQUIVALENT AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR

#### ANTIMONOTONY (DIVERSITY OF DESIGN)

##### SINGLE-FAMILY DETACHED HOMES & DUPLEXES

MODEL DIVERSITY

- DUPLEX'S SHALL BE CONSIDERED ON A BUILD BASIS RATHER A UNIT BASIS.
- SIGNIFICANT VARIATION IN THE RANGE OF WALL COLORS ON A BLOCK FACE IS ENCOURAGED. USE DIFFERENT COLORS ON ADJACENT BUILDING FACADES. TREAT A BLOCK FACE AS A UNIFIED COMPOSITION
- EACH SINGLE-FAMILY DETACHED PLAN OR DUPLEX BUILDING SHALL HAVE AT LEAST THREE (3) ELEVATIONS.
- THE SAME MODEL WITH THE SAME ELEVATION SHALL NOT BE PLACED ADJACENT TO EACH OTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER.
- EACH SIDE OF A BLOCK OR CUL-DE-SAC WITH HOMES FACING THE SAME DIRECTION SHALL CONTAIN NO MORE THAN TWO (2) OF THE SAME MODEL WITH THE SAME ARCHITECTURAL STYLE AND COLOR SCHEME.
- DIFFERENTIATION IN MODELS REQUIRES ALL OF THE FOLLOWING VARIATIONS:
  - ELEVATIONS
  - COLOR SCHEME
  - USE OF EXTERIOR MATERIAL OR PATTERNING

##### TOWNHOMES

- REQUIRE AT LEAST 2 COLOR/MATERIAL PALETTES FOR GROUPINGS OF 4 OR FEWER BUILDINGS, WITHIN A FILING.
- REQUIRE AT LEAST 2 UNIQUE BUILDING FORMS AND 2 COLOR/MATERIAL PALETTES FOR 4-10 BUILDINGS, WITHIN A FILING.
- REQUIRE AT LEAST 3 UNIQUE BUILDING FORMS AND 2 COLOR/MATERIAL PALETTES FOR GROUPINGS OF MORE THAN 10 BUILDINGS, WITHIN A FILING.

##### MULTI-FAMILY

MULTI-FAMILY STACKED UNITS SHOULD ACHIEVE A HARMONIOUS BALANCE BETWEEN REPETITION AND VARIETY. EACH MULTI-FAMILY DWELLING CONTAINING MORE THAN THREE (3) DWELLING UNITS SHALL FEATURE A VARIETY OF MASSING PROPORTIONS, WALL PLANE PROPORTIONS, ROOF PROPORTIONS AND OTHER CHARACTERISTICS. THE FOLLOWING SPECIFIC STANDARDS SHALL APPLY TO MULTI-FAMILY STACKED UNITS, INCLUDING CONDOMINIUMS AND APARTMENTS:

INDIVIDUAL BUILDING IDENTITY:

- FOR ALL DEVELOPMENTS OF THREE (3) OR MORE MULTI-FAMILY STACKED BUILDINGS, A FLOOR PLAN MAY BE REPEATED; HOWEVER, IDENTICAL BUILDING FACADES MUST NOT BE REPLICATED MORE THAN TWICE WITHIN THE SAME BLOCK.
- THERE SHALL BE NO MORE THAN TWO (2) SIMILARLY COLORED STRUCTURES PLACED NEXT TO EACH OTHER ALONG A STREET OR MAJOR WALKWAY SPINE.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
  
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SHEET TITLE:  
**RESIDENTIAL  
GUIDELINES**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

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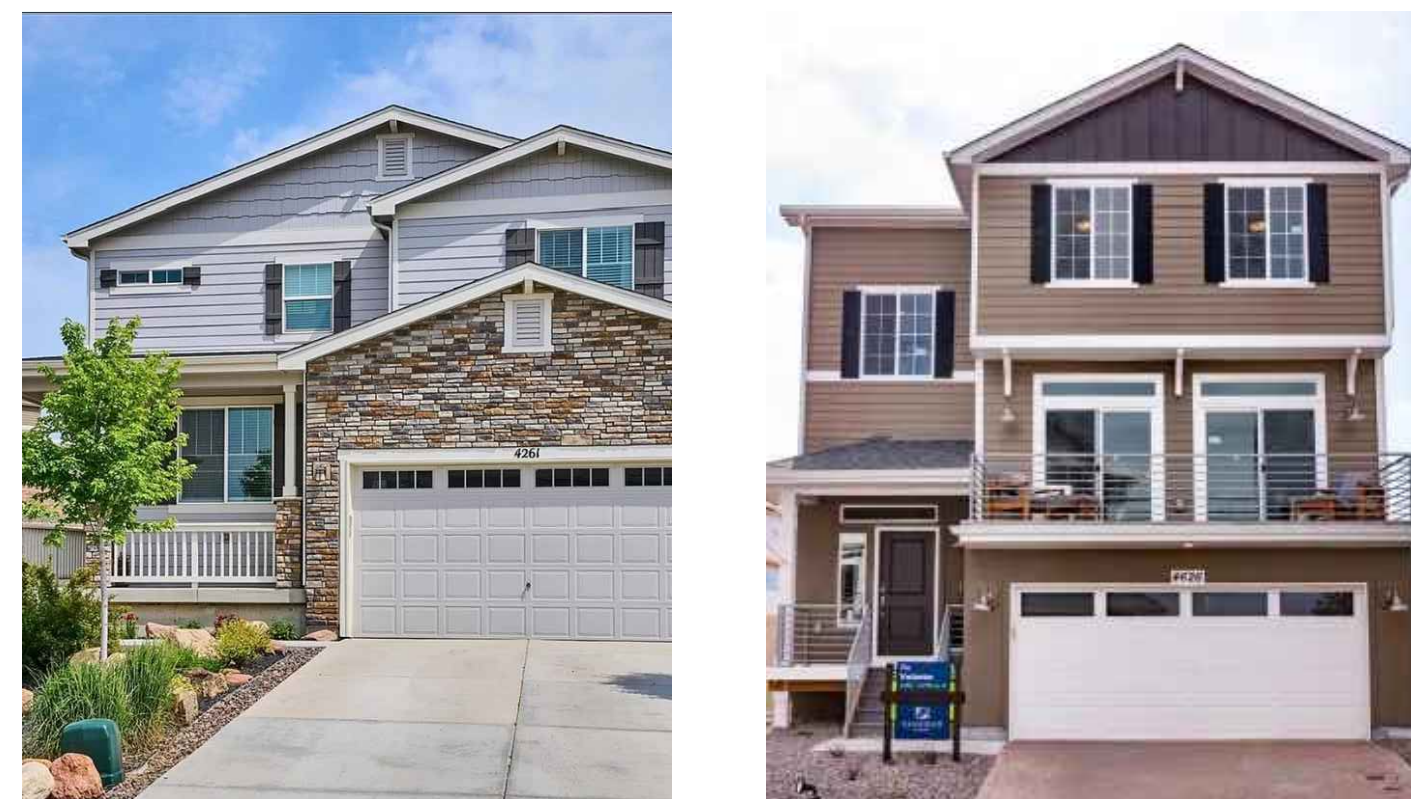
## RESIDENTIAL GUIDELINES

ARIET'S GROVE PUD SHALL ALLOW SIX (6) RESIDENTIAL HOME TYPES WITHIN THE NEIGHBORHOOD. THESE HOMES ARE DESCRIBED BELOW WITH SUBSEQUENT CHARACTER IMAGERY. IMAGES ARE REPRESENTATIVE OF BUILDING TYPE, NOT INTENDED FOR ARCHITECTURAL CHARACTER. HOME TYPES NOT LISTED MAY BE APPROVED AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

### RESIDENTIAL HOME TYPES

#### SFD FRONT-LOAD

A RESIDENTIAL BUILDING CONTAINING NOT MORE THAN ONE PRIMARY DWELLING UNIT PLATTED WITHIN AN INDIVIDUAL LOT. RESIDENTIAL BUILDINGS OF THIS CATEGORY, SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET FROM THE FRONT OF THE STRUCTURE. GARAGES WITH SIDE-ORIENTED DOORS THAT ARE ACCESSED FROM A DRIVEWAY IN FRONT OF THE HOME ARE INCLUDED WITHIN THIS HOME TYPE.



#### SFA DUPLEX

A RESIDENTIAL BUILDING CONSISTING OF TWO PRINCIPAL DWELLING UNITS. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



#### MULTI-FAMILY

A RESIDENTIAL BUILDING OR COLLECTION OF RESIDENTIAL BUILDINGS OR PORTION THEREOF CONTAINING MULTIPLE DWELLING UNITS WITH RESIDENTIAL UNITS WITHIN A COMMON LOT(S). RESIDENTIAL UNITS MAY BE IN A VERTICAL (STACKED) OR HORIZONTAL CONFIGURATION WITHIN THE BUILDING STRUCTURE OR WITHIN THE LOT(S). RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



#### SFD ALTERNATE-LOAD

A RESIDENTIAL BUILDING CONTAINING NOT MORE THAN ONE PRIMARY DWELLING UNIT PLATTED WITHIN AN INDIVIDUAL LOT. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PRIVATE STREET, ALLEY, SHARED DRIVEWAY CONDITION, OR PROVIDE ACCESS TO SIDE LOADED GARAGES FROM THE SIDE YARD, RATHER THAN THE FRONT OF HOME.



#### SFA TOWNHOME

A RESIDENTIAL BUILDING CONSISTING OF THREE OR MORE PRINCIPAL DWELLING UNITS WITHIN EACH BUILDING. RESIDENTIAL BUILDINGS OF THIS CATEGORY SHALL HAVE VEHICULAR ACCESS FROM A PUBLIC OR PRIVATE STREET, ALLEY, OR SHARED DRIVEWAY CONDITION.



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## COMMERCIAL GUIDELINES

### GENERAL COMMERCIAL GUIDELINES

THE FOLLOWING QUALITATIVE AND QUANTITATIVE GUIDELINES SHALL SERVE AS GENERAL GUIDELINES FOR COMMERCIAL DEVELOPMENT IN ARIET'S GROVE.

THESE GUIDELINES SHALL BE REFERENCED IN THE REVIEW OF SITE PLANS AND BUILDING ELEVATIONS. COMMERCIAL BUILDINGS AND STREETScape DESIGN SHALL PROVIDE VISUAL INTEREST ALONG PUBLIC RIGHT-OF-WAYS AND INTUITIVE CONNECTIONS FOR VISITORS ACCESSING THE COMMERCIAL SITES WITHIN ARIET'S GROVE.

### SITE GUIDELINES

#### LANDSCAPE

ARIET'S GROVE PUD COMMERCIAL DEVELOPMENT SHALL COMPLY WITH THE LANDSCAPE REQUIREMENTS ON SHEET 14.

#### INTERNAL CONNECTIVITY

CONNECTIVITY SHALL BE DETERMINED AT THE TIME OF SITE PLAN OR PLAT, BUT SHOULD PROMOTE PEDESTRIAN CONNECTIONS TO LOCAL RIGHT-OF-WAYS WITHIN ARIET'S GROVE.

#### EXCEPTIONS TO SETBACK REQUIREMENTS

SETBACK REQUIREMENTS AND RESTRICTIONS FOR ARIET'S GROVE CAN BE FOUND WITHIN THE DEVELOPMENT STANDARDS, WITH THE EXCEPTION OF THE FOLLOWING FEATURES, BUT SHALL NOT OBSTRUCT MOTORIST VISION AT ACCESS POINTS.

- BUS SHELTERS
- DRIVEWAYS
- WALKWAYS
- STREET FURNITURE
- SIGNAGE
- LANDSCAPE FEATURES
- MAILBOXES AND NEWSPAPER RACKS
- WALL AND FENCES
- MINOR UTILITY FACILITIES NOT EXCEEDING 36 INCHES IN THE HEIGHT
- PARKING AREA
- OTHER SIMILAR IMPROVEMENTS DETERMINED BY THE DIRECTOR TO BE MINOR IN NATURE.

#### PARKING LOTS

- THE CIRCULATION SYSTEM WITHIN COMMERCIAL DEVELOPMENTS, INCLUDING PARKING LOTS, SHALL CONTRIBUTE TO THE ORDER AND AESTHETIC QUALITY OF THE SITE. AESTHETICS, COMPATIBILITY WITH THE OVERALL SITE DESIGN, CONVENIENCE AND SAFETY FOR USERS AND PEDESTRIANS MUST BE CONSIDERED IN PARKING LOT DESIGN.
- ALL AREAS USED FOR PARKING OR STORAGE OF VEHICLES SHALL BE PAVED WITH ASPHALT, CONCRETE, OR APPROVED PAVING MATERIALS.
- PEDESTRIAN CONNECTIVITY SHALL BE PROVIDED BETWEEN PARKING, BUILDINGS, AND TO MAJOR TRAIL CONNECTIONS WHERE POSSIBLE, WITH THE UNDERSTANDING TRAILS CANNOT BE DESIGNED WITHIN THE OIL & GAS BUFFER.

#### LOADING DOCKS

- LOADING DOCKS SHOULD BE SCREENED BY USE OF OPAQUE FENCES, WALLS OR LANDSCAPED BUFFERS, BERMS OR OTHER ALTERNATIVE SCREENS AS APPROVED BY DIRECTOR. SCREENS SHALL BE HIGH ENOUGH TO HIDE DELIVERY AREAS FROM GROUND LEVEL AT ADJACENT PUBLIC STREETS OR ADJACENT PROPERTIES,
- ALTERNATIVE LANDSCAPE SCREENING MAY INCLUDE UPRIGHT EVERGREEN TREES OR OTHER TREES OR SHRUBS AS APPROVED BY THE DIRECTOR.

#### AREA LIGHTING

AREA LIGHTING SHALL BE ADEQUATE TO PROVIDE FOR SAFETY AND SECURITY ON SITE. EXTERIOR LIGHTING SHALL BE USED TO EMPHASIZE ENTRYWAYS AND ARCHITECTURAL FEATURES. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

- LIGHT POLES AT A MINIMUM OF EIGHT (8) FEET TALL TO PROVIDE ADEQUATE LIGHTING SHOULD BE USED. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE. LIGHT FROM COMMERCIAL DEVELOPMENTS MAY NOT SPILL ONTO RESIDENTIAL SITES.
- LIGHT LEVELS MEASURED AT THE PROPERTY LINE OF THE DEVELOPMENT PROJECT AND ADJACENT RIGHTS-OF-WAY SHALL NOT EXCEED ONE-TENTH (0.1) FOOT-CANDLE AS A DIRECT RESULT OF THE ON-SITE LIGHTING. EXCEPTIONS INCLUDE SITUATIONS WHERE CROSS PARKING AND SHARED ACCESS ARE INCORPORATED INTO A SPECIFIC DEVELOPMENT PROJECT.
- COMMERCIAL BUILDINGS SHALL ACHIEVE A SCALE APPROPRIATE TO THE SITE AND PEDESTRIAN USERS.

### BUILDING MASS

- BUILDING MASS SHALL CREATE HARMONIOUS TRANSITIONS IN SCALE AND CHARACTER IN AREAS BETWEEN DIFFERENT LAND USES. ARCHITECTURAL QUALITY AND OVERALL DESIGN SHALL BE COMPATIBLE WITH THE SITE LOCATION AND PROPOSED USE. DIVERSE ARCHITECTURAL TREATMENTS SHALL BE INTEGRATED TO AVOID A CLUTTERED APPEARANCE.
- STOREFRONT WINDOWS SHALL PROVIDE GROUND-LEVEL FENESTRATION ON BUILDINGS LOCATED ALONG PUBLIC STREETS AND AT BUILDING ENTRY FACADES.
  - WALL-MOUNTED SIGNAGE MAY BE USED ON THE BUILDING FACES ADJACENT TO THE RIGHT-OF-WAY.
  - COMMERCIAL BUILDINGS SHALL PROVIDE ARTICULATION TO BY APPLYING AT LEAST FOUR (4) OF THE FOLLOWING TREATMENTS TO ALL EXTERIOR WALLS GREATER THAN 50 FT. IN LENGTH:
    - VARIATIONS IN HEIGHT OF AT LEAST 18"
    - OFFSETS IN WALL PLANE OF AT LEAST 18"
    - VARIATIONS IN ROOF LINE
    - CORNICE TREATMENTS
    - RECESSED OR PROJECTED ENTRYWAYS OF AT LEAST 2 FT.
    - RECESSED WINDOWS
    - CANOPIES OR AWNINGS OF AT LEAST 2 FT.
    - OTHER ARCHITECTURAL DETAILS THAT PREVENT THE APPEARANCE OF MASSIVE AND FEATURELESS WALLS AS APPROVED BY THE DIRECTOR

### EXTERIOR FINISHING AND MATERIALS

- THE PRIMARY BUILDING MATERIALS SHALL BE A MINIMUM OF TWO (2) EXTERIOR FINISH MATERIALS, COLORS OR PATTERNS INCLUDING MASONRY, BRICK, STONE, STUCCO, CEMENTITIOUS SIDING, OR OTHER MASONRY MATERIALS, AS APPROVED BY THE DIRECTOR, SHALL BE USED ON A MINIMUM OF 30 PERCENT OF ALL EXTERIOR WALLS.
- THE SECONDARY EXTERIOR WALL MATERIAL USED FOR THE SIDE WALLS, BACKS WALLS, AND INFILL WALLS MAY BE FINISHED ARCHITECTURAL BLOCK, COMPOSITE SIDING, STUCCO, OR TREATED WOOD.

THE FOLLOWING MATERIALS ARE PROHIBITED:

- ALUMINUM SIDING OR CLADDING (COMPOSITE ALUMINUM ALLOWED AT CANOPIES AND ENTRANCES)
- PLASTIC OR VINYL SIDING
- UNFINISHED CONCRETE MASONRY UNITS OR CONCRETE WALL
- REFLECTIVE GLASS

#### ACCESSORY BUILDINGS

ACCESSORY BUILDING SHALL BE FINISHED IN THE SAME MATERIALS AS THE PRINCIPAL BUILDING.

#### SHOPPING CENTERS

BUILDINGS THAT SHARE COMMON PARKING AREAS OR DRIVEWAYS SHOULD ALSO SHARE A MINIMUM OF ONE (1) EXTERIOR DESIGN ELEMENTS AND ONE (1) FINISH MATERIALS.

#### CORPORATE IDENTITY

IT IS RECOGNIZED THAT MANY CORPORATIONS HAVE IDENTIFIABLE CORPORATE ARCHITECTURE. THIS IS NOT PROHIBITED BUT SHOULD BE MODIFIED, IF NECESSARY, TO BE COMPATIBLE WITH THE LOCATION OF THE PROPOSED BUILDING AND CONSISTENT WITH THESE DESIGN GUIDELINES.

#### BUILDING ADDITIONS

POST DEVELOPMENT, THE EXTERIOR TREATMENT OF ANY BUILDING ADDITIONS AND/OR SITE IMPROVEMENTS SHALL, TO THE EXTENT PRACTICAL AND FEASIBLE, BE OF THE SAME MATERIALS AND COLORS AS THE EXISTING STRUCTURE.

#### EXTERIOR REMODEL

POST DEVELOPMENT, ANY FUTURE MODIFICATION TO THE EXTERIOR OF EXISTING BUILDINGS WHICH REQUIRES A BUILDING PERMIT WILL BE SUBJECT TO THE GUIDELINES SET OUT IN THIS PUD.

### COMMERCIAL TYPES

THE FOLLOWING STYLES OF COMMERCIAL DEVELOPMENT ARE ALLOWED WITHIN THE PUD.

#### COMMERCIAL (RETAIL) PAD

A LOT WITH NO MORE THAN ONE BUILDING STRUCTURE WITH ONE COMMERCIAL TENANT. DRIVE-THRU LANES ARE ALLOWED.



#### MULTI-TENANT COMMERCIAL (RETAIL)

A LOT WITH ONE OR ATTACHED BUILDING STRUCTURES, WITH MORE THAN ONE COMMERCIAL TENANT.



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## PARKS AND OPEN SPACE STANDARDS

### PARKS AND OPEN SPACE SUMMARY

ARIET'S GROVE PARKS AND OPEN SPACES ARE DESIGNED TO CONNECT RESIDENTS WITH THE NATURAL ENVIRONMENT THROUGH ACTIVE AND PASSIVE AMENITIES. TRAILS SHALL BE DESIGNED TO ACCOMMODATE NEIGHBORHOOD AND REGIONAL CONNECTIONS. REQUIREMENTS FOR PARKS AND OPEN SPACE AND PUBLIC LAND DEDICATION ARE OUTLINED BELOW.

REQUIRED OPEN SPACE BY PLANNING AREA					
PLANNING AREA	AREA (AC)	LAND USE	SINGLE FAMILY (AC) 20% REQ.	MULTI-FAMILY (AC) 25% REQ.	COMMERCIAL (AC) 8% REQ.
PA-1	7.01	COMMERCIAL / MIXED RESIDENTIAL	1.40	-	-
PA-2	4.58	COMMERCIAL	-	-	0.37
PA-3	30.03	MIXED RESIDENTIAL	6.01	-	-
PA-4	43.83	RESIDENTIAL	8.77	-	-
PA-5	15.89	NEIGHBORHOOD PARK (OS)	-	-	-
PA-6	17.91	OIL & GAS BUFFER ZONE (OS)	-	-	-
PA-7	10.26	OIL & GAS OPERATIONS	-	-	-
PA-8	3.77	OPEN SPACE (OS)	-	-	-
<b>TOTAL OPEN SPACE</b>			<b>16.17</b>	<b>(1)</b>	<b>0.37</b>
<b>GRAND TOTAL (RESIDENTIAL AND COMMERCIAL)</b>			<b>16.54</b>		

#### NOTES:

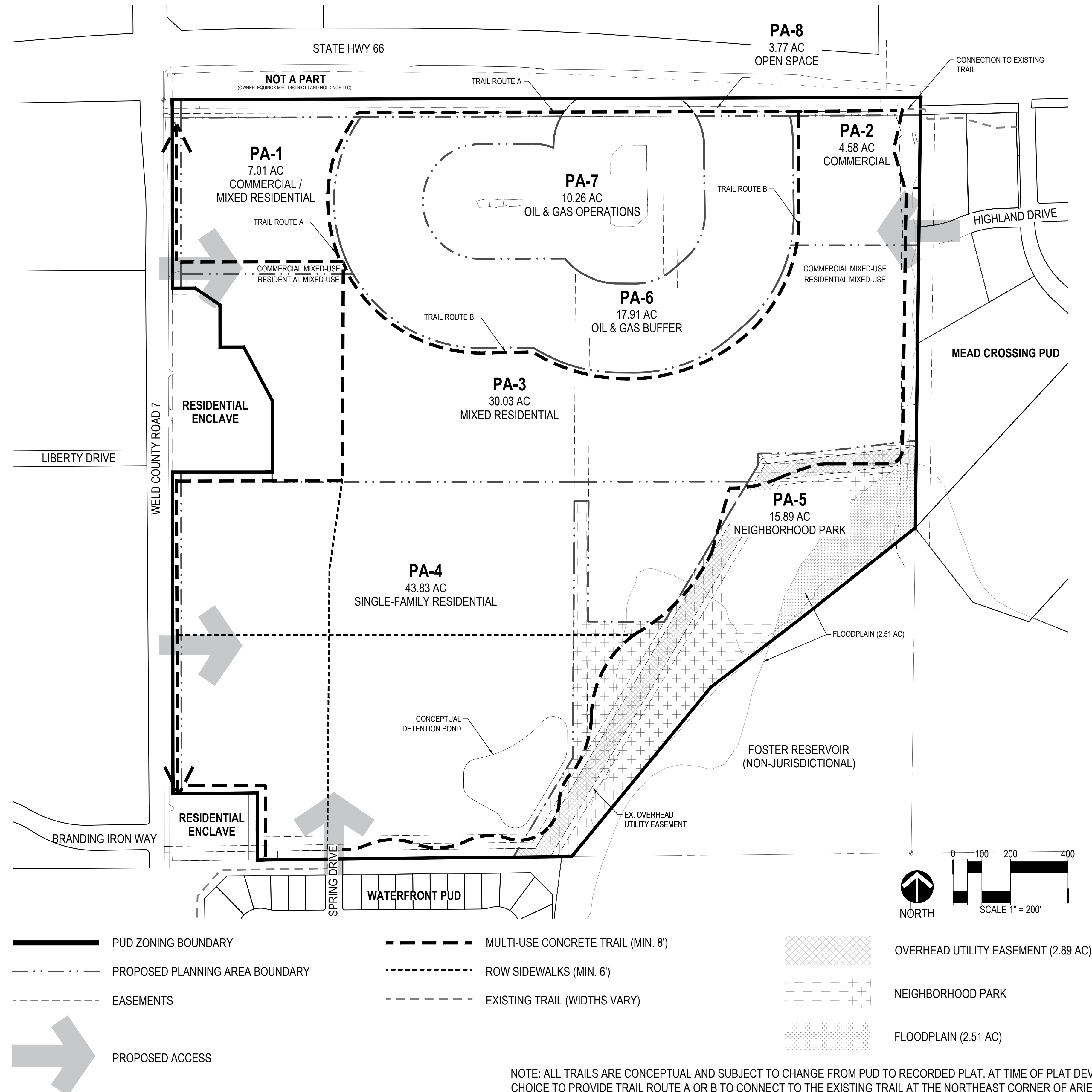
- MULTIFAMILY DEVELOPMENTS ARE REQUIRED TO PROVIDE 25% OPEN SPACE ON-SITE.
  - PRIVATE BALCONIES AND PATIOS MAY BE CREDITED TOWARD THE REQUIRED AREA.
  - UP TO 1/5 OF REQUIRED AREA MAY BE PROVIDED VIA INDOOR AMENITIES: FITNESS ROOMS, CO-WORKING SPACES, ETC.

REQUIRED PARKS AND OPEN SPACE	
TOTAL REQUIRED OPEN SPACE	16.54 ACRES (1)
MAX NO. OF RESIDENTIAL UNITS	904 (1)
<b>REQUIRED (AC)</b>	
NEIGHBORHOOD PARK (7 ACRES / 300 UNITS)	21.09
POCKET PARK	
COMMUNITY PARK (30 ACRES / 3000 UNITS)	9.04
<b>TOTAL PARK SPACE</b>	<b>30.13</b>

#### NOTES:

- ALL PARK LAND DEDICATIONS, OR CASH-IN-LIEU OF LAND DEDICATIONS, SHALL BE DETERMINED AT THE TIME OF PLATTING PER MUNICIPAL CODE. PLANNING AREA 5 NEIGHBORHOOD PARK IS PLANNED TO BE DEDICATED AT THE TIME OF PLATTING.
- TOTAL PARKS REQUIREMENTS AND PROVISIONS MAY INCREASE OR DECREASE AT TIME OF PRELIMINARY PLATTING BASED ON FLUCTUATIONS IN PLATTED DWELLING UNITS. REQUIRED PARK LAND SHALL BE TRACKED ON PRELIMINARY PLATS TRACKING TABLE BELOW.
- TOTAL NEIGHBORHOOD PARK ACREAGE INCLUDES 2.51 AC OF FLOODPLAIN AND 2.89 AC OF EXISTING EASEMENTS (REC. NO. 4706423 AND REC. NO. 1783064).
- POCKET PARK LOCATION TO BE DETERMINED AT TIME OF PLAT.
- COMMUNITY PARK DEDICATION REQUIREMENTS SHALL BE PROVIDED VIA CASH-IN-LIEU OF LAND DEDICATION.

## PARKS AND OPEN SPACE MAP



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## LANDSCAPE STANDARDS AND CHARACTER

PARKS AND OPEN SPACE ACROSS ARIET'S GROVE SHALL HONOR THE NATURAL LANDSCAPE OF COLORADO WHILE MINIMIZING WATER USE AND EMBRACING XERISCAPING. LANDSCAPE CHARACTER WITHIN ARIET'S GROVE SHALL BLEND THE TIMELESS CHARM OF SMALL-TOWN AMERICA—RE-IMAGINED FOR A RESILIENT, WATERWISE FUTURE—WITH THE SOFT, GRASS TEXTURES OF THE EXISTING LANDSCAPE SURROUNDING FOSTER RESERVOIR. LANDSCAPE DESIGN SHALL GENERALLY BE WATERWISE AND CONSISTENT IN PATTERN, PLANTING, AND MATERIAL. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.

### PARKS AND OPEN SPACE DEFINITIONS

#### 1. POCKET PARKS

POCKET PARKS ARE DEFINED AS AN OUTDOOR SPACE WITHIN WALKING DISTANCE OF RESIDENTIAL UNITS FOR SUPERVISED PLAY FOR YOUNG CHILDREN AND UNSTRUCTURED ACTIVITIES FOR NEIGHBORHOOD RESIDENTS. REQUIREMENTS FOR POCKET PARKS WITHIN ARIET'S GROVE PUD ARE AS FOLLOWS:

- A. LAND, CONSTRUCTION COSTS, OWNERSHIP AND MAINTENANCE MAY BE PROVIDED BY A SPECIAL DISTRICT AND/OR OWNER'S ASSOCIATION.
- B. A ONE-ACRE POCKET PARK IS REQUIRED FOR RESIDENTIAL UNITS LOCATED FURTHER THAN ONE-QUARTER (¼) MILE FROM A NEIGHBORHOOD OR COMMUNITY PARK.
- C. POCKET PARKS REQUIRED TO MEET PUBLIC LAND DEDICATION SHALL HAVE ONE (1) OF THE FOLLOWING: PLAYGROUND EQUIPMENT, CONTEMPLATIVE GARDEN, OR OTHER ACTIVE OR PASSIVE RECREATION OPPORTUNITIES FOR THE NEIGHBORHOOD AS ADMINISTRATIVELY DETERMINED AND APPROVED BY THE DIRECTOR.

#### 2. NEIGHBORHOOD PARKS

NEIGHBORHOOD PARKS ARE DEFINED AS PLACES FOR RECREATION AND SOCIAL GATHERINGS THAT ARE WITHIN WALKING DISTANCE OF MOST RESIDENTS. THESE SPACES SHALL SERVE THE LARGER ARIET'S GROVE PUD. REQUIREMENTS FOR NEIGHBORHOOD PARKS WITHIN THE PUD ARE AS FOLLOWS:

- A. PER THE MUNICIPAL CODE, NEIGHBORHOOD PARKS SHALL NOT BE LESS THAN SEVEN (7) ACRES IN SIZE. THESE PARKS CAN INCLUDE MULTIPLE-USE LAWN AREAS, PICNIC AREAS, PLAYGROUND EQUIPMENT, COURT GAME FACILITIES AND COMMUNITY GARDENS. EVERY RESIDENTIAL DEVELOPMENT SHALL EITHER PROVIDE LAND AND CONSTRUCTION FOR A NEIGHBORHOOD PARK OR THE DEVELOPER WILL PROVIDE A FAIR SHARE, CASH-IN-LIEU CONTRIBUTION FOR THE PARK THAT WILL SERVE THE NEIGHBORHOOD TO BE DETERMINED BY THE TOWN AT TIME OF FINAL PLAT. THIS CAN BE CREDITED TOWARD THE LAND DEDICATION REQUIRED AT THE TIME OF SUBDIVISION. THE METRO DISTRICT OR HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PARK UNLESS OTHERWISE APPROVED BY THE BOARD OF TRUSTEES.
- B. THE PARK MAY INCLUDE A MIX OF ACTIVE AND PASSIVE USES SUCH AS MULTIPLE-USE LAWN AREAS, PLAYGROUND EQUIPMENT, COURT GAME FACILITIES, COMMUNITY GARDENS, PICNIC AREAS, COVERED SEATING, OVERLOOKS, AND TRAILS.
- C. IN ORDER TO PROMOTE THOUGHTFUL WATER USE WHILE CELEBRATING PASSIVE ELEMENTS THAT EMBRACE THE ADJACENT RESERVOIR, NO MORE THAN 20% OF TOTAL PARK AREA SHALL BE PERMANENTLY IRRIGATED SOD. NON-PERMANENT IRRIGATION IS INTENDED FOR NATIVE ESTABLISHMENT.
- D. LAND AND CONSTRUCTION COSTS MAY BE PROVIDED BY A SPECIAL DISTRICT AND/OR OWNER'S ASSOCIATION.
- E. NEIGHBORHOOD PARK WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

#### 3. TRAILS

THE TRAIL SYSTEM SHALL LINK NEIGHBORHOODS, PARKS, OPEN SPACES, COMMERCIAL LAND USES, COMMUNITY FACILITIES AND NEIGHBORING COMMUNITIES AND THUS PROVIDE IMPORTANT TRANSPORTATION CONNECTIONS AS WELL AS RECREATIONAL OPPORTUNITIES AND ACCESS. TRAILS PROVIDED WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

- A. TRAIL HIERARCHY SHALL CONSIST OF VARYING WIDTHS BETWEEN 4'-8', REMAINING CONSISTENT IN MATERIAL BASED ON USE, LOCATION, AND CONNECTIVITY TO ADJACENT CIRCULATION NETWORKS.
- B. TRAILS MAY FEATURE GATHERING NODES WITH ELEMENTS SUCH AS INFORMATIONAL SIGNAGE, SEATING, MILE MARKERS, ETC.

#### 4. OPEN SPACE

OPEN SPACE SYSTEMS INCLUDE: DRAINAGE WAYS, FLOODPLAINS, NATURAL AREAS, NATURAL AREA BUFFER ZONES, WETLANDS, SUBSIDENCE AREAS, TRAILS, AGRICULTURE PRESERVATION AREAS, LANDS OF ARCHEOLOGICAL OR HISTORIC SIGNIFICANCE. AMENITIES ARE GENERALLY LIMITED TO TRAILS, EDUCATIONAL SIGNS AND SIMILAR IMPROVEMENTS. OPEN SPACE WITHIN THE PUD SHALL BE PROVIDED PER THE PARKS AND OPEN SPACE MAP.

- A. OPEN SPACE REQUIREMENTS SHALL COMPLY WITH THE MUNICIPAL CODE. BASED ON PLANNED LAND USES AND DENSITIES, REQUIREMENTS OR OPEN SPACE ANTICIPATED WITH THE PUD ARE OUTLINED WITHIN THE OPEN SPACE TABLE.

#### 5. STORM DRAINAGE FACILITIES / DETENTION POND

STORM DRAINAGE FACILITIES ARE DEFINED AS MAN-MADE OR NATURAL WATER COLLECTOR FACILITIES DESIGNED TO COLLECT SURFACE AND SUBSURFACE WATER FOLLOWING A PRECIPITATION EVENT. STORM DRAINAGE FACILITIES, INCLUDING STORM WATER DETENTION AND STORM WATER RETENTION PONDS, MAY FUNCTION AS OPEN SPACE FOR ACTIVE RECREATION, TRAIL CORRIDORS OR HABITAT ENHANCEMENT AREAS IF THEY ARE DESIGNED APPROPRIATELY. CREDIT TOWARD THE OPEN SPACE REQUIREMENTS (INCLUDING, UP TO FIFTY PERCENT (50%) OF THE TOTAL ACREAGE ALLOCATED TO DRAINAGE FACILITIES) WILL BE CONSIDERED ON A CASE BY CASE BASIS BY THE BOARD OF TRUSTEES.

- A. IN ORDER FOR STORMWATER FACILITIES TO QUALIFY AS OPEN SPACE AT 50% CREDIT, AN AMENITY SUCH AS A TRAIL MUST BE PROVIDED.

### GENERAL GUIDELINES

#### RIGHTS-OF-WAY

LANDSCAPING WITHIN ALL RIGHTS-OF-WAY SHALL FOLLOW OR EXCEED MUNICIPAL CODE STANDARDS. PLANT SPECIES SELECTION SHALL CONSIDER MAINTENANCE, DIVERSITY, AND NATURAL AESTHETICS FOR AN OVERALL COHESIVE DESIGN. SPECIES SHALL BE SELECTED PER THEIR HARDINESS, DISEASE RESISTANCE, AND LONGEVITY. STREETSCAPE IMPROVEMENTS SHALL CREATE AN ORDERLY REPETITION IN PATTERN, SPACING, UNIFORMITY, AND CHARACTER. TURF, OR ANY HIGH WATER USE SOD, SHALL NOT BE PLANTED WITHIN THE RIGHT-OF-WAY IN SUPPORT OF XERISCAPING EFFORTS. TURF ALTERNATIVES SUCH AS LOW TO MODERATE WATER USE NATIVE SOD MIX ARE ALLOWED. PERENNIALS, ORNAMENTAL GRASSES, AND ROCK MULCHES (VARIOUS SIZES) ARE PRIORITIZED WITHIN TREE LAWNS ACROSS THE COMMUNITY IN COMPLIANCE WITH SIGHT DISTANCE TRIANGLE CRITERIA AND REQUIREMENTS. DECIDUOUS CANOPY TREES SHALL BE PLANTED IN THE CENTER OF THE TREE LAWN BETWEEN DETACHED SIDEWALKS AND BACK OF CURB, SPACED AT A RATE OF ONE TREE FOR EVERY 40 LINEAR FEET OF RIGHT-OF-WAY.



#### WELD COUNTY ROAD 7 FRONTAGE EASEMENT ENHANCED LANDSCAPE

PLANTING IS REQUIRED WITHIN THE UTILITY EASEMENT ALONG WELD COUNTY ROAD 7. WCR-7 FRONTAGE EASEMENT SHALL NOT ONLY BE PLANTED WITH NATIVE SEED, RATHER FOLLOW THE REQUIRED SHRUBS AND ORNAMENTAL GRASSES LISTED BELOW.

- A. 5 SHRUBS SHALL BE PLANTED PER 40 LINEAR FEET.
- B. 3 ORNAMENTAL GRASSES SHALL BE EQUAL TO 1 SHRUB. ORNAMENTAL GRASSES MAY BE SUBSTITUTED FOR UP TO 2 OF THE 5 REQUIRED SHRUBS PER 40 LINEAR FEET.
- C. TREES ARE NOT TO BE PLANTED WITHIN THE EASEMENT, TO PREVENT ROOT CONFLICTS WITH UNDERGROUND UTILITIES.

#### TRAILS

PLANTING SURROUNDING TRAILS SHALL BE NATURALIZED AND INCLUDE A MIXTURE OF NATIVE SEED, ORNAMENTAL GRASSES, PERENNIALS, AND TREES. TURF SHALL NOT BE PLANTED ALONG TRAILS, RATHER LOCALIZED TO ACTIVE USEABLE SPACE. MOW STRIPS MAY BE UTILIZED ADJACENT TO TRAILS TO ACT AS A SHOULDER OR FALL ZONE, WITH A MINIMUM OF 6' IN WIDTH.



#### PARKS AND OPEN SPACE

LANDSCAPING WITHIN THE PARKS AND OPEN SPACES OF THE PUD SHALL BE CONSISTENT WITH THE OVERALL CHARACTER OF THE COMMUNITY WHILE ALSO AMPLIFYING THE UNIQUE THEMES AND CHARACTERISTICS OF THE SPECIFIC SPACE. PARKS SHALL PROMOTE FOCAL FEATURES ALONG PRIMARY CORRIDORS AND DESTINATIONS TO SHOWCASE ELEMENTS OF DESIGN AND CLEARLY EXPRESS THE NEIGHBORHOOD CHARACTER. INTERNAL PARK SPACES ARE ENCOURAGED TO BE PROGRAMMED WITH A VARIETY OF ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES, WITH DIVERSE YET COHESIVE ELEMENTS THROUGHOUT THE COMMUNITY. THESE SPACES SHOULD PRIORITIZE ACTIVE AND PASSIVE ELEMENTS EMBRACING THE RESERVOIR AND ENCOURAGING SPONTANEOUS GATHERING. AT LEAST ONE PARK IN THE NEIGHBORHOOD SHALL CONTAIN A PLAYGROUND FOR VARYING AGES. OPEN SPACE AND PARKS MAY ALSO INCORPORATE "FOOD FORESTS". OPEN SPACE AND PARKS MAY INCLUDE DECK OBSERVATORIES / OVERLOOKS / AMPHITHEATERS TO CONNECT WITH THE BEAUTY OF FOSTER RESERVOIR.

1. TURF IN THESE AREAS SHALL BE LIMITED TO ACTIVE RECREATION SUCH AS MULTI-USE AND SPORTING FIELDS. NODES, OR TRAIL STOPS, ARE ENCOURAGED TO HAVE MORE PASSIVE USES THROUGHOUT AND IMPROVE THE USER EXPERIENCE.
2. ONE TREE SHALL BE PLANTED PER 1,000 SQUARE FEET.
  - A. 10 SHRUBS SHALL EQUAL 1 TREE EQUIVALENT.
  - B. NATURAL VEGETATION IN THESE AREAS SHALL BE PRESERVED.
  - C. PLANTING REQUIREMENTS DO NOT APPLY IN OPEN SPACE AREAS SUCH AS DETENTION PONDS, WETLANDS, FLOODPLAIN AREAS, OR OPEN AREAS LESS THAN 30' IN WIDTH. AREAS SUCH AS 100 YEAR FLOODPLAIN, EXISTING VEGETATION TO REMAIN, EASEMENTS, NON-POT (IRRIGATION) AND DETENTION PONDS, AND PROGRAMMED ACTIVE USE SPACES (INCLUDING PLAYGROUNDS, LAWN, MULTI-USE FIELDS, PAVED GATHERING AREAS, AMENITIZED TRAILS, DOG PARKS) SHALL BE EXCLUDED FROM THE TOTAL AREA USED TO CALCULATE TREE REQUIREMENTS.



#### STORM DRAINAGE FACILITIES / DETENTION POND

DRAINAGE WAYS AND DETENTION POND AREAS ARE ENCOURAGED TO REMAIN NATIVE AS MUCH AS POSSIBLE. ADDITIONAL CLUSTERING OF TREES SUCH AS EVERGREENS AND COTTONWOODS SHOULD BE CONSIDERED TO FURTHER PROMOTE THE NATURAL LANDSCAPE. OTHER NATIVE SHRUBS AND ORNAMENTAL GRASSES ARE ENCOURAGED ALONG THE TRAILS TO DEFINE THESE ZONES AND CREATE VIEW CORRIDORS. VIEWSHEDS ARE ENCOURAGED THROUGHOUT THE COMMUNITY. BEST PRACTICE STORMWATER MANAGEMENT AND SUSTAINABILITY SHALL BE INTEGRATED WITH SURROUNDING CONTEXT THROUGH LANDSCAPE ELEMENTS. EXISTING WETLANDS AND FLOODPLAINS SHALL BE PRESERVED AND PROTECTED UNLESS RELOCATED WITH TOWN APPROVAL.

- A. IN ORDER FOR STORMWATER FACILITIES TO QUALIFY AS OPEN SPACE AT 50% CREDIT, AN AMENITY SUCH AS A TRAIL MUST BE PROVIDED.



ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
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NOT FOR  
CONSTRUCTION

DATE:  
01 PUD - 01/16/2024  
02 PUD - 05/05/2025  
03 PUD - 08/04/2025  
04 PUD - 10/20/2025  
05 PUD - 02/09/2026

SHEET TITLE:  
LANDSCAPE STNDS  
& CHARACTER

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

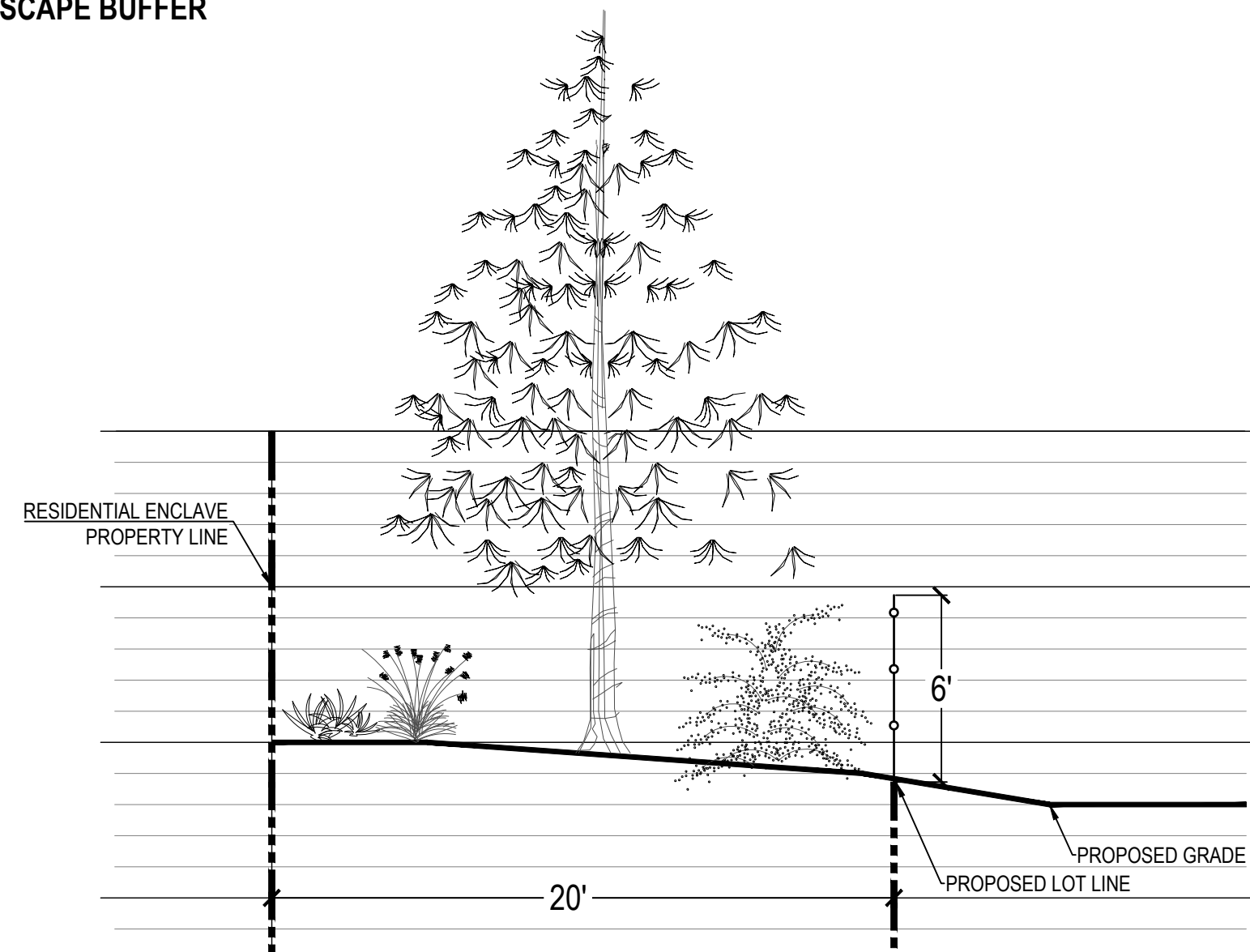
A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## LANDSCAPE STANDARDS

### RESIDENTIAL ENCLAVE LANDSCAPE BUFFER

- BETWEEN EXISTING RESIDENTIAL ENCLAVES ON THE WESTERN BOUNDARY OF THE PUD AND PROPOSED RESIDENTIAL LOT LINES, A LANDSCAPE BUFFER MIN. 20' IN WIDTH AS MEASURED FROM THE RESIDENTIAL ENCLAVE PROPERTY BOUNDARY IS REQUIRED.
  - RETAINING WALLS ARE PERMITTED WITHIN THIS BUFFER.
  - MULTI-USE TRAILS ARE PERMITTED WITHIN THIS BUFFER.
  - LANDSCAPING SHALL BE PROVIDED AT A RATE OF 1 TREE AND 5 SHRUBS PER 40 LF.

### EXAMPLE RESIDENTIAL ENCLAVE LANDSCAPE BUFFER



- PLANTING DESIGN IS SUBJECT TO GRADE; USE OF RETAINING WALLS SHALL IMPACT PLANTING DESIGN BUT NOT PLANT QUANTITIES.

### IRRIGATION

ALL LANDSCAPED AREAS SUCH AS, BUT NOT LIMITED TO, PLANT BEDS, RAISED PLANTERS, AND CONTAINERS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL NEW IRRIGATION SYSTEMS SHALL UTILIZE AUTOMATIC RAIN SHUT-OFF TECHNOLOGY. NATIVE AREAS SHALL ONLY BE TEMPORARILY IRRIGATED FOR ESTABLISHMENT TO PRESERVE ANNUAL WATER CONSUMPTION. PERMANENT IRRIGATION SHALL BE PROVIDED FOR TREES, SHRUBS, ANNUALS, AND PERENNIALS. THE USE OF QUICK-COUPLER SYSTEMS FOR SPECIFIC AREAS (I.E. AREAS WITH NATURALIZED PLANTINGS) MAY BE SUBMITTED FOR REVIEW WITH IRRIGATION DRAWINGS.

### PERFORMANCE STANDARDS FOR SEEDED AREAS

- THE METRO DISTRICT / HOA IS RESPONSIBLE FOR DEVELOPING AND SUSTAINING SPECIFIED GRASSES. METRO DISTRICT / HOA STANDARDS REGARDING MAINTENANCE OF LANDSCAPE WILL BE SUBMITTED AS AN EXHIBIT TO PRELIMINARY PLAT.
- THE IRRIGATION SYSTEM SHOULD BE USED TO HELP GERMINATE NEW SEED AND FACILITATE THE ESTABLISHMENT OF A GRASS STAND. WITH PROPER IRRIGATION A GRASS STAND CAN REACH MATURITY IN THREE (3) FULL GROWING SEASONS.
- ANY IRRIGATED AREAS THAT ARE TO BE SEEDED SHALL BE SEEDED BETWEEN APRIL 1 AND AUGUST 1 SO THAT THE IRRIGATION SYSTEM CAN BE USED TO GERMINATE SEED AND ALLOW FOR SUFFICIENT DEVELOPMENT PRIOR TO FROST DANGER TO DEVELOPING PLANTS.
- IRRIGATION OF NATIVE GRASSES FOR ESTABLISHMENT SHALL ONLY OCCUR BETWEEN MAY 15TH AND SEPTEMBER 15TH, EACH YEAR.
- THE METRO DISTRICT / HOA LANDSCAPE CONTRACTOR IS EXPECTED TO ADJUST THE IRRIGATION CONTROLLERS ON A REGULAR BASIS TO ENSURE PLANT MATERIAL IS RECEIVING THE OPTIMAL AMOUNT OF MOISTURE. WATER SHOULD BE APPLIED AT A RATE WHERE THE POTENTIAL FOR SOIL EROSION, SURFACE RUN OFF ARE MINIMIZED AND ABSORPTION OF WATER BY THE SOIL IS MAXIMIZED.
- REGULAR VISITS TO SEED AREAS SHOULD BE CONDUCTED EVERY THREE WEEKS DURING THE GROWING SEASON TO MONITOR THE PERFORMANCE, UNDERSTAND MOWING SCHEDULES, ENSURE WEED MANAGEMENT IS EFFECTIVE, AND TO DETERMINE IF ADDITIONAL SEEDING IS REQUIRED.
- REGULAR INSPECTIONS WITH THE METRO DISTRICT / HOA AND THE CONTRACTOR SHOULD CONTINUE UNTIL THE GRASS STAND IS DEEMED ESTABLISHED.
- THE CONTRACTOR SHOULD MONITOR GRASS AREAS ON A REGULAR BASIS (EVERY 2-3 WEEKS) FOR THE PRESENCE OF WEEDS. MONITORING SHALL OCCUR LONG AFTER ESTABLISHMENT BECAUSE WEEDS WILL CONTINUALLY POSE A THREAT TO GRASS STANDS. CHEMICAL, MECHANICAL, OR MANUAL METHODS SHOULD BE IMPLEMENTED TO PREVENT THE SPREAD OF WEEDS.

### RECOMMENDED PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
<b>DECIDUOUS CANOPY TREES</b>							
AC BL	ACER NIGRUM	BLACK MAPLE	B & B	2" CAL.			
AC FF	ACER SACCHARUM 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	B & B	2" CAL.	MOD	50'-60'	30'-40'
AC AB	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE® FREEMAN MAPLE	B & B	2" CAL.	MOD	40'-50'	30'-40'
AE OH	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL.			
CA BE	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	B & B	2" CAL.	MOD	30'-40'	20'-25'
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL.	LOW	50'-60'	40'-50'
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL.	LOW	50'-60'	40'-50'
CO TU	CORYLUS COLURNA	TURKISH FILBERT	B & B	2" CAL.			
GI AG	GINKGO BILOBA 'AUTUMN GOLD'™	AUTUMN GOLD GINKGO	B & B	2" CAL.	MOD	40'-50'	25'-30'
GL SH	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	2" CAL.	LOW	40'-50'	30'-40'
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL.	LOW	50'-60'	40'-50'
KO PA	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL.	LOW	25'-30'	25'-30'
QU BC	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.	MOD	50'-60'	50'-60'
QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL.	LOW	70'-80'	70'-80'
QU MU	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL.	LOW	40'-50'	50'-60'
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL.	MOD	50'-60'	30'-40'
QU SH	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL.	LOW	40'-50'	30'-40'
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2" CAL.	MOD	40'-50'	30'-40'
TI GR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2" CAL.	MOD	30'-40'	25'-30'
UL PR	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL.	MOD	70'-80'	50'-60'
UL MG	ULMUS X 'MORTON GLOSSY'™	TRIUMPH ELM	B & B	2" CAL.	MOD	50'-60'	40'-50'
<b>EVERGREEN TREES</b>							
PI DE	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HEIGHT	MOD	25'-30'	20'-25'
PI PU	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD	50'-60'	25'-30'
PI AR	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HEIGHT	LOW	30'-40'	15'-20'
PI HE	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	LOW	15'-25'	10'-15'
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	LOW	50'-60'	30'-40'
<b>ORNAMENTAL TREES</b>							
AM SE	AMELANCHIER ALNIFOLIA	SERVICEBERRY	B & B	1.5" CAL.			
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6" CLUMP	MOD	25'-30'	25'-30'
CR IN	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL.	LOW	15'-25'	15'-20'
MA SS	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	1.5" CAL.	MOD	15'-25'	20'-25'
PR AM	PRUNUS AMERICANA	AMERICAN PLUM	B & B	6" CLUMP	LOW	15'-20'	10'-15'
PY CA	PYRUS CALLERYANA CHANTICLEER	CHANTICLEER PEAR	B & B	1.5" CAL.	MOD	25'-30'	15'-20'
<b>UPRIGHT EVERGREENS</b>							
JU SP	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	6' HEIGHT	LOW	15'-20'	4'-6'
JU ME	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	CONT.	6' HEIGHT	VERY LOW	15'-20'	4'-6'
<b>DECIDUOUS SHRUBS</b>							
AM RE	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#5	LOW	7'-8'	7'-8'
AR ML	ARONIA MELANOCARPA	BLACK CHOKEBERRY	CONT.	#5			
BU AL	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW	13'-15'	11'-12'
BU XB	BUDDLEJA X 'BLUE CHIP'	LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH	CONT.	#5			
CA MR	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5			
CO AF	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3'-4'	3'-4'
CO IS	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	CONT.	#5	MOD	4'-5'	5'-6'
CY SP	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	LOW	3'-4'	5'-6'
DA CM	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	MOD	4'-5'	4'-5'
ER NA	ERICAMERIA NAUSEOSA NAUSEOSA	DWARF BLUE RABBITBRUSH	CONT.	#5	VERY LOW	3'-4'	3'-4'
FA PA	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	VERY LOW	5'-6'	5'-6'
HY AN	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT.	#5			
PE AB	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5			
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3'-4'	3'-4'
PR IW	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	CONT.	#5			
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1'-2'	5'-6'
RI AU	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
RO WO	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	5'-6'	5'-6'
SP JP	SPIRAEA JAPONICA	JAPANESE SPIREA	CONT.	#5			
SY OR	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW	3'-4'	3'-4'
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW	4'-5'	4'-5'
VI AL	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5	LOW	9'-12'	9'-10'

NOTE: PLANTING LIST IS RECOMMENDED FOR DESIGN INTENT ONLY. FINAL SPECIES SELECTION MAY VARY DEPENDENT ON SITE SPECIFIC CONDITIONS / OWNER APPROVAL, SO LONG AS THEY ARE CONSISTENT WITH PUD GUIDELINES, AND IN COMPLIANCE WITH MUNICIPAL CODE MINIMUM LANDSCAPE REQUIREMENTS.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
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NOT FOR  
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DATE:  
01 PUD - 01/16/2024  
02 PUD - 05/05/2025  
03 PUD - 08/04/2025  
04 PUD - 10/20/2025  
05 PUD - 02/09/2026

SHEET TITLE:  
LANDSCAPE  
STANDARDS

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## LANDSCAPE STANDARDS

### RECOMMENDED PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
<b>EVERGREEN SHRUBS</b>							
ARC UVA	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#5			
AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'	3'-4'
CO AP	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1'-2'	5'-6'
EU BL	EUONYMUS FORTUNEI 'BLONDY' TM	BLONDY EUNONYMUS	CONT.	#5	MOD	1'-2'	1'-2'
JU BU	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
<b>ORNAMENTAL GRASSES</b>							
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2'-3'	1'-2'
CA KF	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4'-5'	1'-2'
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW	2'-3'	1'-2'
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD	4'-5'	2'-3'
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1'-2'	1'-2'
PE BU	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	CONT.	#1	LOW	<1'	<1'
SC ST	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION BLUESTEM GRASS	CONT.	#1	LOW	3'-4'	1'-2'
SO TM	SORGHASTRUM NUTANS 'THIN MAN'	THIN MAN INDIAN GRASS	CONT.	#1	LOW	6'-7'	2'-3'
<b>PERENNIALS</b>							
AC MI	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	LOW	1'-2'	2'-3'
CA IN	CALLIRHOE INVOLUCRATA	PRAIRIE WINECUPS	CONT.	#1	LOW	<1'	2'-3'
EC PU	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW	2'-3'	1'-2'
GA AR	GALLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW	1'-2'	1'-2'
GA OD	GALIUM ODORATUM	SWEET WOODRUFF	CONT.	#1	MOD	<1'	<1'
HE ST	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	CONT.	#1	LOW	1'-2'	1'-2'
NE WL	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	#1			
RU FU	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	LOW	1'-2'	1'-2'
SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1	LOW	1'-2'	1'-2'
SE AJ	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	CONT.	#1	LOW	1'-2'	1'-2'
ST BE	STACHYS BYZANTINA 'BIG EARS'	BIG EARS LAMB'S EAR	CONT.	#1	LOW	<1'	1'-2'

NOTE: PLANTING LIST IS RECOMMENDED FOR DESIGN INTENT ONLY. FINAL SPECIES SELECTION MAY VARY DEPENDENT ON SITE SPECIFIC CONDITIONS / OWNER APPROVAL, SO LONG AS THEY ARE CONSISTENT WITH PUD GUIDELINES, AND IN COMPLIANCE WITH MUNICIPAL CODE MINIMUM LANDSCAPE REQUIREMENTS.

### PLANT IMAGERY

IMAGES PROVIDED REFLECT PLANT SPECIES IN ABOVE PLANT LIST.



CHECKED BY: EAK  
DRAWN BY: ST

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
SAM SHARP & BONNIE NIZIOLEK  
1480 HUMBOLDT STREET  
DENVER, CO 80218  
SAM@PEAKDEVGRP.COM /  
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NOT FOR  
CONSTRUCTION

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02 PUD - 05/05/2025  
03 PUD - 08/04/2025  
04 PUD - 10/20/2025  
05 PUD - 02/09/2026

SHEET TITLE:  
**LANDSCAPE STANDARDS**

# ARIET'S GROVE PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND BEING A PORTION OF LOT B, RECORDED EXEMPTION NO.: 1207-27-2-RE 843, RECORDED AT RECEPTION NO. 02052248, SITUATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

## URBAN DESIGN STANDARDS

### GENERAL DESIGN STANDARDS

TO PRESERVE SENSE OF PLACE AND NEIGHBORHOOD CHARACTER, SITE DESIGN WITHIN ARIET'S GROVE SHALL GENERALLY FOLLOW THE STANDARDS OUTLINED BELOW. IMAGES ARE REPRESENTATIVE OF CHARACTER AND DESIGN, NOT EXACT FEATURES TO BE INSTALLED.

### FENCING

THE FENCING WILL BE DESIGNED IN A CONSISTENT MANNER TO ENHANCE THE SMALL TOWN THEME AT ARIET'S GROVE. MATERIALS PERMITTED INCLUDE WOOD, BOX-WIRE, AND STONE.

- A. BOX-WIRE FENCING IS REQUIRED TO INCLUDE WOOD TOP RAILS, BOTTOM RAILS, AND COLUMNS.

#### 1. RESIDENTIAL

- A. FRONT YARD FENCE
  - A.A. FRONT YARD FENCES ARE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 4' IN HEIGHT, NOR 50% OPACITY.
  - A.B. PERMANENT CHAIN-LINK FENCES ARE PROHIBITED.
  - A.C. FOR CORNER LOTS, STANDARDS APPLY TO BOTH STREET-FACING FRONTAGES.
- B. OPEN SPACE FENCE
  - B.A. FENCES BORDERING PARKS OR OPEN SPACES MAY NOT EXCEED 50% OPACITY NOR 4' IN HEIGHT.

#### PRECEDENT IMAGERY OF FRONT YARD AND OPEN SPACE FENCING



- C. OPAQUE PRIVACY FENCING
  - C.A. OPAQUE PRIVACY FENCING SHALL BE PERMITTED, BUT NOT REQUIRED, AND SHALL NOT EXCEED 6' IN HEIGHT, ALONG RESIDENTIAL SIDE AND REAR LOT LINES, INCLUDING SIDE LOT LINES ADJACENT TO RESIDENTIAL ENCLAVE BUFFERS.
  - C.B. 6' PRIVACY FENCING ALONG SIDE LOT LINES SHALL NOT EXTEND BEYOND THE FRONT FACE OF THE ASSOCIATED BUILDING.
  - C.C. PRIVACY FENCING SHALL BE SUBJECT TO SIGHT TRIANGLES.

#### PRECEDENT IMAGERY OF OPAQUE PRIVACY FENCING



#### 2. COMMERCIAL

- A. SCREENING FENCE
  - A.A. WHEN FENCING IS NEEDED AROUND COMMERCIAL PROPERTIES FOR AESTHETIC SCREENING PURPOSES, A MAX. 6' FENCE MAY BE USED AND SHALL BE COMPRISED OF DIMENSIONAL LUMBER, AND/OR MATERIAL CONSISTENT WITH THE SIGNAGE.
  - A.B. SOLID FENCING INCLUDING MASONRY AND WOOD SHALL BE USED TO SCREEN ELEMENTS SUCH AS MECHANICAL EQUIPMENT.
- B. SAFETY FENCE
  - A.A. WHEN FENCING IS NEEDED AROUND COMMERCIAL PROPERTIES FOR SAFETY REASONS, A MAX. 6' FENCE MAY BE USED AND SHALL BE COMPRISED OF DIMENSIONAL LUMBER, BOX-WIRE AND/OR MATERIAL CONSISTENT WITH THE SIGNAGE.

### LIGHTING

LIGHTING SHALL BE ADEQUATE TO PROVIDE SAFETY AND SECURITY ON SITE, SERVING AS BOTH A FUNCTIONAL AND VISUAL ELEMENT IN THE NEIGHBORHOOD DESIGN. RAW, SIMPLE MATERIALS AND FINISHES SHOULD BE EMPHASIZED IN LIGHTING COMPONENTS TO RELATE TO THE TIMELESS SMALL-TOWN DESIGN AESTHETIC. ALL LIGHT SOURCES SHALL BE SCREENED FROM VIEW OF ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY. A PLAN TO REDUCE UNNECESSARY LIGHTING AFTER BUSINESS HOURS SHALL BE PROVIDED.

1. LIGHT LEVELS MEASURED AT THE PROPERTY LINE OF THE DEVELOPMENT PROJECT AND ADJACENT RIGHTS-OF-WAY SHALL NOT EXCEED ONE-TENTH (0.1) FOOT-CANDLE AS A DIRECT RESULT OF THE ON-SITE LIGHTING. EXCEPTIONS INCLUDE SITUATIONS WHERE CROSS PARKING AND SHARED ACCESS ARE INCORPORATED INTO A SPECIFIC DEVELOPMENT PROJECT.
2. TO ACHIEVE A COHESIVE LOOK THROUGHOUT THE COMMUNITY, STREETLIGHTS AND PEDESTRIAN LIGHTS ARE TO BE FROM THE SAME FAMILY OF LIGHTS.
3. LIGHTS WILL VARY IN HEIGHT BASED ON LOCATION AND USE, AND SHALL BE SUBJECT TO MUNICIPAL CODE STANDARDS.
  - A. SEVERAL SHORT POLES ARE PREFERRED TO ONE TALLER POLE.
  - B. STREETLIGHTS SHALL BE 25' MAX HEIGHT
  - C. PEDESTRIAN LIGHTS SHALL BE 14' MAX HEIGHT
  - D. BOLLARDS WILL BE USED WHERE APPROPRIATE AND HAVE A MAX HEIGHT OF 4'
4. ALL POLE LIGHTS SHALL BE DOWNCAST TO REDUCE LIGHT POLLUTION
  - A. ALL LIGHT FIXTURES SHALL BE INTEGRAL LED TYPE
5. STREET LIGHTING FIXTURES SHALL BE PLACED TO CREATE AN ORGANIZED APPEARANCE THAT IS COORDINATED WITH THE LOCATION OF TREES, CURB CUTS, SIGNAGE AND OTHER DESIGN FEATURES TO PROVIDE A UNIFIED CONSISTENT STREETScape.
  - A. LIGHTING SHALL PROVIDE UNIFORM ILLUMINATION IN COMPLIANCE WITH THE MAXIMUM LEVELS OF LIGHT FIXTURE ILLUMINATION.
6. PUBLIC GATHERING AREAS ARE ENCOURAGED TO UTILIZE DECORATIVE LIGHTING, OVERHEAD STRING LIGHTING OR OUTDOOR TRACK LIGHTING, AS LONG AS IT CONNECTS TO THE PROJECT CHARACTER.
  - A. LOW LEVEL BOLLARDS, TREE ACCENT LIGHTS, OR SIMILAR ACCENT LIGHTING MAY BE PROVIDED IN KEY LANDSCAPE AREAS FOR NIGHT-TIME INTEREST AND WAYFINDING.
7. EXTERIOR LIGHTING SHALL BE USED TO EMPHASIZE ENTRYWAYS AND ARCHITECTURAL FEATURES.

### RETAINING WALLS

WHERE NEEDED AND APPROPRIATE, RETAINING WALLS OF HEIGHTS, MATERIAL, AND CONSTRUCTION SHALL BE PROVIDED BY THE BUILDER / DEVELOPER TO KEEP SLOPES WITHIN ACCEPTABLE RANGES.

- A. A MINIMUM 4' OF SEPARATION IS REQUIRED BETWEEN MULTIPLE, TIERED, RETAINING WALLS.
  - B. RETAINING WALLS SHALL NOT EXCEED 4' IN HEIGHT WHERE FEASIBLE.
  - C. WALLS UP TO 6.5' IN HEIGHT MAY BE PERMITTED IN RESIDENTIAL ENCLAVE BUFFERS, TO ALLOW SUFFICIENT SPACING FOR TREE PROTECTION, LANDSCAPE BUFFERING, AND 8' TRAIL CONNECTIONS; SUBJECT TO SUBMITTAL TO FOR COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.
  - D. RETAINING WALLS MAY REQUIRE PERMITS, PER BUILDING CODE.
7. PROVISIONS
- A. WALLS, PARTICULARLY IN VISIBLE AREAS, WILL INCORPORATE OR GIVE THE APPEARANCE OF FIELD STONE AND NATURAL STONE.
  - B. WALL TYPES WILL VARY DEPENDING ON VISIBILITY FROM THE R.O.W. HIGHLY VISIBLE WALLS IN PEDESTRIAN AREAS SHOULD BE DESIGNED WITH MATERIALS FOR THE PEDESTRIAN SCALE. LARGE RETAINING WALLS NOT VISIBLE FROM ROW CAN BE MSE TYPE WALLS.
  - C. WHERE SEGMENTAL BLOCK WALLS ARE USED, THE MASONRY UNITS SHALL HAVE MULTIPLE SIZES, TEXTURES, OR A RANDOMIZED PATTERN TO ADD INTEREST.
  - D. PROVIDE BLENDED COLOR THROUGHOUT BLOCK SELECTION TO BE VISUALLY APPEALING.
  - E. WOOD IS NOT AN ACCEPTABLE WALL MATERIAL AND SHALL NOT BE USED.



### SITE FURNISHINGS

1. GENERAL
  - A. SITE FURNISHINGS SHOULD PROMOTE VISUALLY ATTRACTIVE, VERSATILE, AND COORDINATED ENVIRONMENTS BY MATCHING IN COLOR AND STYLE.
  - B. SITE FURNISHINGS SHOULD INCLUDE, BUT ARE NOT LIMITED TO, STREET LIGHTS AND POLES, PEDESTRIAN LEVEL LIGHTING, BOLLARDS, BENCHES, PLANTERS, RAILINGS, DRINKING FOUNTAINS, AND TRASH RECEPTACLES.
  - C. SITE FURNISHINGS SHOULD BE OF ONE "FAMILY" OF PRODUCTS TO CREATE A COHESIVE LOOK AND FEEL SUPPORTING THE TIMELESS SMALL-TOWN CHARACTER.
  - D. A SIMPLE UNIFIED COLOR PALETTE AND CLASSIC FEEL SHALL BE MAINTAINED IN SITE FURNISHING CHOICES. PERMITTED MATERIALS INCLUDE WOOD, STONE, AND METAL.
2. BENCHES
  - A. BENCHES MUST BE LOCATED AT MAJOR MULTI-FAMILY AND COMMERCIAL BUILDING ENTRYWAYS, DROP-OFF AREAS, PEDESTRIAN COURTYARDS, AND PLAZAS.
  - B. WHEN PLACING BENCHES CONSIDER AREAS THAT RECEIVE DIRECT SUNLIGHT IN THE WINTER AND SHELTER FROM WINDS. FOR SUMMER MONTHS, CONSIDER PLACEMENT IN AREAS THAT ARE SHADED.
  - C. FIXED SEATING SHOULD PROVIDE A VARIETY OF ARRANGEMENTS WITHOUT IMPEDING PEDESTRIAN MOVEMENT. PLACEMENT OF SITE FURNITURE SHALL COMPLEMENT THE OVERALL WALKABILITY OF THE DEVELOPMENT.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
ANADARKO E&P ONSHORE LLC  
PO BOX 173779  
DENVER, CO 80217-3779

PREPARED FOR:  
PEAK DEVELOPMENT GROUP  
SAM SHARP & BONNIE NIZIOLEK  
1480 HUMBOLDT STREET  
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SHEET TITLE:  
**URBAN DESIGN  
STANDARDS**

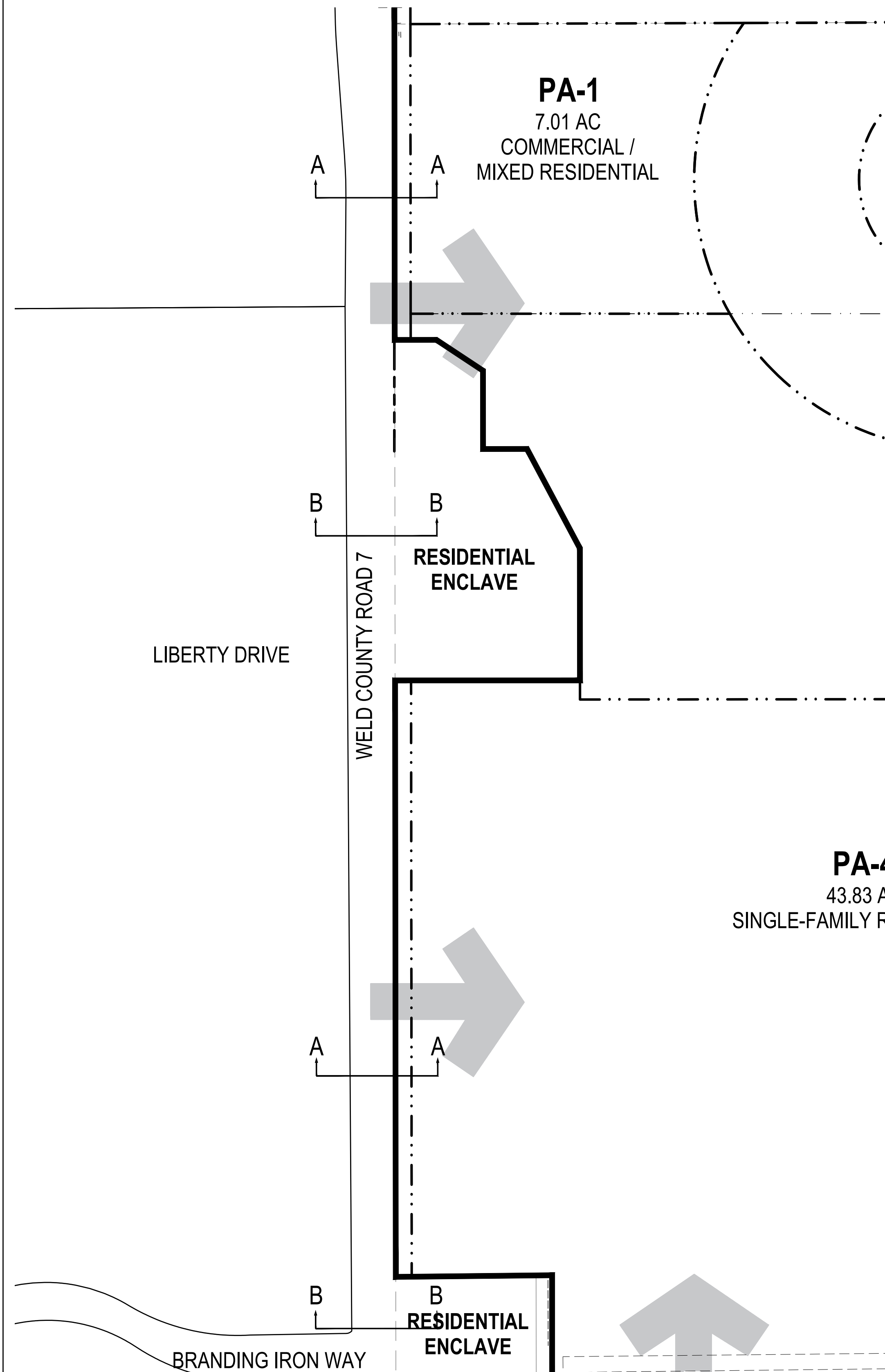
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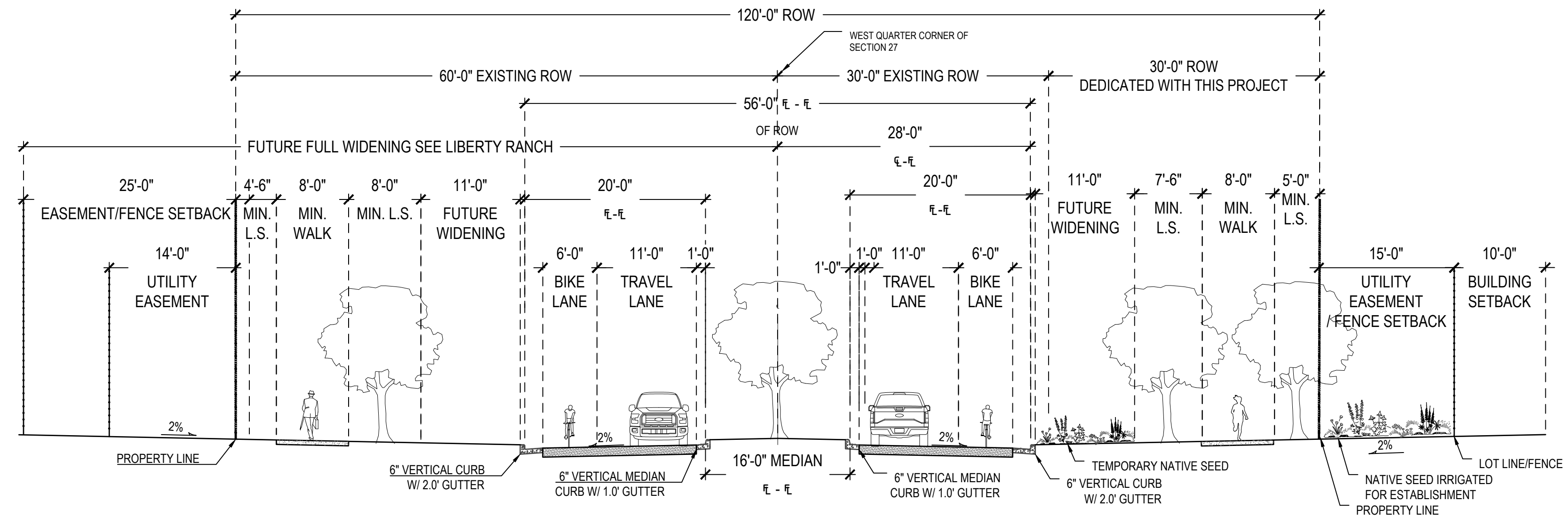
## STREET SECTIONS

THE FOLLOWING PUD SECTION DEPICTS WELD COUNTY ROAD 7 IMPROVEMENTS. ALL OTHER STREETS SECTIONS SHALL FOLLOW MEAD 2025 ENGINEERING STANDARDS AND SPECIFICATIONS.

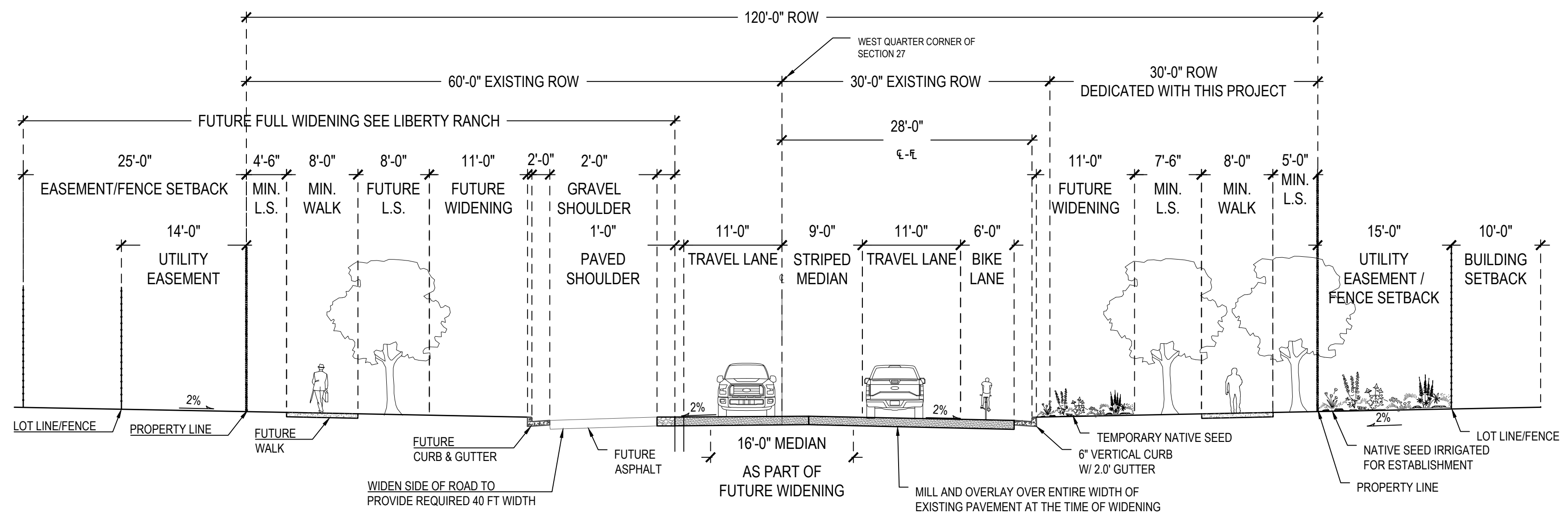
### WELD COUNTY ROAD 7 KEY MAP



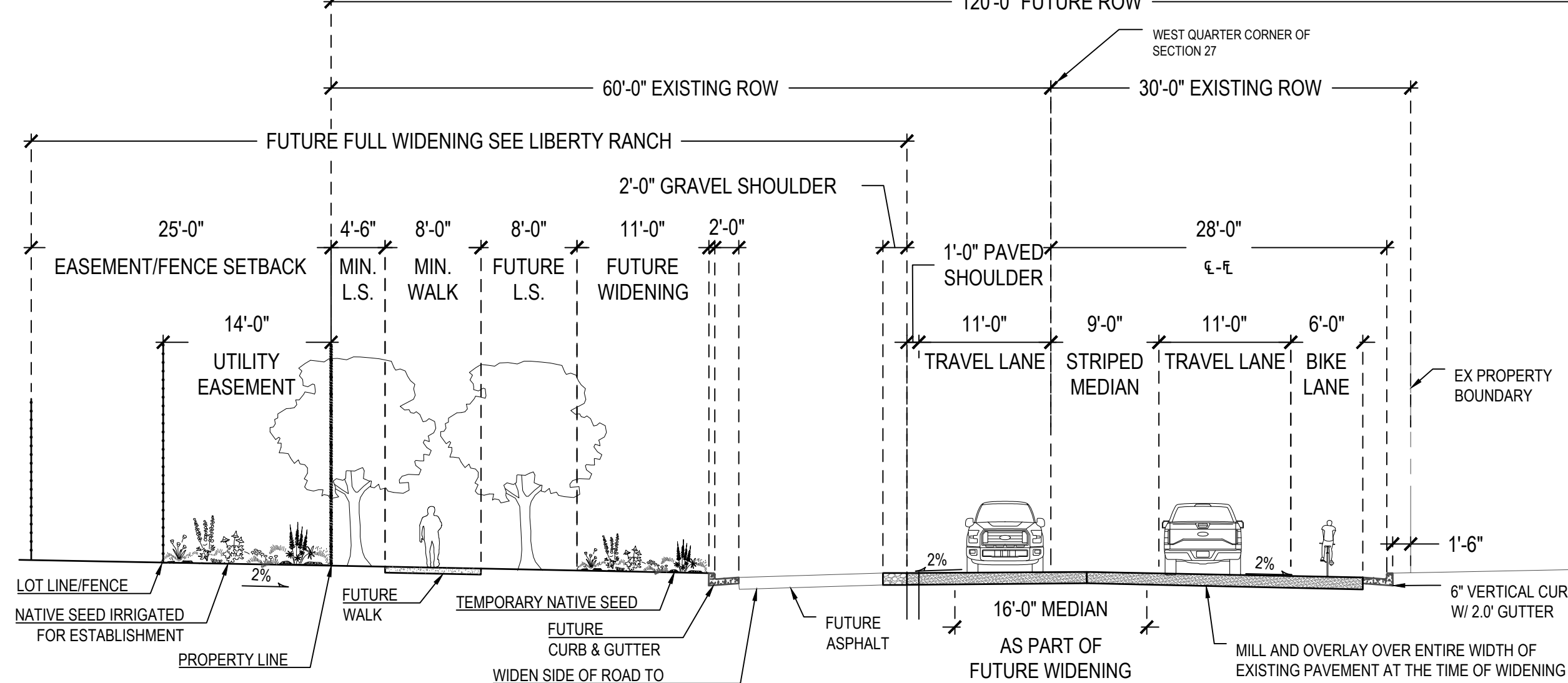
### WELD COUNTY ROAD 7 - SECTION A-A - ULTIMATE BUILD OUT



### WELD COUNTY ROAD 7 - SECTION A-A - INTERIM BUILD OUT



### WELD COUNTY ROAD 7 - SECTION B-B - INTERIM BUILD OUT



**NOTE:**

FOR SECTION A-A, VARIATIONS FROM TOWN CODE ONLY OCCUR ON THE EAST SIDE OF WCR-7. IN PROPOSED SECTION, CURBSIDE LANDSCAPE AREA HAS BEEN NARROWED FROM 8'-0" TO 7'-6", AND BACK OF WALK AREA HAS BEEN WIDENED FROM 4'-6" TO 5'-0", TO ALLOW A SECOND ROW OF TREE PLANTINGS, EAST OF THE SIDEWALK. UTILITY EASEMENTS HAVE BEEN WIDENED FROM 14'-0" TO 15'-0". FENCE SETBACK ALIGNS WITH BACK OF EASEMENT. 10'-0" MIN. REAR SETBACK TO RESIDENTIAL BUILDINGS ADDED. SECTIONS WITHIN THIS PUD SHALL TAKE PRECEDENT OVER TOWN CODE.

FOR SECTION B-B, DUE TO LIMITED ROW ACROSS THE NEIGHBORING PARCELS, PEDESTRIAN SIDEWALK ACCESS SHALL BE ROUTED THROUGH THE ARIET'S GROVE NEIGHBORHOOD ON LOCAL ROW SIDEWALKS TO PROVIDE CONTINUITY OF ACCESS ALONG WCR-7. SEE MAP ON SHEET 13.

ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

OWNER:  
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**STREET SECTIONS**

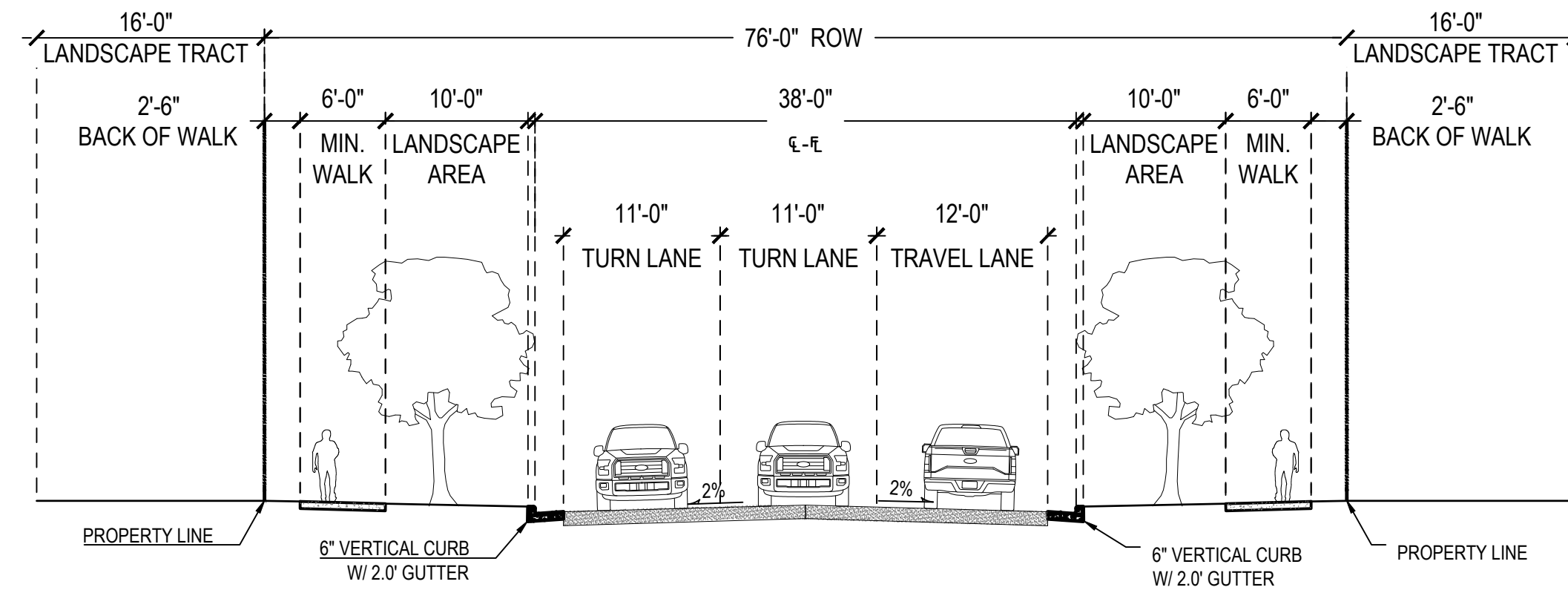
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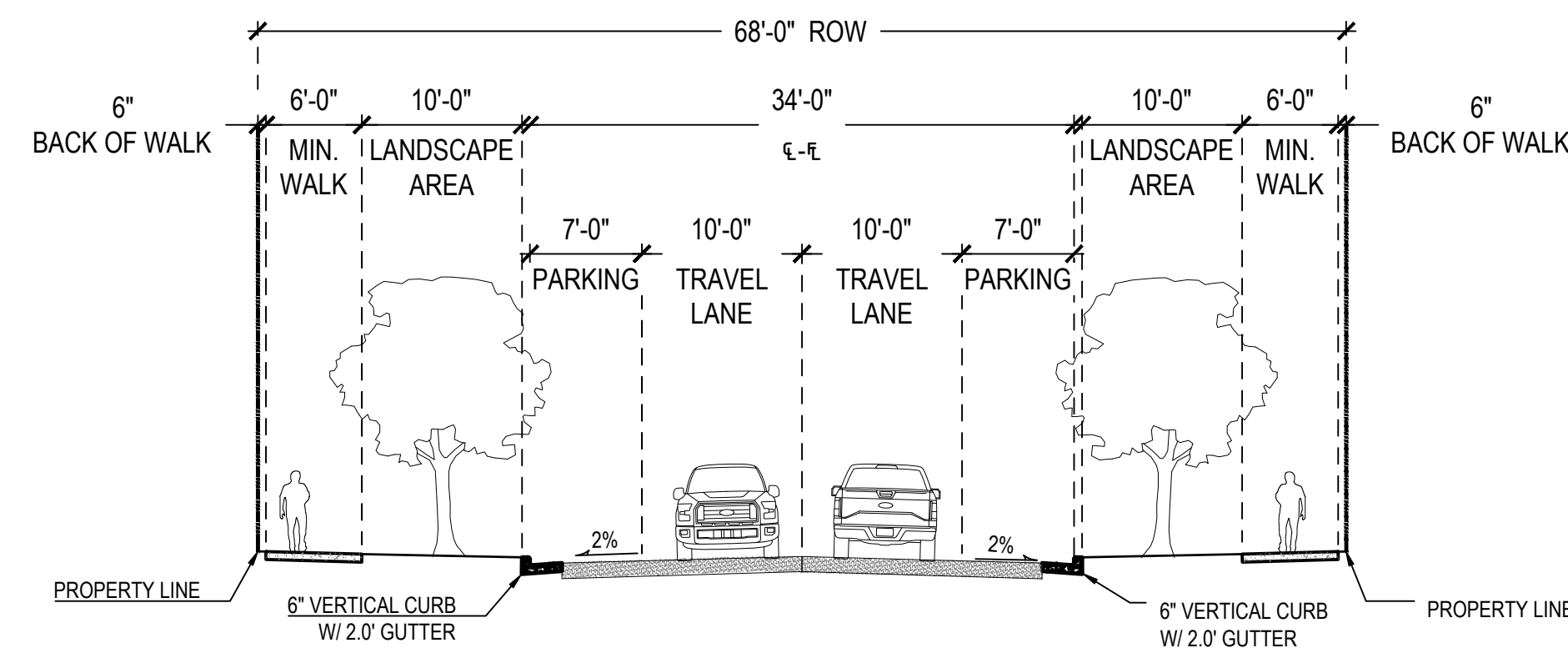
## STREET SECTIONS

THE FOLLOWING PUD SECTION DEPICTS THE NEIGHBORHOOD'S MAIN ROAD, ARIET STREET. ALL OTHER STREETS SECTIONS SHALL FOLLOW MEAD 2025 ENGINEERING STANDARDS AND SPECIFICATIONS.

**ARIET STREET AT ENTRY**



**ARIET STREET, STANDARD**



ARIET'S GROVE PUD  
TOWN OF MEAD, COLORADO

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SHEET TITLE:  
**STREET SECTIONS**

**TOWN OF MEAD, COLORADO  
RESOLUTION NO. 39-R-2026**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND  
KITELEY RANCH METROPOLITAN DISTRICT**

**WHEREAS**, the Town of Mead (the “Town”) is empowered pursuant to Article XIV, §18 of the Colorado Constitution and C.R.S. §§ 29-1-201, *et seq.*, to cooperate or contract via intergovernmental agreement with other local governments to provide functions, services, or facilities authorized to each cooperating government; and

**WHEREAS**, the Kiteley Ranch Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (“District”) were organized to provide those services and to exercise powers as more specifically set forth in the Amended and Restated Service Plan for Kiteley Ranch Metropolitan District, approved by Weld County, Colorado (“County”) on December 6, 2023 (the “Service Plan”); and

**WHEREAS**, the Town has approved the annexation of certain property located in the service area boundaries of the District pursuant to Ordinance No. 1108 Annexing Certain Territory Known as Kiteley Ranch to the Town of Mead, approved on June 8, 2026 (the “Annexation Ordinance”); and

**WHEREAS**, in accordance with C.R.S. § 32-1-204.7(1), the District may not petition the Town to accept the designation as the approving authority for the District following the effective date of the annexation of this property because all of the property within the boundaries of the District will not be wholly contained within the boundaries of the Town; and

**WHEREAS**, given that a majority of the property within the boundaries of the District will be contained within the boundaries of the Town after the effective date of the annexation, the Town wishes to: (1) ensure that it has oversight over the actions of the District, and (2) impose some additional requirements for and limitations on the District, and has therefore negotiated that certain Intergovernmental Agreement between the Town and the District the (“IGA”); and

**WHEREAS**, pursuant to the IGA, any time the District imposes a mill levy, the District agrees that it will impose a Town O&M Mill Levy of three (3) mills, as the term is defined in the IGA; and

**WHEREAS**, a copy of the IGA is attached to this Resolution as **Exhibit 1** and is incorporated by reference; and

**WHEREAS**, the Board of Trustees desires to approve the IGA and to delegate authority to the Mayor to execute the IGA on behalf of the Town when in final form and following the date on which the County has issued a written acknowledgement letter in a form acceptable to the Town Attorney confirming that the County does not have any objection to the IGA (the “County Acknowledgement Letter”); and

**WHEREAS**, a copy of the County Acknowledgement Letter shall be appended as an

exhibit to the IGA; and

**WHEREAS**, a fully executed copy of the IGA shall be recorded in the real property records of the Clerk and Recorder of the County (the "County Records"),

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

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

**Section 2.** The Board of Trustees hereby: (a) approves the IGA in substantially the same form as attached hereto and incorporated herein as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the IGA that do not materially increase the Town's obligations; and (c) authorizes the Mayor to execute the IGA on behalf of the Town when in final form and following the date on which a copy of the County Acknowledgement Letter has been delivered to the Town.

**Section 3. Direction to Town Staff.** The Board of Trustees hereby directs Town staff to provide for the execution and recordation of the IGA as more particularly provided below. The Board of Trustees intends that approval of the IGA as set forth in this Resolution shall terminate at midnight on Monday, August 31, 2026, if the IGA has not been recorded in the County Records on or before such date and time (the "Recording Deadline"). If the IGA is not recorded by the Recording Deadline, this Resolution shall be of no further force and effect. Town staff shall arrange for the recording of the IGA in the County Records after recordation of the "Annexation Instruments", as such term is defined in the Annexation Ordinance.

**Section 4. Effective Date.** This resolution shall be effective immediately upon adoption.

**Section 5. Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 6. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 8<sup>TH</sup> DAY OF JUNE, 2026.**

**ATTEST:**

**TOWN OF MEAD**

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

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

**EXHIBIT 1**

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MEAD AND KITELEY  
RANCH METROPOLITAN DISTRICT

**INTERGOVERNMENTAL AGREEMENT**  
**BETWEEN THE TOWN OF MEAD, COLORADO**  
**AND KITELEY RANCH METROPOLITAN DISTRICT**

THIS **INTERGOVERNMENTAL AGREEMENT** (the “Agreement”) is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 202\_\_, by and between the **TOWN OF MEAD**, a municipal corporation of the State of Colorado (“Town”), and the **KITELEY RANCH METROPOLITAN DISTRICT**, quasi-municipal corporations and political subdivisions of the State of Colorado (“District”). The Town and the District are collectively referred to herein as the “Parties” and individually as “Party.”

**RECITALS**

WHEREAS, the District was organized to provide those services and to exercise powers as are more specifically set forth in the District’s service plan, as amended and restated by Resolution #2023-3560, approved by Weld County on December 6, 2023 (“Service Plan”); and

WHEREAS, the property currently located within the boundaries of the District is accurately shown and depicted in the district boundary map, attached to this Agreement as **Exhibit A** (the “District Property”); and

WHEREAS, a petition for annexation of certain property has been submitted to the Town, as more particularly described in the legal description attached to this Agreement as **Exhibit B** (the “Annexation Property”); and

WHEREAS, following the effective date of the annexation, the Annexation Property will be entirely located within the municipal boundaries of the Town; and

WHEREAS, the Annexation Property and the District Property overlap for the most part, however a portion of the District Property is not included in the Annexation Property; and

WHEREAS, in accordance with C.R.S. § 32-1-204.7(1), the District may not petition the Town to accept the designation as the approving authority for the District following the effective date of the annexation of the Annexation Property because the District Property will not be wholly contained within the boundaries of the Town; and

WHEREAS, since the majority of the District Property will be contained within the boundaries of the Town after the annexation, the Town wishes to ensure that it has some oversight over the actions of the District; and

WHEREAS, the Town and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein

contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

### COVENANTS AND AGREEMENTS

1. Effective Date. This Agreement shall be effective on the date of mutual execution by the parties, which date shall follow the effective date of the annexation of the Property into the Town of Mead (“Effective Date”).
  
2. Service Plan. The District agrees that it shall not amend its Service Plan without receiving the written consent of the Town, which consent the Town will not unreasonably withhold or delay. If the Town does not respond to a request for consent to amend its Service Plan within forty-five (45) days of receipt of a written request from the District, the Town shall be deemed to have approved the ability of the District to amend its Service Plan as described in the request. At the Town Manager’s discretion, any proposed Service Plan amendment may be referred to the Board of Trustees for review and approval if the Town Manager determines that the same constitutes a material modification, in which case Code Section 12-3-10 shall apply, and the District must submit an application for Service Plan amendment to the Town, to be processed substantially in accordance with Article II of Chapter 12 of the Code. Any District action constituting a material modification pursuant to Code Section 12-3-10(c) shall require a Service Plan amendment in accordance with Code Section 12-3-10, for which the District shall submit a Service Plan amendment to the Town, to be processed substantially in accordance with Article II of Chapter 12 of the Code. The District further agrees to provide the Town with a copy of any notice related to a material modification of its Service Plan in the same manner as provided to the County pursuant to the Service Plan and/or C.R.S. § 32-1-207(3)(b) (“Notice”). The Town Manager may determine that the action proposed in the Notice constitutes a material modification and requires a Service Plan amendment pursuant to Code Section 12-3-10. Finally, the District also agrees to comply with the limitations provided in this Agreement, which are more restrictive than the Service Plan, notwithstanding any authorization in its Service Plan.
  
3. Definitions. The following terms shall have the meanings provided below for purposes of this Agreement. Capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings ascribed to them in the Service Plan.

Code: means the Town of Mead Municipal Code, as may be amended from time to time.

Bond Counsel Opinion: means the opinion, to be provided by an attorney licensed in Colorado and published in the then current publication of the Bond Buyer Directory of Municipal Bond Attorneys, providing that the Debt that is the subject of the opinion was issued in accordance with the provisions of the Service Plan.

Developer: means the owner or owners of the property within the Service Area, any affiliates of such owner or owners and their successors and assigns other than End Users.

Developer Debt: means bonds, notes, contracts, reimbursement agreements or other multiple fiscal year financial obligations issued by a District to the Developer for reimbursement of sums advanced or paid for funding of Public Improvements and/or operation and maintenances expenses. Developer Debt shall be subordinate to other Debt of the District.

LTWD: shall refer to Little Thompson Water District.

Privately Placed Debt: means Debt that is issued by the placement of the Debt directly with the Debt purchaser and without the use of an underwriter as a purchaser and reseller of the Debt, and includes, but is not limited to, Developer Debt and bank loans.

Publicly-Marketed Debt: means Debt that is offered for sale to the public by the District with the use of an underwriter as a purchaser and reseller of the Debt.

Recurring Fee(s): means any recurring fee, rate, toll, penalty or charge imposed by the District for administrative, operations and maintenance costs and for services, programs or facilities provided by the District as limited by the provisions of Section 10(a) below, but in no event to be used for payment of Debt. The term “Recurring Fees” does not include Special Improvement District Assessments, as defined and limited in Section V.A.12 of the Service Plan.

Town O&M Mill Levy: means three (3) mills to be imposed and collected by a District for purposes of defraying the Town’s ongoing operations and maintenance expenses associated with public improvements within or without the boundaries of the District and which directly or indirectly serve development within the District. The Town O&M Mill Levy shall be adjusted such that, on or after January 27, 2020, if there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the revenues generated by the Town O&M Mill Levy are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

4. Overlapping Services. The District shall not provide the same service as any existing special district in which the District is an “overlapping special district” (as defined in C.R.S. § 32-1-107.) unless consent to the provision of such service is approved pursuant to C.R.S. § 32-1-107.
  - a. It is anticipated that the property in the Service Area will be excluded from the Longs Peak Water District and included into the boundaries of LTWD. The

District may conduct Water Activities pursuant to an intergovernmental agreement with LTWD and Section V.A.13 of the Service Plan.

5. Conveyance. The District agrees to convey to the Town, at no expense to the Town and upon written request from the Town, real property owned by the District that is reasonably necessary for any Town capital public improvement projects for transportation, utilities or drainage to the extent that such conveyances do not materially interfere with existing District improvements. The District shall, at no expense to the Town and upon written request from the Town, transfer to the Town all rights-of-way, fee interests and easement interests owned by the District for real property reasonably necessary for Town access to and operation and maintenance of the Public Improvements to be owned, operated and maintained by the Town, consistent with an Approved Development Plan, to the extent that such conveyances do not materially interfere with existing District improvements. The terms of the foregoing transfers and/or conveyances are subject to approval by the District's Board of Directors, which shall occur within a reasonable time following the Town's written request.
6. Privately Placed Debt Limitation. In addition to the requirements in Section V.A.3 of the Service Plan, within thirty (30) days subsequent to the issuance of Privately Placed Debt, the District shall provide the Town with copies of the relevant Debt documents, any certification from an External Financial Advisor and a Bond Counsel Opinion addressed to the District regarding the issuance of the Debt.
7. Total Debt Issuance Limitation. The maximum outstanding Debt of the District shall not exceed \$30,000,000 without the approval of the Town. To the extent the District seeks to modify the Total Debt Issuance Limitation, the District shall seek consent of the Town and an amendment to its Service Plan.
8. Town O&M Mill Levy. At any time that the District imposes a mill levy, the District shall impose and certify a Town O&M Mill Levy. The District's obligation to certify the Town O&M Mill Levy and collect the revenues associated with the same shall begin when any District first imposes a mill levy and shall not be required to be imposed prior to such date. The revenues received from the Town O&M Mill Levy shall be remitted to the Town within thirty (30) days of receipt by the District. The failure of the District to levy and collect Town O&M Mill Levy revenues, or remit the same to the Town within the timeframe required herein shall constitute a breach of this Agreement. The Town may enforce this provision pursuant to applicable State statutes and exercise all such other available legal and equitable remedies in the event of such departure and unapproved modification. The Town O&M Mill Levy shall not be included within the Maximum Debt Mill Levy, but shall be included within the Aggregate Mill Levy Cap. The District shall certify the Town O&M Mill Levy on the first December 15<sup>th</sup> following the Effective Date.
9. Electoral Authorization. The District represents and warrants that prior voted authorization for annual tax increases, multiple-fiscal year contractual obligations,

and the levy of ad valorem taxes approved at the District's prior elections held on November 7, 2023 (the "Prior Election"), as required by Article X, Section 20 of the Colorado Constitution, and that the performance by the District of the terms of this Agreement requires no further electoral authorization other than the electoral authorization obtained by the District at the Prior Election. In the event a court of competent jurisdiction determines that this Agreement constitutes a violation of the Colorado Constitution or any State law in any manner, the District agrees to take such action as is necessary to obtain additional electoral authorization at the earliest practicable date to cure any constitutional or legal defect, and that until the District has obtained such additional electoral authorization as may be necessary, the Town shall be permitted to exercise any and all remedies under this Agreement.

10. Fee Limitations.

- a. Recurring Fee Limitation. The District agrees any Recurring Fees for administrative, operations and maintenance expenses of the District and/or for services, programs or facilities furnished by the District not set forth in the Financial Plan or the updated financial plan attached to this Agreement as **Exhibit C**, including any subsequent change in such Recurring Fees not contemplated in the Financial Plan or Exhibit C, shall be subject to review and approval by the Town, either administratively or by formal action of the Town Board, at the discretion of the Town Manager. If the Town does not respond to a request for the imposition of the Recurring Fee or an increase in such Recurring Fee within forty-five (45) days of receipt of a written request from the District, the Town shall be deemed to have approved the ability of the District to impose or increase the Recurring Fee as described in the request. Any Recurring Fees imposed or increased for operation and maintenance expenses without approval as set forth herein shall constitute a breach of this Agreement. The foregoing limitation does not apply to fees related to the funding of costs of a capital nature or Special Improvement District Assessments. The revenue from a Recurring Fee shall not be used to pay for Debt.
- b. Public Improvement Fee Limitation. The District shall not collect, receive, spend or pledge to any Debt or use to pay for operations and maintenance services, any fee, assessment, or charge that is collected by a retailer in a District on the sale of goods or services by such retailer and which is measured by the sales price of such goods or services, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.
- c. Capital Fee Limitation. Except as may be set forth and permitted in an amendment to this agreement or a subsequent intergovernmental agreement with the Town, no fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User, or upon sale to an End User, that has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any taxable property owned or occupied by an End User.

Notwithstanding any of the foregoing, the restrictions in this Paragraph shall not apply to any fee imposed upon or collected from taxable property for the purpose of funding administrative, operations and maintenance expenses of the District and/or for services, programs or facilities furnished by the District. Notwithstanding any of the foregoing, the restrictions in this Paragraph shall not apply to any Special Improvement District Assessments, as defined and limited in Section V.A.12 of the Service Plan.

11. Eminent Domain Limitation. The District shall not exercise its eminent domain or dominant eminent domain authority against Town-owned or Town-leased property except with prior written consent by the Town Board.
12. Developer Reimbursement of Public Improvement Related Costs. Prior to the reimbursement to the Developer for costs incurred in the organization of the District, or for funds expended on the District's behalf related to the Public Improvements, or for the acquisition of any part of the Public Improvements, the District shall receive: a) the report of an engineer retained by the District, independent of the Developer and licensed in Colorado verifying that, in such engineer's professional opinion, the reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition, including the construction costs and the soft costs, but excluding the accounting and legal fees, are, in such engineer's opinion, reasonable and are related to the provision of the Public Improvements or to the District's organization; and b) the report of an accountant retained by the District, independent of the Developer and licensed in Colorado verifying that, in such accountant's professional opinion, the reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition, are, in such accountants opinion, reasonable and related to the Public Improvements or the District's organization. Upon request, the District shall provide the reports to the Town.
13. Developer Reimbursement of Administration, Operations and Maintenance Related Costs. Prior to the reimbursement to the Developer for costs incurred or for funds expended on behalf of the District related to the administration of the District or the operation and maintenance of the Public Improvements, the District shall receive the report of an accountant retained by the District, who is independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, the reimbursement of the funds advanced for such administration, operations or maintenance costs, are, in such accountants opinion, reasonable and related to the administration, operations or maintenance of the District or the Public Improvements. Upon request, the District shall provide the report to the Town.
14. Board Meetings and Website Limitations. Once an End User owns property in the Service Area, District's Board meetings, when conducted in-person, shall be conducted within the boundaries of the Town of Mead. The District's website shall include the name of the Project or a name that allows residents of the development

community to readily locate the District online.

15. Financial Review. The Town shall be permitted to conduct periodic reviews of the financial powers of the District in the Service Plan in the manner and form provided in Section 32-1-1101.5, C.R.S., as if the Town had adopted a resolution of approval of the District. The Town may conduct the first financial review in fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors. After such fifth calendar year and notwithstanding the provisions of the statute, the Town may conduct the financial review at any time, by providing sixty (60) days written notice to the District, except that the Town may not conduct a financial review within sixty (60) months of the completion of its most recent financial review. The Town's procedures for conducting a financial review under this Paragraph, and the remedies available to the Town as a result of such financial review, shall be identical to those provided for in Section 32-1-1101.5(2), C.R.S. The District shall be responsible for payment of the Town consultant and legal and administrative costs associated with such review, and the Town may require a deposit of the estimated costs thereof.
16. Publicly-Marketed Debt. At least ten (10) business days prior to the issuance of Publicly-Marketed Debt, the District shall provide the Town with the marketing documents that have been or shall be published. Within thirty (30) days subsequent to the issuance of Publicly-Marketed Debt, the District shall provide the Town copies of the relevant Debt documents.
17. Trails and Amenities. The District may own, operate and maintain trails and related amenities within the Districts. All parks and trails shall be open to the general public, including Town residents who do not reside in the District, free of charge. Any fee imposed by the District for access to recreation improvements owned by the District, other than parks and trails, shall not result in Town residents who reside outside the District paying a user fee that is greater than, or otherwise disproportionate to, amounts paid by residents of the District and shall not result in the District's residents subsidizing the use by non-District residents. The District shall be entitled to impose a reasonable administrative fee to cover additional expenses associated with use of District recreational improvements, other than parks and trails, by Town residents who do not reside in the District to ensure that such use is not subsidized by the District's residents.
18. Notices. All notices, demands, requests or other communications to be sent by one Party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Kiteley Ranch Metropolitan District  
c/o Icenogle Seaver Pogue, P.C.  
4725 S. Monaco Street, Suite 360  
Denver, CO 80237

To the Town: Town of Mead  
Attn: Town Manager  
441 Third Street  
P.O. Box 626  
Mead, CO 80542

*With a copy to:*

Michow Guckenberger McAskin LLP  
5299 DTC Boulevard, Suite 300  
Greenwood Village, CO 80111  
Attn: Mead Town Attorney  
Email: [mmcaskin@mgmfirm.com](mailto:mmcaskin@mgmfirm.com)

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. Each Party shall give the other Party at least 10 days written notice of any change of address.

19. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.
20. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.
21. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.
22. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado.
23. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon

and inure to the benefit of the Parties hereto and their respective successors and assigns.

24. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.
25. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the Town shall be for the sole and exclusive benefit of the Districts and the Town.
26. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.
27. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.
28. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

*[Signature Pages Follow]*.

**TOWN OF MEAD**

By: \_\_\_\_\_  
Colleen G. Whitlow, Mayor  
Pursuant to Resolution No. \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Milissa Peters-Garcia, Town Clerk

**KITELEY RANCH METROPOLITAN DISTRICT**

By: \_\_\_\_\_  
President

ATTEST:

By: \_\_\_\_\_  
Secretary

*[Placeholder for County]*

**EXHIBIT A**  
**District Boundary Map**

**EXHIBIT B**  
**Legal Description of the Annexation Property**

**EXHIBIT C**  
**Updated Financial Plan**