



BOARD OF TRUSTEES

441 3rd Street, Mead

Monday, June 12, 2023

AGENDA

- I. 5:15 p.m.**
MURA Special Meeting
- II. 6:00 p.m. to 10:00 p.m.**
REGULAR MEETING
Meeting to be held remotely via Zoom

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, the June 12, 2023 regular meeting will be conducted as a Remote Meeting based on the determination of the Mayor and Town Manager that an in person meeting is not practical or prudent due to the ongoing renovations at Town Hall. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

1. Call to Order – Roll Call

Mayor Colleen Whitlow
Mayor Pro Tem Chris Cartwright
Trustee David Adams
Trustee Debra Brodhead
Trustee Trisha Harris
Trustee Chris Parr
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.](#) Police Use of Facial Recognition

7. Proclamations

[a.](#) Flag Day June 14, 2023 and National Flag Week June 11 - 17, 2023

8. 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.

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 30, 2023

[b.](#) Check Register June 12, 2023

[c.](#) May 2023 Aging Report

[d.](#) **Ordinance No. 1038**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Club Carwash Site Plan

- e. **Resolution No. 41-R-2023** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement Between the Town and Vance Brothers, Inc. for the Street Resurfacing Project
- f. **Ordinance No. 1039** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Mead Crossings Amendment 2 Replat
- g. **Resolution 42-R-2023** – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to QuikTrip Store #4227 Site Plan Agreement and Accepting Right-of-Way Conveyance

10. Public Hearing

a. Building Code Update

- i. **Ordinance No. 1036** – An Ordinance of the Town of Mead, Colorado, Amending Certain Provisions of Article II, Article III, Article VI, Article VII, Article XI and Article XII of Chapter 18 of the Mead Municipal Code Concerning Building and Fire Code Regulations, Adopting by Reference, Respectively, and the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, Both Promulgated by the International Code Council, the National Electrical Code NFPA 70, 2023 Edition, Promulgated by the National Fire Protection Association, Inc. and as Adopted by the State of Colorado, and the International Fire Code, 2021 Edition, also Promulgated by the International Code Council

b. Buffalo Highlands Nos. 1-4 Annexation and Zoning

- i. **Resolution No. 43-R-2023** - A Resolution of the Town of Mead, Colorado, Setting Forth Certain Findings of Fact and Conclusions as the Annexation of Certain Property Known as The Buffalo Highlands Annexation Nos. 1-4
- ii. **Ordinance No. 1040** - An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as The Buffalo Highlands Annexation Nos. 1-4
- iii. **Ordinance No. 1041** - An Ordinance of the Town of Mead, Colorado Approving the Initial Zoning of Property Known as The Buffalo Highlands Annexation Nos. 1-4 and Amending the Official Zoning Map of The Town of Mead
- iv. **Ordinance No. 1042** - An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement with BAS 2020 LLC for the Buffalo Highlands Annexation Nos. 1-4

11. Committee Appointments

- a. Applicant for Planning Commission Alternate - Chad Rademacher

12. 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.

13. Elected Official Reports

- a. Town Trustees
- b. Mayor Whitlow

14. Adjournment

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



MEAD URBAN RENEWAL AUTHORITY

441 3rd Street, Mead
Monday, June 12, 2023

AGENDA

5:15 p.m.

SPECIAL MEETING

This meeting is being held as a remote meeting in accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 22-R-2023. MURA is considering a similar proposal at this meeting. The remote meeting is necessary due to construction in the Town of Mead Boardroom.

1. Call to Order - Roll Call

Chair Collen Whitlow
Commissioner David Adams
Commissioner Debra Brodhead
Commissioner Chris Cartwright
Commissioner Trisha Harris
Commissioner Chris Parr
Commissioner Herman Schranz
Representative Commissioner Sarah Hurianek
Representative Commissioner Scott James
Representative Commissioner Laura McConnell

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Mead Urban Renewal Authority Update

a. MURA Update

5. 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.

6. 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 - Special Meeting December 12, 2022
- b. Check Register December 1, 2022 - June 12, 2023
- c. April 2023 Financial Statements
- d. **Resolution No. 01-URA-2023** – A Resolution of the Town of Mead Urban Renewal Authority Adopting a Remote Participation and Remote Meeting Policy

7. Adjournment

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

TO: Honorable Mayor and Trustees

FROM: Helen Migchelbrink, Town Manager

DATE: June 12, 2023

SUBJECT: Town Manager Report

- The regular Board of Trustees meeting scheduled for June 26, 2023 has been cancelled due to lack of a quorum as several Board and staff members will be attending the annual Colorado Municipal League conference. Staff will prepare a check register so that bills can still be paid. It will be emailed to Board members for tentative approval with final approval on the July 10th Consent Agenda.
- Staff is wrapping up the annual financial audit with CLA. A draft is expected June 12th with a presentation to the Board of Trustees scheduled for July 31.
- CIRSA renewal documents for 2024 property casualty insurance will be submitted this week. The renewal process involves a review of building, vehicle and personal property inventories.
- The Town of Mead's annual Independence Day Bike Parade will be on Tuesday, July 4 from 10-12 p.m. Residents are invited to decorate their bikes or scooters at Town Park and participate in the parade.
- The Mead Area Chamber of Commerce held a Block Party June 10th at Mead Town Park. This opened the summer season of events.
- The front desk has received several calls about sewer bills being higher than water bills. With all of the rain lately, residents are not watering their lawns and water bills are lower than usual for this time of year. Sewer rates are based on the average water usage during the winter base period and remain the same each month for 12 months.
- The summer series of Meet, Eat and Greet kicks off on Tuesday, June 20, at North Creek Park at 6:00 p.m. Mayor Whitlow and the Trustees will be on hand to meet with residents and hear ideas and concerns.
- CIRSA's adjuster has provided an estimate of hail damage loss to Town buildings relating to the storm of May 9, 2023. The estimate is attached. CIRSA will pay the Town for the ACV of the damage. When/if repairs are made, the additional depreciation will be paid. Staff is considering repairs to the structures. A CIRSA adjuster will be onsite this week to inspect vehicles for hail damage.
- Current road closures due to construction updates can be found on the town's website: <https://www.townofmead.org/engineering/page/street-maintenanceroad-closures>.
- The drywall in the boardroom/courtroom in Town Hall is almost complete. Next steps are building the dais and painting.
- The Town is looking for a new prosecutor for Municipal Court Prosecutor as long time prosecutor Colette Cribari is retiring in June. An RFQ was published last week.
- Key projects update:
 - 3rd and Welker Intersection – Staff conducted the monthly progress meeting with the design team on May 30. Real estate acquisition form templates are under review by Legal.
 - Mead Community Center – Staff conducted a scoping meeting with Heath Steel for the pre-engineered metal building design on June 5. Conversations continue with the railroad regarding use of the adjacent property for project drainage.
 - SH66 Pedestrian Crossing – The biweekly progress meeting was held on June 2. Staff is reviewing the structure selection analysis for the various overpass/underpass options.
- YTD totals for new single family home permits:
 - 2023 YTD: 47 SF Permits, 58 Certificates of Occupancy
- Boards and Commissions

- There will be no June Planning Commission meeting due to a lack of agenda items.
- The Finance Committee receives monthly updates and has no scheduled in-person meetings.
- Human Resources
 - The Town is advertising open positions using NeoGov recruiting platform <https://www.governmentjobs.com/careers/townofmead>
 - Open positions include Maintenance Tech I/II/III and Police Officer.
 - Deputy Clerk/Court Clerk is scheduled to start on June 12th. Code Enforcement Official is scheduled to start June 19th.

Community Development

- Construction of the Quiktrip Store is moving along nicely with a targeted opening in late September/early October.
- The Red Barn development has pulled building permits for the first phase of homes in the subdivision.
- Staff will begin the process to search for consultants for the Land Use Code updates and the Trails and Open Space Master Plan update.

Public Works and Engineering

- Burnt Mountain Construction started concrete removal and replacement for the annual street maintenance project.
- Staff supported the Mead Motorheads car show on Memorial Day, the Fishing is Fun event on June 3, and the Chamber Summer event on June 10.
- County Road 9.5 has been reopened following road work related to the Elevation 25 development project.
- CR 7 remains closed north of Mead due to damage on Berthoud's section of the roadway. Berthoud is managing the road repair related to the culvert that washed out several weeks ago.
- Staff conducted a pre-construction meeting with Comcast related to new infrastructure installation in the Liberty Ranch subdivision. The new service to individual homes will not be available until the main line is installed from Longmont.

Community Engagement

- Fishing is Fun Fishing Clinic was hosted on June 3 at Lorin Mead Park at Highland Lake. An estimated 100 people attended despite rainy conditions.
- Rockin' N Reelin' will kick off on June 16. Our first concert of the summer will feature Ronnie Raygun & the Big 80's, food trucks, adult beverages, and free activities. The fun starts at 5:30 p.m. at Town Park, the live music begins at 6:30 p.m.
- Community Engagement will be coordinating the first Meet, Greet, and Eat with the Board of Trustees on June 20 at North Creek Park from 6-7:30 p.m.
- The second Older Active Adults Lunch Bunch & Bingo event was held on June 6 at the Merc.
- Community Day vendor registration is now open on Civic Rec. Those interested in selling products must register by August 20. Booth rentals are sectioned off in 10x10 areas and the number of vendors selling the same products is limited. Register here: bit.ly/MeadCivicRec

Police Department

- Between 05/22/23 and 6/5/2023, four Town parks were vandalized. An anonymous tip on Monday led police to the offenders while they were committing another act of vandalism. Four juveniles were identified as suspects in all the cases.
- School Resource Officers are keeping an eye on summer school, working special projects, and assisting Patrol. The SRO patrol cars are being updated to add school colors and logos.

- Mead High School's stadium was burglarized with a significant amount of damage done inside several facilities.
- Officers are attending mandatory training during the month of June on De-Escalation, Duty to Intercede, and Search and Seizure.
- Four arrests were made between 5/31 and 6/4.



Engle Martin

5565 Glenridge Connector
Suite 900
Atlanta, GA 30342

Insured: Town of Mead
Property: 441 Third Street
Mead, CO 80542

Business: (970) 805-4183

Claim Rep.: Russell Clark
Company: Engle Martin & Associates
Business: 63 Inverness Drive East, Suite 101
Englewood , CO 80112

Business: (303) 736-5112
E-mail: rclark@englemartin.com

Estimator: Robert Lewis
Business: 116 Inverness Drive East
Englewood, CO 80112

Business: (303) 736-5123
E-mail: RLewis@englemartin.com

Claim Number:

Policy Number:

Type of Loss:

Date Contacted: 5/19/2023 12:09 PM

Date of Loss: 5/9/2023 3:00 PM

Date Inspected: 5/23/2023 8:00 AM

Date Received: 5/19/2023 12:08 PM

Date Entered: 5/26/2023 12:06 PM

Price List: COBO8X_MAY23
Restoration/Service/Remodel
Estimate: 2023-05-26-1205

IMPORTANT! - PLEASE READ: This document is an initial estimate ONLY concerning the probable cost of repair of the damage observed during inspection of the claimed loss. Additional inspection and/or investigation of the cause of loss and the damage related thereto may be required before this estimate can be finalized. Please note that this document is NOT a promise or agreement of payment for the claimed loss from Your insurance company or Engle Martin (EM). Instead, this document will be forwarded to Your insurance company for coverage and payment review and decision. This estimate is subject to final review and approval by Your insurance company and is thus subject to further revisions until final written approval is received. All final payment and coverage decisions are made by Your insurance company and NOT by EM. While You await final review and approval by Your insurance company, we request that You present this estimate to Your contractor for its review and comment. In the event of a scope of work or pricing discrepancy between this estimate and Your contractor's estimate, if any, we will work with You and Your contractor to attempt to resolve any such discrepancy; however, the authority to make a final decision on any such discrepancy belongs to Your insurance company, not EM. Finally, please note that You are responsible for selecting and hiring the contractor(s) that You want to perform Your repair work. Neither Your insurance company, nor EM guarantee the work of any contractor, nor do either inspect or monitor the work of any contractor. It is solely Your responsibility to make sure that Your repair work is properly and timely completed.

**Engle Martin**

5565 Glenridge Connector
Suite 900
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2023-05-26-1205**537 Main Street-Shed****537 Main Street-Shed**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Seal & paint trim - two coats									
	13.30 LF	1.49	0.00	19.82	0/15 yrs	Avg.	0%	(0.00)	19.82
2. Painter - per hour									
	0.50 HR	71.00	0.00	35.50	0/15 yrs	Avg.	0%	(0.00)	35.50
Sand and prep trim for primer and paint.									
Total: 537 Main Street-Shed			0.00	55.32				0.00	55.32

537 Main Street-Police Station

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
3. Painter - per hour									
	0.50 HR	71.00	0.00	35.50	0/15 yrs	Avg.	0%	(0.00)	35.50
Prep damaged trim for prime and paint									
4. Seal & paint trim - two coats									
	35.60 LF	1.49	0.00	53.04	0/15 yrs	Avg.	0%	(0.00)	53.04
Totals: 537 Main Street-Police Station			0.00	88.54				0.00	88.54
Total: 537 Main Street-Shed			0.00	143.86				0.00	143.86

201 Welker Ave-PD Conference Room/Training**201 Welker Ave-PD Conference Room/Training**

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
5. Remove Laminated - comp. shingle rfg. - w/ felt									
	22.22 SQ	74.52	0.00	1,655.83	0/30 yrs	Avg.	NA	(0.00)	1,655.83
6. Laminated - comp. shingle rfg. - w/ felt									
	24.67 SQ	405.62	0.00	10,006.65	0/30 yrs	Avg.	10% [%]	(1,000.67)	9,005.98
7. R&R Hip / Ridge cap - composition shingles									
	77.00 LF	11.23	0.00	864.71	0/25 yrs	Avg.	10% [%]	(51.21)	813.50
8. Asphalt starter - universal starter course									
	100.00 LF	3.00	0.00	300.00	0/20 yrs	Avg.	10% [%]	(30.00)	270.00
9. R&R Furnace vent - rain cap and storm collar, 5"									
	1.00 EA	98.13	0.00	98.13	0/25 yrs	Avg.	10% [%]	(8.40)	89.73
10. R&R Exhaust cap - through roof - up to 4"									
	1.00 EA	136.58	0.00	136.58	0/35 yrs	Avg.	10% [%]	(12.47)	124.11

2023-05-26-1205

5/30/2023

Page: 2

**Engle Martin**

5565 Glenridge Connector
Suite 900
Atlanta, GA 30342

CONTINUED - 201 Welker Ave-PD Conference Room/Training

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
11. R&R Flashing - pipe jack									
	4.00 EA	77.50	0.00	310.00	0/35 yrs	Avg.	10% [%]	(27.27)	282.73
12. R&R Drip edge/gutter apron									
	100.00 LF	4.38	0.00	438.00	0/35 yrs	Avg.	10% [%]	(39.50)	398.50
13. R&R Drip edge									
	140.00 LF	4.26	0.00	596.40	0/35 yrs	Avg.	10% [%]	(53.62)	542.78
14. Step flashing									
	30.00 LF	15.52	0.00	465.60	0/35 yrs	Avg.	10% [%]	(46.56)	419.04
Total: 201 Welker Ave-PD Conference Room/Training			0.00	14,871.90				1,269.70	13,602.20

Interior

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
15. Smoke detector - Detach & reset									
	1.00 EA	63.98	0.00	63.98	0/NA	Avg.	0%	(0.00)	63.98
16. Contents - move out then reset									
	1.00 EA	85.32	0.00	85.32	0/NA	Avg.	0%	(0.00)	85.32
17. Final cleaning - construction - Residential									
	280.00 SF	0.38	0.00	106.40	0/NA	Avg.	0%	(0.00)	106.40
18. Drywall Repair - Minimum Charge - Labor and Material									
	1.00 EA	486.81	0.00	486.81	0/NA	Avg.	0%	(0.00)	486.81
19. Painting - Minimum Charge - Labor and Material									
	1.00 EA	261.42	0.00	261.42	0/NA	Avg.	0%	(0.00)	261.42
Totals: Interior			0.00	1,003.93				0.00	1,003.93
Total: 201 Welker Ave-PD Conference Room/Training			0.00	15,875.83				1,269.70	14,606.13

210 1st Street-Storage Building

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
20. Exterior - paint two coats									
	244.00 SF	1.23	0.00	300.12	0/15 yrs	Avg.	0%	(0.00)	300.12

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CONTINUED - 210 1st Street-Storage Building

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
North side of building concrete block.								
Totals: 210 1st Street-Storage Building		0.00	300.12				0.00	300.12

Whetstone/Settler-Margil Farms Gazebo

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
21. Remove Laminated - comp. shingle rfg. - w/ felt								
2.35 SQ	74.52	0.00	175.12	0/30 yrs	Avg.	NA	(0.00)	175.12
22. Laminated - comp. shingle rfg. - w/ felt								
2.67 SQ	405.62	0.00	1,083.01	0/30 yrs	Avg.	50% [%]	(541.51)	541.50
23. R&R Hip / Ridge cap - composition shingles								
88.00 LF	11.23	0.00	988.24	0/25 yrs	Avg.	50% [%]	(292.60)	695.64
24. Asphalt starter - universal starter course								
44.00 LF	3.00	0.00	132.00	0/20 yrs	Avg.	50% [%]	(66.00)	66.00
Totals: Whetstone/Settler-Margil Farms Gazebo		0.00	2,378.37				900.11	1,478.26

16775 N. Creek Circle-North Creek Picnic Shelter

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
25. Remove Laminated - comp. shingle rfg. - w/ felt								
7.60 SQ	74.52	0.00	566.35	0/30 yrs	Avg.	NA [%]	(0.00)	566.35
26. Laminated - comp. shingle rfg. - w/ felt								
8.67 SQ	405.62	0.00	3,516.73	0/30 yrs	Avg.	50% [%]	(1,758.37)	1,758.36
27. Asphalt starter - universal starter course								
49.00 LF	3.00	0.00	147.00	0/20 yrs	Avg.	50% [%]	(73.50)	73.50
28. R&R Hip / Ridge cap - composition shingles								
24.50 LF	11.23	0.00	275.14	0/25 yrs	Avg.	0%	(0.00)	275.14
Totals: 16775 N. Creek Circle-North Creek Picnic Shelter		0.00	4,505.22				1,831.87	2,673.35



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210 First St.-Field Prep Shed

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
29. Remove Laminated - comp. shingle rfg. - w/ felt									
	1.44 SQ	74.52	0.00	107.31	0/30 yrs	Avg.	NA	(0.00)	107.31
30. Laminated - comp. shingle rfg. - w/ felt									
	1.67 SQ	405.62	0.00	677.39	0/30 yrs	Avg.	10% [%]	(67.74)	609.65
31. Asphalt starter - universal starter course									
	25.00 LF	3.00	0.00	75.00	0/20 yrs	Avg.	10% [%]	(7.50)	67.50
32. R&R Drip edge									
	48.00 LF	4.26	0.00	204.48	0/35 yrs	Avg.	10% [%]	(18.38)	186.10
33. Painter - per hour									
	1.00 HR	71.00	0.00	71.00	0/NA	Avg.	0%	(0.00)	71.00
Time to sand trim and repair for primer and paint.									
34. Seal & paint trim - two coats									
	65.00 LF	1.49	0.00	96.85	0/15 yrs	Avg.	10% [%]	(9.69)	87.16
Totals: 210 First St.-Field Prep Shed			0.00	1,232.03				103.31	1,128.72
Line Item Totals: 2023-05-26-1205			0.00	24,435.43				4,104.99	20,330.44

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



Summary for Building

Line Item Total	24,435.43
Replacement Cost Value	\$24,435.43
Less Depreciation	(4,104.99)
Actual Cash Value	\$20,330.44
Net Claim	\$20,330.44
Total Recoverable Depreciation	4,104.99
Net Claim if Depreciation is Recovered	\$24,435.43

Robert Lewis



Engle Martin

5565 Glenridge Connector
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Atlanta, GA 30342

Recap of Taxes



Engle Martin

5565 Glenridge Connector
Suite 900
Atlanta, GA 30342

Recap by Room

Estimate: 2023-05-26-1205

Area: 537 Main Street-Shed	55.32	0.23%
537 Main Street-Police Station	88.54	0.36%
Area Subtotal: 537 Main Street-Shed	143.86	0.59%
Area: 201 Welker Ave-PD Conference Room/Training	14,871.90	60.86%
Interior	1,003.93	4.11%
Area Subtotal: 201 Welker Ave-PD Conference Room/Training	15,875.83	64.97%
210 1st Street-Storage Building	300.12	1.23%
Whetstone/Settler-Margil Farms Gazebo	2,378.37	9.73%
16775 N. Creek Circle-North Creek Picnic Shelter	4,505.22	18.44%
210 First St.-Field Prep Shed	1,232.03	5.04%
Subtotal of Areas	24,435.43	100.00%
Total	24,435.43	100.00%

**Engle Martin**

5565 Glenridge Connector
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Atlanta, GA 30342

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
CLEANING	106.40		106.40
CONTENT MANIPULATION	85.32		85.32
GENERAL DEMOLITION	3,559.71		3,559.71
DRYWALL	486.81		486.81
ELECTRICAL	63.98		63.98
HEAT, VENT & AIR CONDITIONING	83.95	8.40	75.55
LABOR ONLY	71.00		71.00
PAINTING	802.25	9.69	792.56
ROOFING	19,176.01	4,086.90	15,089.11
Subtotal	24,435.43	4,104.99	20,330.44



Mead Police Department

Monthly Activity - May 2023

Total Calls for Service (CFS) = 598

Traffic Contacts/Complaints: 136 total, 21 citations, 61 warnings

Arrests: 19

Crashes: 15

Motorist Assists: 16

Code: 22 total (parking, abandoned vehicles, animal, etc.)

Alarm Calls: 32

Wellbeing Check: 17

Fire/Medical: 10

VRA Crimes: 5

STAFFING:

Sergeants Ellis (Blue Side), Holmen (Red Side), and Officers Cramblet, Hansen, Lima, Palmer, Patton, Rollins, and Synn are working patrol.

Officers Barker and Salazar are assigned to Mead Schools as SROs.

Community Service Officer position is vacant.

Administrative Technician Madison McCullough and Michelle Rae in Administration, Records, and Evidence.

TRAINING:

All officers attended the following training in May;

- Incident Command
- Ambush Avoidance
- Communicable Diseases
- K-9 Familiarity

NOTABLE CALLS FOR SERVICE:

Animal Complaint – 2100 block of Chianina Street – 23ML00271 – 05/01/2023
Dog attacked another dog.

Subject with a Warrant – Highway 66 / WCR 5.5 – 23ML00272 – 05/02/2023
Traffic stop resulted in arrest of passenger on active warrant.

Drug Related Activity – Highway 66 / WCR 5.5 – 23ML00273 – 05/02/2023
Drugs related to traffic stop and arrest above.

Disturbance – Highway 66 / WCR 7 – 23ML000274 – 05/03/2023
Road rage resulted in one vehicle striking the other. Driver cited.

Sex Offense – [REDACTED] WCR 7 – 23ML00276 – 05/03/2023
Reported inappropriate touching. Under investigation.

Harass – Western Meadows – 23ML00275 – 05/03/2023
One person accusing another of owing money.

Sex Offense – [REDACTED] Welker Avenue – 23ML00277 – 05/04/2023
Student receiving texts that attempt to extort money.

Code – [REDACTED] Wrangler Way – 23ML00278 – 05/04/2023
Chicken permit inspection.

Fraud – Mead – 23ML00279 – 05/04/2023
Unemployment fraud.

Check Wellbeing – 2200 block of Pineywoods Street – 23ML00281 – 05/04/2023
Welfare check on child.

Theft – [REDACTED] Third Street – 23ML00280 – 05/04/2023
Juveniles shoplifting. Cited.

Fraud – [REDACTED] 8th Street – 23ML00282 – 05/05/2023
Unemployment fraud.

Code – [REDACTED] 5th Street – 23ML00284 – 05/06/2023
Chicken permit inspection.

Crash – WCR 7 / Highway 66 – 23ML00285 – 05/06/2023
2 vehicles, rear-end collision.

Subject with a Warrant – [REDACTED] Settler Ridge Dr – 23ML00286 – 05/06/2023
Subject arrested on active warrant.

Vandalism – [REDACTED] Rosemary Lane – 23ML00287 – 05/06/2023
House egged. 3 suspects cited.

Fraud – Mead – 23ML00289 – 05/07/2023
Online purchase of dog that was never delivered.

Traffic Stop – E I25 Frontage Rd / WCR 32 – 23ML00290 – 05/08/2023
The driver stopped for vehicle malfunction and found to have two arrest warrants.

Theft – 13700 block of Siltstone Street – 23ML00293 – 05/10/2023
License plate stolen from a trailer.

Liquor License Inspection – [REDACTED] E I25 Frontage Road – 23ML00294 – 05/11/2023
Liquor inspection of Knuckle Puck Brewing.

Drugs / Theft – Grand View Cir / Colorado Blvd – 23ML00295 – 05/11/2023
Officer contacted a suspicious vehicle. The plate on the vehicle was stolen and drugs were in the vehicle. Subject arrested.

DUI Crash – [REDACTED] I25 NB – 23ML00296 – 05/12/2023
Assist to CSP, single vehicle crash, driver arrested for DUI.

Drugs – [REDACTED] WCR 7 – 23ML00297 – 05/12/2023
Minor in possession of Marijuana vape device.

Drugs – [REDACTED] WCR 7 – 23ML00298 – 05/12/2023
Two minors cited, one in possession of drug paraphernalia and one consuming marijuana.

Drugs – [REDACTED] WCR 7 – 23ML00299 – 05/12/2023
Minor in possession of Marijuana vape device.

Drugs – [REDACTED] WCR 7 – 23ML00300 – 05/12/2023
Minor in possession of Marijuana vape device.

Crash – E I25 Frontage Road / Welker Avenue – 23ML00301 – 05/12/2023
Two vehicles, non-injury.

Drugs – [REDACTED] WCR 7 – 23ML00302 – 05/15/2023
Minor in possession of Marijuana vape device.

Crash – Hwy 66 / WCR 7 – 23ML00303 – 05/15/2023
Single vehicle crash, non-injury.

Crash – Hwy 66 / WCR 11 – 23ML00304 – 05/16/2023
Two vehicle crash, non-injury.

Disturbance/Mental Health Crisis – Mead Street – 23ML00305 – 05/17/2023
Female causing disturbance was transported to Crisis Center in Frederick.

Warrant Arrest – Longmont – 23ML0306 – 05/17/2023

Arrested suspect from case 23ML00225 with assistance from Longmont PD.

Theft - [REDACTED] Hughes Dr. - 23ML00307 – 05/17/2023

Vehicle parts stolen.

Identity Theft - Mead - 23ML00308 – 05/18/2023

Vehicle parts stolen.

CODE -Mead High School - 23ML00309 - 05/18/2023

Tobacco violation.

Crash – Hwy 66 / Nesting Crane – 23ML00310 – 05/18/2023

Two vehicle crash, non-injury.

Weapons – Foster Ridge Dr/Hwy 66 – 23ML00311- 05/18/2023

Subject on foot in possession of concealed knives.

Hit and Run Crash – Hwy 66 / Colorado Blvd – 23ML00312 – 05/19/2023

Two vehicle crash, non-injury. Suspect vehicle fled the scene.

Harassment - Mead - 23ML00313 - 05/19/2023

Under investigation.

Traffic Complaint – Mead High School - 23ML00314 - 05/19/2023

Student cited for reckless driving in the parking lot.

Hit and Run Crash - Rocky Mountain Saloon - 23ML00315 – 05/19/2023

Vehicle damaged in the parking lot.

Fraud - Mead - 23ML00316 – 05/19/2023

Dog for sale scam.

Vandalism - [REDACTED] Falcon Cir - 23ML00317 – 05/20/2023

Taillight broken on victim's vehicle.

Crash – Hwy 66 / Stage Coach – 23ML00320 – 05/21/2023

Single vehicle crash versus deer.

Vandalism – Founder's Park – 23ML00323 – 05/22/2023

Graffiti.

Drugs – Mead High School – 23ML00324 – 05/22/2023

Student with marijuana.

Theft - Park-N-Ride – 23ML0325 – 05/22/2023

Catalytic Converter stolen off of parked vehicle.

Threats – Mead High School – 23ML00326 – 05/23/2023

Threats investigated and mitigated. No ongoing threat.

Crash – Hwy 66 / WCR 9.5 – 23ML00328 – 05/23/2023

Two vehicles, non-injury.

Warrant Arrest – [REDACTED] Highway 66 – 23ML0330 – 05/24/2023

Subject with an active arrest warrant turned themselves in to officer.

Crash – Mead High School – 23ML0332 - 05/24/2023

Minor crash in parking lot.

Traffic Complaint – 3000 Block Lake Helen Blvd. – 23ML00333 – 05/24/2023

Report of driver running the stop sign on school bus. Driver cited.

Welfare Check / Child Abuse – I-25 MM242 – 23ML00334 – 05/24/2023

Child running across the interstate in traffic. Under investigation.

Road Rage / Menacing - HWY 66 / I-25- 23ML00335 – 05/25/2023

Suspect pointed weapon at other driver. Under investigation.

Sex Assault - Mead - 23ML00336 – 05/25/2023

Third party reporting sex offenses that occurred years ago. Under investigation.

Traffic / Failure to Yield - Anvil Ct / Settler Ridge Drive - 23ML00338 – 05/25/2023

Vehicle fled from officer trying to make a traffic stop. Under investigation.

Crash - WCR 7 / WCR 38 - 23ML00339 – 05/25/2023

Single vehicle roll-over crash with injuries.

Warrant Arrest – [REDACTED] I25 Frontage Rd – 23ML0341 – 05/27/2023

Subject with active arrest warrant contacted and transported to jail.

Theft - Serena Drive – 23ML00343 – 05/29/2023

License plate stickers taken.

Animal – 14500 block of WCR 7 – 23ML00344 – 05/29/2023

Dog at large.

Vandalism – [REDACTED] Third Street – 23ML00346 – 05/30/2023

Graffiti in bathrooms and on slide.

Fraud – Mead – 23ML00347 – 05/30/2023

Identity theft.

Animal – [REDACTED] Angus Street – 23ML00348 – 05/30/2023
Dog bit.

Crash – Hwy 66 / WCR 13 – 23ML00351 – 05/31/2023
Single vehicle crash, non-injury.

Warrant Arrest – HWY 66/Foster Ridge Dr – 23ML00352 – 05/31/2023
Subject with active arrest warrants contacted on a traffic stop and transported to jail.



Agenda Item Summary

MEETING DATE: June 12, 2023
SUBJECT: Police Use of Facial Recognition
PRESENTED BY: Brent Newbanks, Chief of Police

SUMMARY

The police department is seeking to use facial recognition in compliance with state law for the purposes of assistance in identifying unknown individuals who are suspected of committing crimes or meet emergency requirements for being identified.

The police department has met all of the requirements of C.R.S. § 24-18-307 for establishing use of facial recognition. The requirements include:

- allow for a public review and comment period;
- hold at least three public meetings to seek input;
- consider the issues raised by the public through the public meetings; and
- finalize an accountability report; and
- submit the report to the Board of Trustees

FINANCIAL CONSIDERATIONS

The police department already subscribes to the Lumen data sharing services that will provide the facial recognition capabilities.

STAFF RECOMMENDATION/ACTION REQUIRED

If the Board has no concerns regarding the implementation of facial recognition services, staff recommends utilizing these services. No action is required by the Board.

ATTACHMENTS

Accountability Report

Facial Recognition Use and Accountability Report

605.1 PURPOSE

Agency Content

The **Mead Police Department** considers the results, if any, of a face recognition search to be advisory in nature as an investigative lead only. Face recognition search results are not considered positive identification of a subject and do not, on their own, establish probable cause, without further investigation. Any possible connection or involvement of the subject(s) to the investigation must be determined through further investigative methods.

Facial recognition technology involves the ability to examine and compare distinguishing characteristics of a human face through the use of biometric algorithms contained within a software application. This technology can be a valuable investigative tool to detect and prevent criminal activity, reduce an imminent threat to health or safety, and help in the identification of persons unable to identify themselves or deceased persons. The Mead Police Department has established access and use of a face recognition to support the investigative efforts of law enforcement and public safety agencies both within and outside Mead Police Department.

It is the purpose of this policy to provide Mead Police Department personnel with guidelines and principles for the collection, access, use, dissemination, retention, and purging of images and related information applicable to the implementation of a face recognition (FR) program. This policy will insure that all FR uses are consistent with authorized purposes while not violating the privacy, civil rights, and civil liberties (P/CRCL) of individuals. Further, this policy will delineate the manner in which requests for face recognition are received, processed, cataloged, and responded to.

The Mead Police Department ("MPD") adopts this Policy as its Accountability Report required pursuant to the requirements of CO SB113. MPD intends to activate the facial recognition functionality within Lumen software platform and to use such services in support of its law enforcement investigations.

MPD proposes to use facial recognition services facilitated by Rank One Computing Corporations versions 2.21, within LexisNexis' Lumen software platform ("Lumen"). Lumen is an investigative application that utilizes criminal justice information shared between 87+ law enforcement agencies of the Colorado Information Sharing Consortium ("CISC"). The software uses state-of-the-art facial recognition technology to match the face in a user-uploaded image to mugshot images from CISC member agency records. The software is designed to be used in ways that ultimately reduce violent crime, fraud, and to make communities safer.

All use of facial recognition technology shall be only for law enforcement purposes and will be considered law enforcement sensitive information. Per C.R.S. § 24-18-307, MPD will use this technology only for investigative leads and must use any results obtained in conjunction with other leads and evidence.

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Policy Manual

Facial Recognition Use and Accountability Report

This policy also applies to:

- Images contained in a known identity face image repository and its related identifying information.
- The face image searching process.
- Any results from face recognition searches that may be accessed, searched, used, evaluated, retained, and disseminated.
- Lawfully obtained probe images of unknown suspects that have been added to unsolved image files, pursuant to authorized criminal investigations.
- Any use of a facial recognition service shall result in the creation of a record documenting the use of the service sufficient to facilitate public reporting and auditing of compliance with the agency's use and data management policies developed as part of the agency's accountability report pursuant to section 24-18-302 (2)(d)

This policy assists **Mead Police Department** and its personnel in:

- Increasing public safety and improving state, local, tribal, territorial, and national security.
- Minimizing the threat and risk of injury to specific individuals.
- Minimizing the threat and risk of physical injury or financial liability to law enforcement and others responsible for public protection, safety, or health.
- Minimizing the potential risks to individual privacy, civil rights, civil liberties, and other legally protected interests.
- Reducing the opportunities for bias and prejudice to impact the criminal justice process.
- Protecting the integrity of criminal investigatory, criminal intelligence, and justice system processes and information.
- Minimizing the threat and risk of damage to real or personal property.
- Fostering trust in the government by strengthening transparency, oversight, and accountability.
- Making the most effective use of public resources allocated to public safety entities.

605.2 DEFINITIONS

Agency Content

Facial Recognition - the algorithmic process of rating the number of similarities between facial photos.

CISC - Colorado Information Sharing Consortium.

Lumen - Vendor of facial recognition software that is supplied through CISC.

Mobile Image - an image captured by an officer in the field for the purpose of being used for a facial recognition identification.

Facial Recognition Use and Accountability Report

In addition the definitions provided in C.R.S. 24-18-301 are included.

605.3 FACIAL RECOGNITION SOFTWARE INFORMATION

Agency Content

605.3.1 TECHNICAL DESCRIPTION AND INTENDED USE

Agency Content

Lumen may be used in an investigation to help identify potential suspects by comparing a single probe image of an unknown suspect to a collection of candidate facial images provided by the Colorado Information Sharing Consortium (CISC). Lumen provides multiple results, each with a given match score generated by the ROC SDK's facial recognition algorithms. The match score is designed to indicate the likelihood of the probe image matching a given result.

The core facial recognition algorithms depend primarily on the image quality of the probe image and candidate images and on the robustness of the algorithm development process. The primary factors of image quality are capture conditions, including camera sensor quality, field of focus, glare, blur, low light, high contrast, variable lighting, height of the camera, pose of the subject and occlusions between the camera and the subject face. Algorithms are developed by processing training data through machine learning architectures and iteratively testing accuracy on data that represents real-world conditions. Accuracy of a match score may be impacted by poor image quality of the probe image and/or candidate image or to the extent that operational data is fundamentally dissimilar to training data and/or testing data selected in the research and development process.

605.3.2 CAPABILITIES AND FUNCTION

Agency Content

The Lumen facial recognition tool helps solve crimes after-the-fact by matching photos obtained by a government customer, of suspects, persons of interest to a law enforcement investigation, and victims or possible victims of crimes against images of known persons contained within the CISC member-agencies records. Specifically, the Lumen facial recognition tool uses a machine-learning facial recognition algorithm to initiate a search between the face in probe image against the images contained within the criminal justice records available only to members of the CISC.

At that point, law enforcement personnel make independent assessments to determine if there is a match between the probe image and images scored high within Lumen. Each decision about a possible match is made by a member of the MPD.

The core facial recognition algorithms depend primarily on the image quality of the probe image and candidate images and on the robustness of the algorithm development process. The primary factors of image quality are capture conditions, including camera sensor quality, field of focus, glare, blur, low light, high contrast, variable lighting, height of the camera, pose of the subject and occlusions between the camera and the subject face. Algorithms are developed by processing training data through machine learning architectures and iteratively testing accuracy on data that represents real-world conditions. Accuracy of a match score may be impacted by poor

Facial Recognition Use and Accountability Report

image quality of the probe image and/or candidate image or to the extent that operational data is fundamentally dissimilar to training data and/or testing data selected in the research and development process.

605.3.3 DECISION MAKING

Agency Content

The Lumen facial recognition tool is only intended to support investigations and does not make any decisions as to whether the probe image is a match to a database image. Each decision about identification is made by a member of the MPD and not by an automatic process. Law enforcement personnel must review the results for every search to enable human review and independent verification. Probable Cause determinations may not be based solely on these identifications. In addition, all results will be peer reviewed by other sworn members prior to utilizing any information obtained.

605.3.4 INTENDED USE AND BENEFITS

Agency Content

The Lumen facial recognition tool is intended to enhance the investigative abilities of the MPD.

This type of facial recognition technology automates the process necessary to locate potential matches between a probe image and thousands of criminal justice record images that would otherwise require a manual search by human. The facial recognition algorithm will rank potential matches in a manner that allows for a simplified process of human review.

When provided a probe image to search against a collection of candidate images, Lumen returns multiple results, sorted by the highest match score generated by the ROC SDK's facial recognition algorithms. Once Lumen provides a list of results, a human investigator must review the results before making any determination of a possible match. A possible match determination may be used as an investigative lead that is treated in a similar manner as an anonymous tip. In particular, the investigative lead does not supply adequate probable cause to make an arrest without additional evidence. The intended benefit of using the Lumen facial recognition service is to generate investigative leads for further investigation with the hope of solving unsolved crimes. In comparable use by the New York City Police Department (NYPD) since 2011, the NYPD has successfully used facial recognition to identify suspects whose images have been captured by cameras at robberies, burglaries, assaults, shootings, and other crimes. In 2019 alone, the Facial Identification Section received 9,850 requests for comparison and identified 2,510 possible matches, including possible matches in 68 murders, 66 rapes, 277 felony assaults, 386 robberies, and 525 grand larcenies with no known instance which a person was falsely arrested on the basis of a facial recognition match.

605.3.5 DATA INPUTS AND GENERATION

Agency Content

The Lumen facial recognition tool uses the following types of data inputs:

- User submitted probe images and associated information identifying the purpose of the search (such as case number and type of crime).

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- The candidate facial image data is collected by the CISC from its member agencies, the national NCIS Law Enforcement Information Exchange (LInX) and the FBI's N-DEx national information sharing system.

The Lumen facial recognition tool generates a template of each facial image, which is a mathematical model of the unique subject which may be compared to templates generated from other images to produce a match score. For each facial image, the tool also generates metadata including pitch, yaw, image quality estimations and facial analytics like age, gender, geographic origin, emotion, facial hair, glasses and mask estimations.

605.4 DATA MANAGEMENT, TRAINING, AND USE POLICY

Agency Content

The MPD will follow statutory requirements described in Colorado Revised Statutes 24-18-301 through 309, in conjunction with an approved department directive. As such, the department will follow the below guidelines regarding data management, training and the authorized use of the facial recognition service.

605.4.1 DATA MINIMIZATION

Agency Content

The features and function of the Lumen facial recognition tool effectively reduces the risk of inadvertent access to data by MPD personnel. As noted above, the Lumen facial recognition tool searches only criminal justice records available to CJIS-certified law enforcement personnel of CISC member agencies. The criminal justice records available in the facial recognition tool are subject to the retention policies of the owner agencies.

605.4.2 DATA INTEGRITY AND RETENTION

Agency Content

The Patrol Commander will be designated as the Facial Recognition Administrator overseeing all Lumen facial recognition tool permissions for the MPD. This person will have the capability to audit and review any, and all usage of this facial recognition software by any authorized member of the department. The audit will include all user's activity, such as user log ins and log outs, each user's activity in detail, what commands were issued to the system, and what records or files were accessed.

All information obtained from the Lumen facial recognition tool by any member of the police department will be collected in a formal report and retained in accordance with guidelines set forth in the record management system.

Without the express permission of MPD, or as required by law, such as a judicial order, LexisNexis employees will not review MPD search history within the Lumen facial recognition tool, ensuring that sensitive investigative data will remain confidential.

All information available within the Lumen investigative platform, including the facial recognition tool, is purged according to the retention schedule and policies set by the owner agency. For

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example, any information made available to other CISC member agencies by MPD is purged from the Lumen investigative platform when its retention expires inside MPD's record management system.

605.4.3 USAGE RULES AND REQUIREMENTS

Agency Content

Access to facial recognition search results will be provided only to individuals within the MPD who are authorized to have access and have completed applicable training. Authorized access to the MPD facial recognition software will be granted only to personnel whose positions and job duties (Investigations, Intelligence and Analysts) require such access. The facial recognition administrator shall grant and audit all user access, following the required account approval. All facial recognition users shall be required to have individual access for use of the facial recognition software/technology.

Approved facial recognition operators will analyze, review, and evaluate the quality and suitability of probe images, to include factors such as the angle of the face image, level of detail, illumination, size of the face image, and other factors affecting a probe image prior to performing a face recognition search.

Original probe images shall not be altered, changed, or modified to protect the integrity of the image. Any enhancements made to a probe image will be made on copies, saved as a separate image, and documentation will indicate what enhancements were made, including the date and time of change. The resulting images, if any, shall be manually compared with the probe image by the person conducting the comparison.

Any upload of a probe image, query, or request shall include the name of the agency/requestor, name of the person completing the request, date and time the request was completed, case number and reason for the request. This information will be logged, tracked and available for auditing and review.

Per Colorado Revised Statutes §24-18-303, members shall disclose the use of facial recognition technology to a criminal defendant in a timely manner prior to trial.

Use of the face recognition system are for official use only/law enforcement sensitive (FOUO/LES). The use must be limited to the following situations:

- There exists a reasonable suspicion that an identifiable individual has committed a criminal offense or is involved in or planning criminal (including terrorist) conduct or activity that presents a threat to any individual, the community, or the nation and that the information is relevant to the criminal conduct or activity.
- To support law enforcement in critical incident responses and special events.
- To assist in the identification of potential witnesses and/or victims of violent crime.
- For comparison to determine whether an individual may have obtained one or more official state driver's licenses or identification cards that contain inaccurate, conflicting, or false information.

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- To investigate and/or corroborate tips and leads.
- To assist in the identification of a person who lacks capacity or is otherwise unable to identify him- or herself (such as an incapacitated, deceased, or otherwise at-risk person).
- To mitigate an imminent threat to health or safety through short-term situational awareness surveillance or other means.
- There is an active or ongoing criminal or homeland security investigation.

Facial recognition data is stored securely on Lumen servers, and access is limited to authorized users within Lumen.

Lumen is a web-based software and not an application which needs to be downloaded to any Town of Mead computers. Any records exported by MPD members shall be immediately uploaded to the department's record management system (Versadex). Versadex is CJIS compliant and maintained by the City of Mead's Information Technology department.

605.4.4 TRAINING PROCEDURES

Agency Content

Training will be provided by the MPD to all authorized users of facial recognition services. This training will be arranged and documented by the facial recognition program manager and account access will not be created or provided until training has been completed. Training will cover both the use of facial recognition software/technology as well as a specific review and acknowledgment of all elements of this policy.

Per Colorado Revised Statute Section 24-18-305, the training will at a minimum include:

- The capabilities and limitations of the facial recognition service.
- Procedures to interpret and act on the output of the facial recognition service; and
- To the extent applicable to the deployment context, the meaningful human review requirement for decisions that produce legal effects concerning individuals or similarly significant effects concerning individuals.

The use of each authorized enrollment database will include specific training that includes the following:

Updated training shall be identified with any policy revisions or updates in facial recognition software.

605.4.5 TESTING PROCEDURES

Agency Content

In accordance with CRS 24-18-304(4), Rank One Computing submitted the ROC SDK for testing in the following series of the National Institute of Standards and Technology (NIST) Face Recognition Vendor Test (FRVT) Ongoing:

1:1 Verification - <https://pages.nist.gov/frvt/html/frvt11.html>

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- 1: N Identification - <https://pages.nist.gov/frvt/html/frvt1N.html>
- Quality Assessment - https://pages.nist.gov/frvt/html/frvt_quality.html
- Demographic Effects - https://pages.nist.gov/frvt/html/frvt_demographics.html
- Paperless Travel - https://pages.nist.gov/frvt/html/frvt_paperless_travel.html
- Presentation Attack Detection - https://pages.nist.gov/frvt/html/frvt_pad.html

605.4.6 MINIMIZATION OF RISK OF FALSE MATCH

Agency Content

The potential impact of a false match, including on protected subpopulations, is mitigated by the human investigator review requirement as well as by the requirement to develop additional evidence prior to making an arrest. While an erroneously high match score from the facial recognition software would potentially result in a candidate ranking higher on a list of results, the human investigator would then apply his or her skills, training, and experience in facial examination to closely review the unique facial characteristics of each candidate on the list. The human investigator may select one of the candidates from the list of results and make a possible match determination on the basis of similarity of facial characteristics between the candidate and suspect image, or instead may determine that none of the candidates from the list of results are a possible match.

If the false match eluded both the facial recognition software and the human investigation, such false match could become an investigative lead which would require additional investigation and may be ruled out due to additional investigation.

However, studies have shown that erroneous investigative leads do not result in a false arrest. As shown by the NYPD statistics, facial recognition is used tens of thousands each year by a single agency without a known instance of false arrest (see <https://www.nyc.gov/site/nypd/about/about-nypd/equipment-tech/facial-recognition.page>). Across the nation, automated facial recognition has been used on the order of millions of times by law enforcement agencies, and there are only three known false arrests involving automated facial recognition. Each of these false arrests is attributable to violation of applicable policies and procedures, particularly the requirement to develop independent evidence to support probable cause prior to making an arrest.

605.4.7 RESTRICTIONS OF USE

Agency Content

The MPD and, if applicable, any authorized requesting or participating agencies will not violate First, Fourth, and Fourteenth Amendments and will not perform or request face recognition searches about individuals or organizations based solely on their religious, political, or social views or activities; their participation in a particular noncriminal organization or lawful event; or their races, ethnicities, citizenship, places of origin, ages, disabilities, genders, gender identities, sexual orientations, or other classification protected by law.

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MPD will prohibit access to and use of the face recognition system, including dissemination of face recognition search results, for the following purposes:

- Non-law enforcement (including but not limited to personal purposes).
- Any purpose that violates the U.S. Constitution or laws of the United States, including the protections of the First, Fourth, and Fourteenth Amendments.
- Prohibiting or deterring lawful individual exercise of other rights, such as freedom of association, implied by and secured by the U.S. Constitution or any other constitutionally protected right or attribute.
- Harassing and/or intimidating any individual or group.
- Any other access, use, disclosure, or retention that would violate applicable law, regulation, or policy.

MPD does not connect the face recognition system to any interface that performs live video surveillance, including surveillance cameras, drone footage, and body-worn cameras. The face recognition system will not be configured to conduct face recognition analysis on live or recorded video.

MPD will not confirm the existence or nonexistence of face recognition information to any individual or agency that would not be authorized to receive the information unless otherwise required by law.

MPD shall not use the results of a facial recognition service as the sole basis to establish probable cause in a criminal investigation. The results of a facial recognition service may be used in conjunction with other information and evidence lawfully obtained by a law enforcement officer to establish probable cause in a criminal investigation.

Any member of MPD using a facial recognition service to make decisions that produce legal effects concerning individuals or similarly significant effects concerning individuals shall ensure that those decisions are subject to meaningful human review. (CRS 24-18-303)

Facial recognition services shall not be used to engage in ongoing surveillance, conduct real-time or near real-time identification, or start persistent tracking unless:

- MPD obtains a warrant authorizing such use;
- Such use is necessary to develop leads in an investigation;
- MPD has established probable cause for such use; or
- MPD obtains a court order authorizing the use of the service for the sole purpose of locating or identifying a missing person or identifying a deceased person. A court may issue an ex parte order under this subsection (1)(d) if a law enforcement officer certifies and the court finds that the information likely to be obtained is relevant to locating or identifying a missing person or identifying a deceased person.

Facial recognition services shall not be applied to any individual based on the individual's religious, political, or social views or activities; participation in a particular noncriminal organization or lawful event; or actual or perceived race, ethnicity, citizenship, place of origin, immigration status, age,

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disability, gender, gender expression, gender identity, sexual orientation, or other characteristic protected by law.

Facial recognition services shall not be used to create a record depicting any individual's exercise of rights guaranteed by the first amendment of the United States constitution and by section 10 of article II of the state constitution.

MPD shall not substantively manipulate an image for use in a facial recognition service in a manner not consistent with the facial recognition service provider's intended use and training.

This policy is closely associated with policy 337 Public Safety Video Surveillance System. The provisions in policy 337 for media collection and storage are applicable to the media collected and maintained for facial recognition purposes. Nothing in this policy is meant to conflict or override policy 337.

605.4.8 OFFICER RESPONSIBILITIES

Agency Content

Members of the MPD will only use facial recognition tools in the manner prescribed by the associated training and this policy.

All uses of facial recognition tools will be thoroughly documented in the respective official report to include;

- The crime being investigated OR the reason for exigency in identifying a person without a criminal nexus.
- The source of the comparison photo.
- The nexus between the photo being compared and the crime being investigated.
- The results of the comparison using the facial recognition tool.
- Any corroborating evidence that associates the suspect to the crime being investigated.

Members are reminded of the following concerns surrounding the use of facial recognition;

- No charges or arrest will be pursued based solely on the results of a facial recognition comparison.
- Corroborating evidence should be thoroughly documented.
- A probable cause assessment should be made and documented.
- Only when sufficient probable cause exists to pursue charges, should the officer pursue an arrest.

605.4.9 SUPERVISOR RESPONSIBILITIES

Agency Content

The supervisor shall review all uses of the facial recognition tool to insure compliance with this policy.

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The supervisor will review cases where facial recognition tools were used to insure that sufficient probable cause existed prior to the filing of charges or arrest of the suspect.

Supervisors will use examples of facial recognition uses to provide updated training to officers.

Supervisors shall insure that officers receive facial recognition training prior to utilizing the facial recognition tools.

605.5 ACCURACY AND IMPACT

Agency Content

605.5.1 TEST RESULTS

Agency Content

Rank One Computing's SDK facial recognition algorithm was submitted to the National Institute of Standardization and Technology (NIST) Face Recognition Vendor Test (FRVT) for 1:1 Verification. In that test, ROC's SDK facial recognition algorithm ranked No. 10 in the world out of 478 total entries and was the top entry from the United States

Algorithm	FALSE NON-MATCH RATE (FNMR)							
	Constrained, Cooperative							Unconstrained, No
	FMR	= 0.000001	= 0.00001	= 0.00001	= 0.000001	= 0.000001	= 0.000001	= 0.00001
Submission Date	VISA	MUGSHOT	MUGSHOT AT≥12 YRS	VISABORDER	VISABORDER Yaw≥45°	BORDER	WILD	
cloudwalk-mt-007	2023-02-21	0.0007 ⁽²⁾	0.0023 ⁽¹⁵⁾	0.0019 ⁽²⁾	0.0016 ⁽¹⁾	0.0031 ⁽²⁾	0.0032 ⁽¹⁾	0.0307 ⁽¹¹⁰⁾
cloudwalk-mt-006	2022-10-20	0.0006 ⁽¹⁾	0.0023 ⁽¹²⁾	0.0019 ⁽¹⁾	0.0016 ⁽²⁾	0.0031 ⁽¹⁾	0.0032 ⁽²⁾	0.0305 ⁽⁸⁷⁾
sensetime-007	2022-06-17	0.0022 ⁽²⁵⁾	0.0021 ⁽⁵⁾	0.0020 ⁽⁴⁾	0.0018 ⁽³⁾	0.0055 ⁽⁵⁾	0.0034 ⁽³⁾	0.0300 ⁽²⁹⁾
sensetime-008	2023-01-04	0.0014 ⁽⁴⁾	0.0021 ⁽²⁾	0.0020 ⁽³⁾	0.0018 ⁽⁴⁾	0.0039 ⁽⁴⁾	0.0036 ⁽⁴⁾	0.0302 ⁽⁵²⁾
megvii-005	2022-03-28	0.0015 ⁽⁶⁾	0.0026 ⁽⁵⁷⁾	0.0031 ⁽⁶⁷⁾	0.0019 ⁽⁵⁾	0.0081 ⁽¹⁰⁾	0.0500 ⁽²⁵²⁾	0.0313 ⁽¹⁴⁵⁾
intema-001	2023-01-11	0.0014 ⁽⁵⁾	0.0021 ⁽³⁾	0.0020 ⁽⁶⁾	0.0019 ⁽⁶⁾	0.0084 ⁽¹¹⁾	0.0037 ⁽⁵⁾	0.0305 ⁽⁸⁸⁾
samsuneds-002	2022-09-16	0.0027 ⁽⁴²⁾	0.0023 ⁽¹¹⁾	0.0022 ⁽⁹⁾	0.0021 ⁽⁷⁾	0.0073 ⁽⁷⁾	0.0043 ⁽⁷⁾	0.0303 ⁽⁶¹⁾
kakao-008	2022-05-12	0.0018 ⁽¹⁵⁾	0.0023 ⁽⁹⁾	0.0023 ⁽¹²⁾	0.0021 ⁽⁸⁾	0.0080 ⁽⁹⁾	0.0041 ⁽⁶⁾	0.0447 ⁽³¹¹⁾
intema-000	2022-07-15	0.0017 ⁽¹²⁾	0.0023 ⁽⁸⁾	0.0022 ⁽¹⁰⁾	0.0022 ⁽⁹⁾	-	0.0172 ⁽¹⁵²⁾	0.0302 ⁽⁴⁹⁾
rankone-014	2022-12-21	0.0021 ⁽²²⁾	0.0024 ⁽²⁰⁾	0.0027 ⁽³²⁾	0.0022 ⁽¹⁰⁾	0.0167 ⁽³⁵⁾	0.0047 ⁽¹¹⁾	0.0311 ⁽¹³⁸⁾

605.5.2 BIAS AND INACCURACY

Agency Content

In the NIST Demographic Effects series the ROC SDK ranked 8th worldwide across all 70 sub-populations of the NIST test data, with the lowest scoring demographic being West African females aged 65-99 years old (0.01871% false match rate).

605.5.3 CIVIL RIGHTS IMPACT

Agency Content

Facial Recognition Use and Accountability Report

The potential impact of a false match, including on protected subpopulations, is mitigated by the human investigator review requirement as well as by the requirement to develop additional evidence prior to making an arrest. The direct impact of an erroneously high match score from the ROC SDK is that a candidate would rank higher on the list of results returned by Lumen for human investigator review. The human investigator would then apply their skills, training, and experience in the facial examination to closely review the unique characteristics of each of the candidates on the list. The human investigator may select one of the candidates from the list of results and make a possible match determination based on the similarity of facial characteristics between the candidate and suspect image, or instead may determine that none of the candidates from the list of results are a possible match. If the false match eludes both the ROC SDK and the human investigator, it could become an investigative lead, triggering additional investigation into the relevant candidate. In the absence of additional evidence, erroneous investigative leads do not result in a false arrest. NYPD statistics show that their agency uses facial recognition tens of thousands of times each year without a known instance of false arrest.

MPD personnel with access to the Lumen facial recognition tool are required to input a case number and crime type prior to initiating a search, affirmatively representing that the search is conducted for the purpose of investigating a crime that has been committed. As a result, the use of the Lumen facial recognition tool for "fishing expeditions" or monitoring persons engaged in lawful activities is curtailed. This information will be verified by ongoing scheduled audits of user inputs into the facial recognition service.

Usage of the Lumen facial recognition tool by the MPD is unlikely to have a negative impact on the civil rights, liberties, privacy, or on marginalized communities of the people of the State of Colorado. ROC's SDK algorithm achieved greater than 99% accuracy across all demographic groups on NIST's FRVT Demographic Effects in Face Recognition test program; thus, disparate impact on marginalized communities is likely to be negligible.

The MPD has clear guidelines prohibiting investigations into individuals based in whole or in part on a person's actual or perceived race, ethnicity, gender, national origin, language preference, religion, sexual orientation, gender identity, age or disability, unless that investigation is based on a reliable suspect-specific description of the individual that includes other non-demographic identifying characteristics.

605.6 PUBLIC FEEDBACK

Agency Content

The Mead Police Department will seek approval from its elected body prior to the implementation and utilization of the Lumen facial recognition tool. As is statutorily required by C.R.S 24-18-302, consideration and public comment will be heard at a Public Safety Committee Meeting, Council Study Session, and Council Regular meeting should the item be moved forward at each meeting respectively.



PROCLAMATION
Flag Day June 14, 2023
National Flag Week June 11 – 17, 2023

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, 2023, as Flag Day and the week of June 11 through June 17, 2023 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 12th day of June, 2023

Colleen G. Whitlow
Mayor



BOARD OF TRUSTEES

441 3rd Street, Mead
Tuesday, May 30, 2023

MINUTES

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

REGULAR MEETING

Meeting to be held remotely via Zoom

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, this meeting was held as a remote meeting.

1. Call to Order – Roll Call

Mayor Colleen Whitlow called the Regular Meeting of the Board of Trustees to order at 6:01 p.m.

Present

Mayor Colleen Whitlow
Trustee David Adams (via virtual access)
Trustee Trisha Harris
Trustee Chris Parr
Trustee Herman Schranz

Absent

Mayor Pro Tem Chris Cartwright
Trustee Debra Brodhead

Also present: Town Manager Helen Migchelbrink; Administrative Services Director Mary Strutt; Police Chief Brent Newbanks; Town Engineer / Public Works Director Erika Rasmussen; Community Development Director Jason Bradford; Public Information Officer / Community Engagement Director Lorelei Nelson.
Attending via virtual access: Deputy Town Attorney Joshua Myers; members of the public.

2. Moment of Silence

Mayor Whitlow requested the observance of a moment of silence for those who lost their life in service to our country in honor of Memorial Day.

3. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

4. Review and Approve Agenda

Motion was made by Trustee Parr, seconded by Trustee Schranz, to approve the agenda. Motion carried 5-0, on a roll call vote.

5. Staff Report: Town Manager Report

a. Manager Report

Town Manager Helen Migchelbrink discussed RFQ for Municipal Prosecutor and scheduling for a special session to discuss 2024 budget and projects. The Board discussed Mead Towne Center.

6. Informational Items

a. Weld County Referral on Annexation

Community Development Director Jason Bradford discussed a referral from Weld County planning for an RV Park proposed near WCR 32 and WCR 3. The Board discussed size, police services, maximum stay and roadway improvements. The consensus of the Board was to request that the property consider annexation.

7. Proclamations

a. Mead High School Girls Lacrosse Team 2023 4A State Champions Day June 9, 2023

Motion was made by Trustee Harris, seconded by Trustee Parr, to approve the signing of a proclamation for Mead High School Girls Lacrosse Team 2023 4A State Champions Day June 9, 2023. Motion carried 5-0, on a roll call vote.

- b. Colorado Bike Month June 2023 and Colorado Bike to Work Day June 28, 2023

Motion was made by Trustee Schranz, seconded by Trustee Harris, to approve the signing of the proclamation for Colorado Bike Month June 2023 and Colorado Bike to Work Day June 28, 2023. Motion carried 5-0, on a roll call vote.

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

There was no public comment at this time.

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 8, 2023
- b. April 2023 Financials
- c. Check Register May 30, 2023
- d. **Resolution No. 35-R-2023** – A Resolution of the Town of Mead, Colorado, Adopting a Comprehensive Fee Schedule
- e. **Resolution No. 36-R-2023** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Public Improvements Associated with the Agfinity Station Development
- f. **Resolution No. 37-R-2023** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the Range View Estates Off-Site Sewer Improvements (Range View Estates – Amended Plat No. 1)
- g. **Resolution No. 38-R-2023** – A Resolution of the Town of Mead, Colorado, Approving a Special Project Task Order with Wilson & Company, Inc., Engineers & Architects to Perform Engineering Services for the Safe Routes to School Project (3rd Street Trail Extension)
- h. **Resolution No. 39-R-2023** – A Resolution of the Town of Mead, Colorado, Approving 3rd Amendment to Special Project Task Order for Felsburg Holt & Ullevig, Inc. to Complete Final Design of the 3rd and Welker Intersection
- i. **Resolution No. 40-R-2023** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement Between the Town and Martin Marietta Materials, Inc. for Asphalt Patching Project (IFB 2023-002)
- j. **Ordinance No. 1035** – An Ordinance of the Town of Mead, Colorado, Approving a Lease Agreement with Deere Credit, Inc. for the Lease of a 772G John Deere Motor Grader with Option to Purchase

Motion was made by Trustee Schranz, seconded by Trustee Harris, to approve the consent agenda. Motion carried 5-0, on a roll call vote.

10. Public Hearing

a. First Reading: Building Code Update

Community Development Director Jason Bradford presented the proposed building code updates and the process for a first reading followed by a public hearing as the building codes would be adopted by reference.

Deputy Fire Chief Jeff Webb, Mountain View Fire Rescue District, discussed the changes with updating to the 2021 Fire Code.

Chief Building Official Tim Moroney, SAFEbuilt, discussed the changes with adopting the 2021 Plumbing Code, 2021 International Energy Conservation Code, and 2023 Electrical Code.

The Board discussed other building codes not being adopted due to their cost impact on building permits such as those which require additional wiring for EV charging and all electrical appliances.

- i. **Ordinance No. 1036** – An Ordinance of the Town of Mead, Colorado, Amending Certain Provisions of Article II, Article III, Article VI, Article VII, Article XI and Article XII of Chapter 18 of the Mead Municipal Code Concerning Building and Fire Code Regulations, Adopting by Reference, Respectively, and the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, Both Promulgated by the International Code Council, the National Electrical Code NFPA 70, 2023 Edition, Promulgated by the National Fire Protection Association, Inc. and as Adopted by the State of Colorado, and the International Fire Code, 2021 Edition, also Promulgated by the International Code Council

Motion was made by Trustee Harris, seconded by Trustee Schranz, to adopt Ordinance No. 1036, An Ordinance of the Town of Mead, Colorado, Amending Certain Provisions of Article II, Article III, Article VI, Article VII, Article XI and Article XII of Chapter 18 of the Mead Municipal Code Concerning Building and Fire Code Regulations, Adopting by Reference, Respectively, and the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, Both Promulgated by the International Code Council, the National Electrical Code NFPA 70, 2023 Edition, Promulgated by the National Fire Protection Association, Inc. and as Adopted by the State of Colorado, and the International Fire Code, 2021 Edition, also Promulgated by the International Code Council, on first reading,

And, further moved to set second reading and public hearing on the Ordinance for June 12, 2023 at 6:00 p.m. at Town Hall, with a request that the Town Clerk provide language in the published notices of the hearing to advise the public that the June 12th regular meeting will be held as a REMOTE MEETING in accordance with the Town's Remote Participation and Remote Meeting Policy,

And further moved to ratify all past actions of Town Staff/Town Clerk to finalize and provide timely notice of the public hearing in accordance with the applicable requirements of state law.

Motion carried 5-0, on a roll call vote.

b. Public Hearing: Parking Regulations

Mayor Whitlow opened the public hearing regarding parking regulations at 7:10 p.m.

Community Development Director Jason Bradford discussed proposed changes to the Mead Municipal Code relating to residential parking requirements.

There was no public comment.

The Board discussed the effect on current units, the goal of the proposed legislation, handicapped parking, EV parking, fees for parking spaces, standards in nearby municipalities, communities that are overparked and covered vs uncovered parking.

Motion was made by Trustee Harris, seconded by Trustee Schranz, to continue the public hearing to a date certain, October 9, 2023, 6:00 p.m. at Town Hall to be held with remote participation. Motion carried 5-0, on a roll call vote.

- i. **Ordinance No. 1037-** An Ordinance of the Town of Mead, Colorado, Amending Mead Municipal Code Section 16-2-90, Regarding Residential Parking Requirements

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.

There was no public comment at this time.

12. Elected Official Reports

a. Town Trustees

The Trustees had no further comments at this time.

b. Mayor Whitlow

Mayor Whitlow discussed Coffee with the Mayor and Fishing is Fun event, both scheduled for Saturday June 3rd.

13. Adjournment

Motion was made by Trustee Schranz, seconded by Trustee Harris, to adjourn the meeting. Motion carried 5-0, on a roll call vote.

The Regular Meeting of the Town of Mead Board of Trustees adjourned at approximately 8:48 p.m. on Tuesday, May 30, 2023.

Colleen G. Whitlow, Mayor

ATTEST:

Mary E. Strutt, MMC, Town Clerk

Report Criteria:

Report type: GL detail

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
05/23	05/31/2023	36651	NCO HOLDINGS MEAD LLC	2018-2023	20-40-5427	NCO/Anytime Fitness Bus Incentive 201	25,707.10
Total 36651:							25,707.10
06/23	06/12/2023	36653	"B" Sweet Cupcakes LLC	605	01-49-5262	Concert - 200 cupcakes	700.00
Total 36653:							700.00
06/23	06/12/2023	36654	ADAMSON POLICE PRODUCTS	INV397149	01-42-5254	Uniforms - LP	158.25
Total 36654:							158.25
06/23	06/12/2023	36655	Addison Babcock	053123	01-49-5260	Employee Reimbursement - Mileage	15.07
Total 36655:							15.07
06/23	06/12/2023	36656	Amazon Capital Services Inc	1M7Q-P6CY-	01-47-5200	Supplies	49.19
06/23	06/12/2023	36656	Amazon Capital Services Inc	1QFN-TJ71-	01-49-5260	Program Supplies	22.88
06/23	06/12/2023	36656	Amazon Capital Services Inc	1W7C-PG3C	01-49-5260	Rec Program	76.31
06/23	06/12/2023	36656	Amazon Capital Services Inc	1WJF-M4CJ-	01-42-5216	Headlamp/Fleet	38.88
06/23	06/12/2023	36656	Amazon Capital Services Inc	1XPP-WFFV-	01-49-5260	Baseball	14.89
Total 36656:							202.15
06/23	06/12/2023	36657	Arborado, LLC	00001864	01-45-5371	Ash Beetle Control	1,800.00
Total 36657:							1,800.00
06/23	06/12/2023	36658	BK Tire	28720	01-42-5216	Fleet	24.00
06/23	06/12/2023	36658	BK Tire	29197	01-42-5216	Fleet	24.00
06/23	06/12/2023	36658	BK Tire	29355	01-42-5216	Vehicle Maintenance	163.25
Total 36658:							211.25
06/23	06/12/2023	36659	Bobcat of the Rockies	15253794	01-45-5210	Supplies - parks	95.96
06/23	06/12/2023	36659	Bobcat of the Rockies	15253794	04-44-5215	Maint Street - stamped sealer	645.96
06/23	06/12/2023	36659	Bobcat of the Rockies	15253794	01-45-5215	Crack Fix Founders	67.98
06/23	06/12/2023	36659	Bobcat of the Rockies	15253794	04-44-5255	Safety Equip	23.99
Total 36659:							833.89
06/23	06/12/2023	36660	BUCKEYE WELDING SUPPLY C	05079892	04-44-5210	Cylinder Rental	7.65
Total 36660:							7.65
06/23	06/12/2023	36661	Carmen Pedrego	TOWN OF M	01-48-5235	Court Interpreter	67.50
Total 36661:							67.50
06/23	06/12/2023	36662	CASELLE	125269	01-40-5399	Fin Software Support - Admin	816.20
06/23	06/12/2023	36662	CASELLE	125269	01-48-5399	Fin Software Support - Court	148.40
06/23	06/12/2023	36662	CASELLE	125269	06-40-5399	Fin Software Support - Sewer	519.40

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 36662:							1,484.00
06/23	06/12/2023	36663	Casey Medlock	05.28.23 FO	01-02-2308	Rental Deposit Refund - 05.28.23 Found	50.00
Total 36663:							50.00
06/23	06/12/2023	36664	CENTURY LINK	0831 052523	01-40-5300	TH Fax	70.53
06/23	06/12/2023	36664	CENTURY LINK	4018 060123	01-40-5300	TH Elevator	78.68
06/23	06/12/2023	36664	CENTURY LINK	4770 052523	01-42-5300	Telephones	66.33
Total 36664:							215.54
06/23	06/12/2023	36665	Charles Wesley Tucker / Tucker M	050823	01-49-5262	Summer Concert Band - 6/30/2023	750.00
Total 36665:							750.00
06/23	06/12/2023	36666	CliftonLarsonAllen LLP	3742941	01-40-5415	Audit - Admin	9,450.00
06/23	06/12/2023	36666	CliftonLarsonAllen LLP	3742941	06-40-5415	Audit - Sewer	4,725.00
06/23	06/12/2023	36666	CliftonLarsonAllen LLP	3742941	20-40-5415	Audit - MURA	1,575.00
Total 36666:							15,750.00
06/23	06/12/2023	36667	Colorado Materials, Inc	144806	01-45-5370	Landscaping Materials	2,453.50
06/23	06/12/2023	36667	Colorado Materials, Inc	144807	01-45-5370	Horizon Cobble	2,313.50
Total 36667:							4,767.00
06/23	06/12/2023	36668	CPS DISTRIBUTORS, INC	0010835434-	01-45-5215	Soil Treatment	2,574.00
06/23	06/12/2023	36668	CPS DISTRIBUTORS, INC	0010835434-	01-45-5363	Weed Control	2,081.44
06/23	06/12/2023	36668	CPS DISTRIBUTORS, INC	0010901584-	01-45-5363	Acct #436170 - Weed Control	501.06
Total 36668:							5,156.50
06/23	06/12/2023	36669	David Jay Thrower	306	01-48-5040	Municipal court judge- May 2023	1,500.00
Total 36669:							1,500.00
06/23	06/12/2023	36670	Denali Water Solutions LLc	INV496112	06-47-5231	Sludge Disposal WE	910.00
Total 36670:							910.00
06/23	06/12/2023	36671	DNI Heating Inc	45833986	01-42-5215	AC Repair	3,025.00
Total 36671:							3,025.00
06/23	06/12/2023	36672	DYNAMIC DESIGNS PRINTING,	54157	01-49-5202	Built for Mead Brochure	129.00
Total 36672:							129.00
06/23	06/12/2023	36673	Essenza Architecture	2206-06	09-51-5500	Comm Ctr	59,610.50
Total 36673:							59,610.50
06/23	06/12/2023	36674	FARO Technologies Inc	91776171	01-42-5201	Sales Order #1264082 - Computer Tech	4,061.73

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 36674:							4,061.73
06/23	06/12/2023	36675	Fit For You Mead	1029	01-49-5265	Senior Exercise	232.00
Total 36675:							232.00
06/23	06/12/2023	36676	FRONT RANGE PORTABLE RES	11358	01-49-5260	Liberty Ranch - May	157.50
Total 36676:							157.50
06/23	06/12/2023	36677	Governmentjobs.com, Inc	INV-33908	01-40-5075	Government Jobs Subscription	750.00
Total 36677:							750.00
06/23	06/12/2023	36678	Graves Consulting LLC	1197	01-40-5401	2 of 3 invoices for Market Update	4,627.00
Total 36678:							4,627.00
06/23	06/12/2023	36679	GREELEY LOCK AND KEY	0000021789	01-40-5210	Keyless Entry Fobs	174.00
Total 36679:							174.00
06/23	06/12/2023	36680	GROUND ENGINEERING, INC.	220669.0-3	14-40-5564	N Creek Culvert Project - April	835.00
Total 36680:							835.00
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-47-5215	Plumbing Supplies	50.73
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-45-5216	Spray Tank Parks	44.62
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-45-5216	Parks Equipment	34.93
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	04-44-5254	Wrench	21.94
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-47-5210	Tools/Cleaners	58.32
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-45-5216	Supplies	24.99
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-45-5210	Parks	89.97
06/23	06/12/2023	36681	HOME DEPOT CREDIT SERVIC	2679 052123	01-45-5370	Planters	73.86
Total 36681:							399.36
06/23	06/12/2023	36682	International Agents Inc	000776	01-42-5343	Contractual Services	1,350.00
Total 36682:							1,350.00
06/23	06/12/2023	36683	INTERNATIONAL CITY/COUNTY	946679 0701	01-40-5331	Renewal Member #946679 - 7/23 to 6/24	960.00
Total 36683:							960.00
06/23	06/12/2023	36684	JOHN DEERE FINANCIAL	27406 06012	01-45-5254	Exchange/Return	5.00-
06/23	06/12/2023	36684	JOHN DEERE FINANCIAL	27406 06012	01-49-5262	Flag Retirement	53.94
06/23	06/12/2023	36684	JOHN DEERE FINANCIAL	27406 06012	01-45-5203	Uniforms	344.95
Total 36684:							393.89
06/23	06/12/2023	36685	Jordan Morris	053123	01-45-5254	Clothing Allowance - JM	439.68
Total 36685:							439.68

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
06/23	06/12/2023	36686	JVA INCORPORATED	108581	06-40-5405	TOM - Wastewater On-Call	1,530.00
06/23	06/12/2023	36686	JVA INCORPORATED	108581	06-47-5557	WWTF - Mileage	79.26
06/23	06/12/2023	36686	JVA INCORPORATED	108582	06-47-5557	WWTF - Structures & Interceptor	5,282.00
06/23	06/12/2023	36686	JVA INCORPORATED	108844	01-02-2615	Rangeview Estates (270)	172.00
06/23	06/12/2023	36686	JVA INCORPORATED	108845	01-02-2615	Highlands Construction (256)	86.00
06/23	06/12/2023	36686	JVA INCORPORATED	108846	01-02-2615	Agfinity (282)	172.00
06/23	06/12/2023	36686	JVA INCORPORATED	108847	01-02-2615	Elevation 25 (Maan Farms) (296)	258.00
06/23	06/12/2023	36686	JVA INCORPORATED	108848	01-47-5405	Town of Mead - Design Standards & Spe	851.40
06/23	06/12/2023	36686	JVA INCORPORATED	108849	01-02-2615	Red Barn Annex (298)	430.00
06/23	06/12/2023	36686	JVA INCORPORATED	108850	01-47-5405	TOM - General Engineering Services	1,496.80
Total 36686:							10,357.46
06/23	06/12/2023	36687	KLEEN-TECH SERVICES CORP	INV0002155	01-40-5050	Janitorial Services	677.54
06/23	06/12/2023	36687	KLEEN-TECH SERVICES CORP	INV0002155	01-42-5050	Janitorial Services	829.58
06/23	06/12/2023	36687	KLEEN-TECH SERVICES CORP	INV0002155	01-47-5050	Janitorial Services	746.00
Total 36687:							2,253.12
06/23	06/12/2023	36688	KONICA MINOLTA BUSINESS S	287123934	01-40-5315	Copies	208.12
Total 36688:							208.12
06/23	06/12/2023	36689	KONICA MINOLTA PREMIER FIN	503340036	01-40-5315	Copier Lease	95.79
Total 36689:							95.79
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	1003301 5/2	01-47-5305	1341 WC 34	57.01
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	607001 5/20/	06-47-5305	5423 WC 32	31.84
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	618801 5/20/	01-45-5305	150 Main St	34.49
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	619202 5/20/	01-45-5305	401 3rd St	31.84
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	620201 5/20/	01-45-5305	2700 WC 34.5	150.33
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	621801 5/20/	01-45-5305	190 1st St	223.96
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	622501 5/20/	01-45-5305	365 Welker	34.49
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	624409 5/20/	01-42-5305	201 Welker	32.05
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	650402 5/20	01-40-5305	242 Main St	31.84
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	657602 5/20/	06-47-5305	4504 E Welker	45.14
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	657701 5/20/	01-45-5305	156 Eagle	49.38
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	657801 5/20/	01-42-5305	537 Main Police	38.71
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	657901 5/20/	01-45-5305	16775 North Creek	245.40
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	658001 5/20/	01-45-5305	441 3rd St (6580)	125.24
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	658101 5/20/	01-45-5305	10 Fairburn	35.22
06/23	06/12/2023	36690	LITTLE THOMPSON WATER DIS	658201 5/20/	01-40-5305	441 3rd St	42.17
Total 36690:							1,209.11
06/23	06/12/2023	36691	LONGS PEAK WATER DISTRICT	5200605.01	01-45-5305	Libert Ranch Irrigation	113.24
Total 36691:							113.24
06/23	06/12/2023	36692	MAIN STREET MAT COMPANY	171217	01-40-5210	Mat svcs	65.50
06/23	06/12/2023	36692	MAIN STREET MAT COMPANY	171218	01-42-5210	Mat svcs	63.60
06/23	06/12/2023	36692	MAIN STREET MAT COMPANY	171224	01-47-5210	Mat svcs	97.30
Total 36692:							226.40

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080041-IN	01-49-5262	clean up days	609.00
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080044-IN	01-49-5262	clean up days	609.00
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080729-IN	01-49-5262	clean up days	4,872.00
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080731-IN	01-49-5262	clean up days	6,912.00
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080747-IN	01-49-5262	clean up days	1,215.05
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080750-IN	01-49-5262	clean up days	509.00
06/23	06/12/2023	36693	MCDONALD FARMS ENTERPRI	0080758-IN	01-49-5262	clean up days	509.00
Total 36693:							15,235.05
06/23	06/12/2023	36694	Minuteman Press	7587	01-49-5262	Event Sign	35.68
Total 36694:							35.68
06/23	06/12/2023	36695	Nectar HR	14066	01-49-5349	Wellness Rewards - May 2023	80.00
Total 36695:							80.00
06/23	06/12/2023	36696	NEXT STEP COMMUNICATION L	10678	01-42-5201	Camera Setup	190.00
Total 36696:							190.00
06/23	06/12/2023	36697	NEXTRUST INC.	354163	06-40-5205	Sewer Bills	388.90
06/23	06/12/2023	36697	NEXTRUST INC.	354163	06-40-5410	Sewer Bills	203.60
Total 36697:							592.50
06/23	06/12/2023	36698	One Way Inc	299406	01-47-5310	D13927G - 1341 County Rd 34 Trash	77.18
06/23	06/12/2023	36698	One Way Inc	299547	01-47-5310	D13927H - 1341 County Rd 34 Recycle	102.61
06/23	06/12/2023	36698	One Way Inc	299601	01-42-5310	D13927A - 537 Main St Trash	77.18
06/23	06/12/2023	36698	One Way Inc	299602	01-42-5310	D13927B - 537 Main St Recycle	49.61
06/23	06/12/2023	36698	One Way Inc	299608	01-40-5310	D13927C - 441 Third St Trash	77.18
06/23	06/12/2023	36698	One Way Inc	299609	01-40-5310	D13927D - 441 Third St Recycle	49.61
06/23	06/12/2023	36698	One Way Inc	299615	06-47-5310	D13927E - 4504 Welker Trash	93.72
06/23	06/12/2023	36698	One Way Inc	299654	01-42-5310	D13927F - 201 Welker	26.44
Total 36698:							553.53
06/23	06/12/2023	36699	Orion Environmental, Inc	E22078 - 5	09-51-5500	Bean Plant	10,584.00
06/23	06/12/2023	36699	Orion Environmental, Inc	E22078 - 5	09-02-2005	Bean Plant (Retainage)	529.20
Total 36699:							10,054.80
06/23	06/12/2023	36700	Paulette Dolin	024	01-49-5265	Senior Exercise	480.00
Total 36700:							480.00
06/23	06/12/2023	36701	Pitney Bowes Global Financial Se	3317526174	01-40-5205	Lease Q2	164.97
Total 36701:							164.97
06/23	06/12/2023	36702	Precision Employment Consulting	053123	01-40-5401	HR - Admin	8,479.13
06/23	06/12/2023	36702	Precision Employment Consulting	053123	06-40-5401	HR - Sewer	421.93
06/23	06/12/2023	36702	Precision Employment Consulting	053123	20-40-5401	HR - MURA	331.44

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 36702:							9,232.50
06/23	06/12/2023	36703	RAMEY ENVIRONMENTAL COM	25714	06-47-5396	Raterink - May	999.59
06/23	06/12/2023	36703	RAMEY ENVIRONMENTAL COM	25752	06-47-5390	Wastewater svcs - May 2023	5,195.16
06/23	06/12/2023	36703	RAMEY ENVIRONMENTAL COM	25752	06-47-5391	Wastewater svcs - May 2023	364.80
06/23	06/12/2023	36703	RAMEY ENVIRONMENTAL COM	25752	06-47-5215	Wastewater svcs - May 2023	722.10
Total 36703:							7,281.65
06/23	06/12/2023	36704	Safety and Construction Supply	10223-IN	04-44-5252	Delineators/Receivers	1,375.00
Total 36704:							1,375.00
06/23	06/12/2023	36705	Smith Power Products, INC	544388	06-47-5215	Water Plant Repairs	1,461.25
Total 36705:							1,461.25
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5200	Office/Operating Supplies	54.99
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-43-5200	Office/Operating Supplies	187.38
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-43-5200	Office/Operating Supplies	93.59
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-41-5841	Coffee Maker	35.49
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5200	Office Supplies	45.47
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5200	Office Supplies	25.90
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5200	Office Supplies	34.16
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5200	Office Supplies	98.11
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-40-5210	Operating Supplies	29.94
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-42-5210	Operating Supplies	6.00
06/23	06/12/2023	36706	STAPLES ADVANTAGE	8070432198	01-47-5200	Supplies	107.05
Total 36706:							718.08
06/23	06/12/2023	36707	Sunbelt Rentals Inc	138365283-0	01-45-5370	Tree Planting	999.46
Total 36707:							999.46
06/23	06/12/2023	36708	TDS	4182 052523	01-42-5325	PD Internet	132.45
Total 36708:							132.45
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-40-5066	STD / LTD Insurance	167.08
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-41-5066	STD / LTD Insurance	10.14
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-42-5066	STD / LTD Insurance	361.76
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-43-5066	STD / LTD Insurance	187.72
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	04-44-5066	STD / LTD Insurance	229.84
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-45-5066	STD / LTD Insurance	224.57
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-47-5066	STD / LTD Insurance	241.99
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-48-5066	STD / LTD Insurance	10.14
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	01-49-5066	STD / LTD Insurance	119.49
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	06-40-5066	STD / LTD Insurance	107.37
06/23	06/12/2023	36709	THE HARTFORD-GROUP BENE	9247022769	20-40-5066	STD / LTD Insurance	100.65
Total 36709:							1,760.75
06/23	06/12/2023	36710	TOWN OF MEAD	31.11 - 5.202	01-42-5305	201 Welker Sewer	44.39
06/23	06/12/2023	36710	TOWN OF MEAD	338.01 - 5.20	01-40-5305	Town Hall Sewer	58.60

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
06/23	06/12/2023	36710	TOWN OF MEAD	453.01 - 5.20	01-42-5305	PD Sewer (535 Main St)	157.95
06/23	06/12/2023	36710	TOWN OF MEAD	478.02 - 5.20	01-40-5305	242 Main St	48.84
06/23	06/12/2023	36710	TOWN OF MEAD	566.02 - 5.20	01-45-5305	Bean Plant Sewer (401 Third St)	48.84
06/23	06/12/2023	36710	TOWN OF MEAD	630.04 - 5.20	01-40-5305	505 3rd St Sewer	44.39
Total 36710:							403.01
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	01-40-5215	9912048728 - maint	35.91
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5216	9981662817 - parts - return	5.01-
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5216	9912023441 - spray gun	74.99
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5254	9912048728 - tools	8.99
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5216	9981605524 - repairs	52.98
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5216	9513638086 - repairs/maint	66.47
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	01-45-5216	9981795609 - belt	16.99
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	01-45-5215	9912492594 - repair/maint	178.92
06/23	06/12/2023	36711	TRACTOR SUPPLY CREDIT PLA	1350 052123	04-44-5216	9981662817 - repair/maint	54.99
Total 36711:							485.23
06/23	06/12/2023	36712	TRIDENT SECURITY SYSTEMS	30119	01-47-5305	PW Security Monitoring	180.00
Total 36712:							180.00
06/23	06/12/2023	36713	University Auto Parts, Inc	271188	01-47-5210	Refrigerant	89.98
Total 36713:							89.98
06/23	06/12/2023	36714	WCC Enterprises, Inc	061620232	01-49-5262	Event Activities	800.00
Total 36714:							800.00
06/23	06/12/2023	36715	Annie and Rod Vick	060723 542.	99-01-1075	Refund overpayment. Account 542.71	222.58
Total 36715:							222.58
05/23	05/31/2023	53123100	Pitney Bowes Global Financial Se	05312023	01-40-5205	Postage refill	500.00
05/23	05/31/2023	53123100	Pitney Bowes Global Financial Se	05312023	01-01-1302	Postage refill	500.00-
05/23	05/31/2023	53123100	Pitney Bowes Global Financial Se	05312023	01-01-1302	Postage	600.00
Total 53123100:							600.00
06/23	06/05/2023	60523100	Xpress Bill Pay	INV-XPR000	06-40-5701	Credit Trans	464.60
06/23	06/05/2023	60523100	Xpress Bill Pay	INV-XPR000	01-40-5701	Credit Trans	116.15
Total 60523100:							580.75
06/23	06/08/2023	60823100	CEBT	INV 0056047	01-02-2310	Health Insurance - June 2023	43,437.30
06/23	06/08/2023	60823100	CEBT	INV 0056047	06-02-2310	Health Insurance - June 2023	2,114.46
06/23	06/08/2023	60823100	CEBT	INV 0056047	20-02-2310	Health Insurance - June 2023	2,364.64
Total 60823100:							47,916.40
06/23	06/08/2023	60823101	UNITED POWER	61303 05202	01-45-5305	Area Light	10.25
06/23	06/08/2023	60823101	UNITED POWER	88601 05202	04-44-5305	Street Lights	2,765.60
06/23	06/08/2023	60823101	UNITED POWER	92015 05202	01-42-5305	201 Welker	38.08

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GL Period	Check Issue Date	Check Number	Payee	Invoice Number	Invoice GL Account	Description	Invoice Amount
Total 60823101:							2,813.93
06/23	06/08/2023	60823102	XCEL ENERGY	829281945	01-42-5305	537 4th Street	110.59
06/23	06/08/2023	60823102	XCEL ENERGY	829392949	01-40-5305	299 Palmer Ave	68.73
06/23	06/08/2023	60823102	XCEL ENERGY	829408139	01-47-5305	1341 CR 34	249.27
06/23	06/08/2023	60823102	XCEL ENERGY	829431183	01-42-5305	201 S Welker St	40.99
Total 60823102:							469.58
Grand Totals:							256,802.93

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
01-01-1302	600.00	500.00-	100.00
01-02-2000	505.00	125,522.71-	125,017.71-
01-02-2308	50.00	.00	50.00
01-02-2310	43,437.30	.00	43,437.30
01-02-2615	1,118.00	.00	1,118.00
01-40-5050	677.54	.00	677.54
01-40-5066	167.08	.00	167.08
01-40-5075	750.00	.00	750.00
01-40-5200	258.63	.00	258.63
01-40-5205	664.97	.00	664.97
01-40-5210	269.44	.00	269.44
01-40-5215	35.91	.00	35.91
01-40-5300	149.21	.00	149.21
01-40-5305	294.57	.00	294.57
01-40-5310	126.79	.00	126.79
01-40-5315	303.91	.00	303.91
01-40-5331	960.00	.00	960.00
01-40-5399	816.20	.00	816.20
01-40-5401	13,106.13	.00	13,106.13
01-40-5415	9,450.00	.00	9,450.00
01-40-5701	116.15	.00	116.15
01-41-5066	10.14	.00	10.14
01-41-5841	35.49	.00	35.49
01-42-5050	829.58	.00	829.58
01-42-5066	361.76	.00	361.76
01-42-5201	4,251.73	.00	4,251.73
01-42-5210	69.60	.00	69.60
01-42-5215	3,025.00	.00	3,025.00
01-42-5216	250.13	.00	250.13
01-42-5254	158.25	.00	158.25
01-42-5300	66.33	.00	66.33
01-42-5305	462.76	.00	462.76
01-42-5310	153.23	.00	153.23
01-42-5325	132.45	.00	132.45
01-42-5343	1,350.00	.00	1,350.00
01-43-5066	187.72	.00	187.72
01-43-5200	280.97	.00	280.97
01-45-5066	224.57	.00	224.57

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
01-45-5203	344.95	.00	344.95
01-45-5210	185.93	.00	185.93
01-45-5215	2,820.90	.00	2,820.90
01-45-5216	121.53	.00	121.53
01-45-5254	439.68	5.00-	434.68
01-45-5305	1,102.68	.00	1,102.68
01-45-5363	2,582.50	.00	2,582.50
01-45-5370	5,840.32	.00	5,840.32
01-45-5371	1,800.00	.00	1,800.00
01-47-5050	746.00	.00	746.00
01-47-5066	241.99	.00	241.99
01-47-5200	156.24	.00	156.24
01-47-5210	245.60	.00	245.60
01-47-5215	50.73	.00	50.73
01-47-5305	486.28	.00	486.28
01-47-5310	179.79	.00	179.79
01-47-5405	2,348.20	.00	2,348.20
01-48-5040	1,500.00	.00	1,500.00
01-48-5066	10.14	.00	10.14
01-48-5235	67.50	.00	67.50
01-48-5399	148.40	.00	148.40
01-49-5066	119.49	.00	119.49
01-49-5202	129.00	.00	129.00
01-49-5260	286.65	.00	286.65
01-49-5262	17,574.67	.00	17,574.67
01-49-5265	712.00	.00	712.00
01-49-5349	80.00	.00	80.00
04-02-2000	5.01	5,328.40-	5,323.39-
04-44-5066	229.84	.00	229.84
04-44-5210	7.65	.00	7.65
04-44-5215	645.96	.00	645.96
04-44-5216	249.43	5.01-	244.42
04-44-5252	1,375.00	.00	1,375.00
04-44-5254	30.93	.00	30.93
04-44-5255	23.99	.00	23.99
04-44-5305	2,765.60	.00	2,765.60
06-02-2000	.00	25,660.12-	25,660.12-
06-02-2310	2,114.46	.00	2,114.46
06-40-5066	107.37	.00	107.37
06-40-5205	388.90	.00	388.90
06-40-5399	519.40	.00	519.40
06-40-5401	421.93	.00	421.93
06-40-5405	1,530.00	.00	1,530.00
06-40-5410	203.60	.00	203.60
06-40-5415	4,725.00	.00	4,725.00
06-40-5701	464.60	.00	464.60
06-47-5215	2,183.35	.00	2,183.35
06-47-5231	910.00	.00	910.00
06-47-5305	76.98	.00	76.98
06-47-5310	93.72	.00	93.72
06-47-5390	5,195.16	.00	5,195.16
06-47-5391	364.80	.00	364.80
06-47-5396	999.59	.00	999.59
06-47-5557	5,361.26	.00	5,361.26
09-02-2000	529.20	70,194.50-	69,665.30-
09-02-2005	.00	529.20-	529.20-
09-51-5500	70,194.50	.00	70,194.50

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GL Account	Debit	Credit	Proof
14-02-2000	.00	835.00-	835.00-
14-40-5564	835.00	.00	835.00
20-02-2000	.00	30,078.83-	30,078.83-
20-02-2310	2,364.64	.00	2,364.64
20-40-5066	100.65	.00	100.65
20-40-5401	331.44	.00	331.44
20-40-5415	1,575.00	.00	1,575.00
20-40-5427	25,707.10	.00	25,707.10
99-01-1075	222.58	.00	222.58
99-02-2000	.00	222.58-	222.58-
Grand Totals:	258,881.35	258,881.35-	.00

Report Criteria:

Report type: GL detail

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
43	Estaban Martinez	146.52-	-	146.52-	-	-	-	-	-
45	Mead Development Group, Inc.	3,407.50-	-	130.00-	2,152.00-	-	-	-	1,125.50-
162	Mead High School	170.00	170.00	-	-	-	-	-	-
214	Mead Towne Center	5,750.00	-	-	-	-	-	-	5,750.00
239	Gopher Gulch	4,892.00-	-	-	3,073.00-	-	-	-	1,819.00-
256	Prosper Land & Development LLC	11,512.50	-	6,825.00	2,730.00	130.00	1,827.50	-	-
263	Eagle Development	975.00	-	975.00	-	-	-	-	-
277	Front Range Investment Holdings LLC	4,497.91	-	1,708.16	2,789.75	-	-	-	-
278	WCR 34 & HWY 25-220 LLC	275.00	-	275.00	-	-	-	-	-
280	Benson Farms - MD	2,430.25-	-	-	-	-	-	-	2,430.25-
282	Agfinity, Inc	2,950.00	-	2,950.00	-	-	-	-	-
283	Hylandtown/ Weld County Land Investors	1,242.50	-	-	65.00	1,047.50	130.00	-	-
285	Boulder Scientific Company, LLC	2,490.00-	-	-	-	-	-	-	2,490.00-
287	Eagle Development LRMD	1,855.00-	-	-	-	-	-	-	1,855.00-
290	Forestar Real Estate Group	10,000.00-	-	10,000.00-	-	-	-	-	-
292	BREG Industrial Development	13,973.80	-	720.13	661.55	263.61	3,699.51	3,762.27	4,866.73
294	QuikTrip Corp	664.08	-	664.08	-	-	-	-	-
296	Silver Point Development	6,580.00	-	6,580.00	-	-	-	-	-
297	Meadow Ridge Development, Inc	4,860.56-	-	-	-	-	4,860.56-	-	-
298	Century Land Holdings LLC	5,527.00	-	5,527.00	-	-	-	-	-
301	BREG Industrial Devel. c/o Broe Real Es	3,083.54	-	-	621.66	169.68	2,292.20	-	-
307	Tharaldson c/o Ventana Capital, Inc	173.72	-	173.72	-	-	-	-	-
318	Mead Investor LLC	1,735.56	-	-	-	66.66	-	1,098.38	570.52
319	Lawson Construction	525.20	-	525.20	-	-	-	-	-
320	Lorson South Land Corp c/o Landhuis C	2,133.99	-	-	575.20	984.75	574.04	-	-
321	Westside Investment Partners	9,336.40	-	7,175.50	2,160.90	-	-	-	-
323	Enyo Power Partners, LLC	3,375.25	-	3,375.25	-	-	-	-	-
325	Red Barn Metropolitan District	440.61-	-	440.61-	-	-	-	-	-
326	AMK Properties LLC	300.47-	-	300.47-	-	-	-	-	-
328	Homerun Properties LLC	4,832.76	1,132.37	-	1,783.41	1,916.98	-	-	-
330	TCA Construction	1,177.16	-	-	169.68	1,007.48	-	-	-
331	Mountain Legacy LLC	2,283.11	535.30	1,656.91	90.90	-	-	-	-
332	Comcast of Colorado IX, LLC	1,750.00	-	1,750.00	-	-	-	-	-
Grand Totals:		53,701.57	1,837.67	29,863.35	6,423.05	5,586.66	3,662.69	4,860.65	1,467.50



Agenda Item Summary

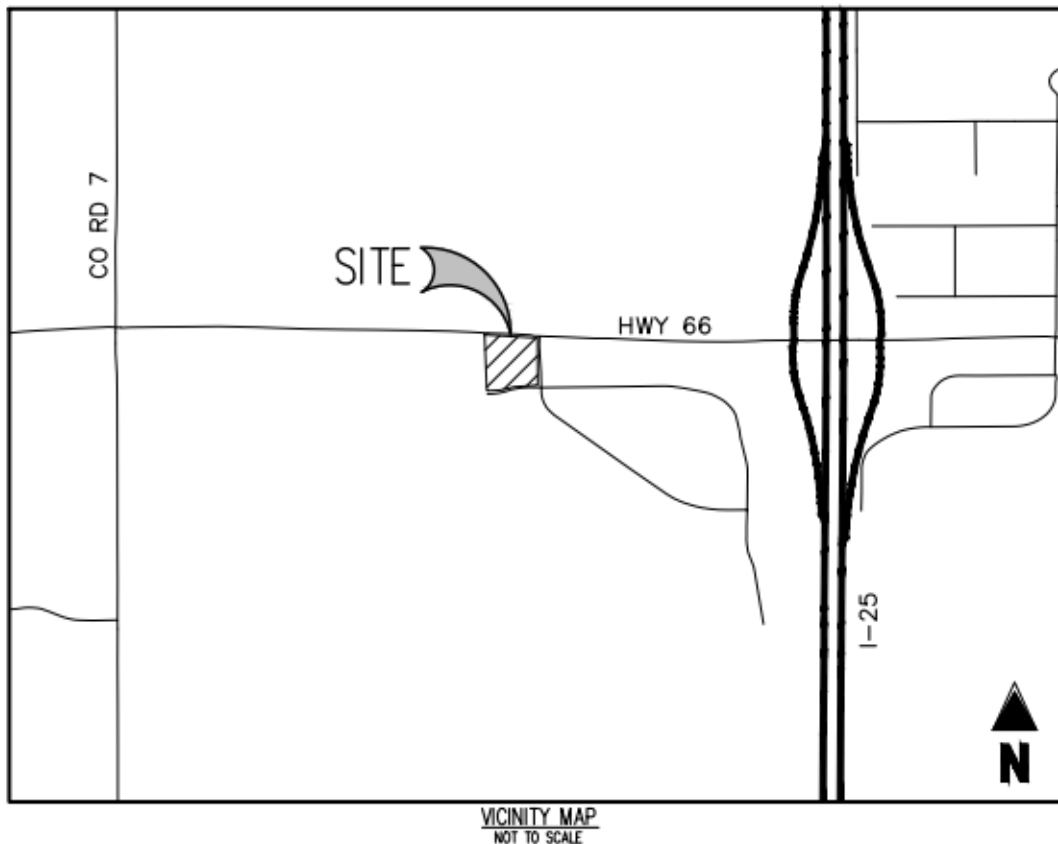
MEETING DATE: June 12, 2023

SUBJECT: **Ordinance No. 1038**– An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Club Carwash Site Plan

PRESENTED BY: Kyle Estrada-Clarke, Planner I
Collin Mieras, Planner II

SUMMARY

Staff has conditionally approved an application for the Club Carwash Site Plan (“Site Plan”), which proposes the construction of a carwash facility. The site is generally located west of I-25 and south of Hwy 66, within the existing Mead Crossings subdivision, as shown on the Vicinity Map below and more fully described in the Site Plan (“Property”). The Site Plan substantially complies with the regulations governing the development, including the Mead Municipal Code (MMC), Town Design Standards and Construction Specifications, Fire Code and standards set forth by relevant utilities.



SITE DETAILS

Applicant: Club Car Wash Mead, LLC
Property Owner: QuikTrip Corporation
Property Location: Generally located west of I-25 and south of Hwy 66
Zoning Classification: Highway Commercial (HC)
Comp. Plan Designation: Regional Commercial (RC)
Surrounding Land Uses:

North	Highway Commercial (HC) – Town of Mead
South	Highway Commercial (HC) – Town of Mead
East	Highway Commercial (HC) – Town of Mead
West	Highway Commercial (HC) – Town of Mead

OVERVIEW

MMC Section 16-4-100(b)(8) allows for administrative approval of site plans by staff. Section 16-4-100(b)(9) requires that staff bring approved site plans before the Board of Trustees for adoption by ordinance. The Site Plan complies with relevant regulations and the review criteria set forth in Section 16-4-100 of the MMC, as discussed in more detail below.

Club Car Wash Mead, LLC (the “Applicant”), the contract purchaser of the Property, has submitted the Site Plan application for the Property- Lot B, Mead Crossings Amendment 2. The Site Plan proposes the construction of a 5,163 square foot carwash. Public improvements include the construction of a ten foot regional trail on the eastern and southern property lines as well as sidewalk along Highway 66, and several on-site landscaping, grading, and drainage improvements.

The zoning of the Property is Highway Commercial (HC), which conditionally allows carwashes subject to the approval of the conditional use permit. The HC zoning of the property is in compliance with the Regional Commercial (RC) designation of the Property in the 2018 Mead Comprehensive Plan.

REVIEW CRITERIA

For Town staff to approve a site plan and for the Board of Trustees to subsequently adopt the site plan, the proposal must comply with the six review criteria set forth in MMC Section 16-4-100 related to the approval of site plans. Individual criteria are presented below in bold and are followed by detailed analysis and confirmation that each criterion has been satisfied.

Criterion No. 1: All information required by Section 16-4-100(b)(3)h. is shown on the site plan.

The required physical, legal and technical information, including legal descriptions, land use and acreage tables, survey information, titling, north arrows, utility locations, and the like, has been included to the satisfaction of Town staff, subject to additional, minor technical corrections (a condition of approval in the proposed Ordinance).

Criterion No. 2: The lot size and lot dimensions are consistent with what is shown on the approved final plat.

The size and dimensions of the lot shown on this Site Plan are consistent with what is shown on the Mead Crossings Amendment 2 Replat (the “Replat”), also before the Board of Trustees for consideration at the May 8, 2023 regular meeting. The lot upon which the Site Plan is proposed will be created upon Board of Trustees approval and Town’s recordation of the Replat.

Criterion No. 3: No buildings or structures infringe on any easements.

None of the proposed construction infringes on any easements.

Criterion No. 4: The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.

This criterion has been met. This Site Plan application contains a grading plan and drainage plan, which have been reviewed to the satisfaction of the Town Engineer's office and found to comply with all relevant requirements.

Criterion No. 5: The density and dimensions shown conform with the Town density and dimensional standards or the approved PUD requirements.

The proposed development meets the density and dimensional standards found in Section 16-3-80, Table 3-3 of the MMC, as follows:

- The development exceeds the required fifty-foot (50') setback from Highway 66 (outlined in Sec. 16-2-220(c)(1)c.)
- The development exceeds the required twenty-foot (20') setback from Foster Ridge Drive and Highland Drive.
- The proposed building and fuel island canopies comply with the forty-foot (40') maximum height in the Highway Commercial (HC) zone district

Criterion No. 6: The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.

This proposal conforms with the Mead Municipal Code and related standards. Applicable regulations, beyond the "density and dimensional standards" discussed above, include the Town of Mead Design Standards and Construction Specifications and the sections of MMC Chapter 16, Article 2 that address parking, landscape design and commercial architecture. Analysis indicating how the proposal complies with each is provided below.

Design Standards and Construction Specifications – The proposal has been reviewed by the Town Engineer's office against the appropriate design standards and code sections. Staff has found the proposal to be in substantial compliance with Town technical standards. Traffic, drainage and utility systems were designed, reviewed and approved. The uses proposed with this application can be served appropriately. The Applicant will undertake the following to provide appropriate services to the proposed development:

- Construction of a 10-foot regional trail on the eastern and southern property lines.
- Construction of sidewalk along Highway 66.
- All grading, earthwork, and drainage improvements, including detention improvements, associated with the improvements listed here;
- Landscaping Improvements.

Required improvements are outlined with specificity in the Site Plan Agreement, on file with the Town Clerk. The Ordinance requires Applicant to execute the Site Plan Agreement in substantially the form

on file with the Town Clerk prior to recordation of the Site Plan, and further authorizes the Town Manager to execute the Site Plan Agreement

Parking (Sec. 16-2-90) – The proposed development complies with the retail parking standards of providing one (1) space per three hundred and fifty (350) square feet of gross floor area. The development is required to provide a total of fourteen (14) parking spaces. The Site Plan exceeds the required parking by providing twenty-six (26) parking spaces.

Landscape design (Sec. 16-2-150) – The Site Plan meets the standards set forth in the MMC for landscape requirements. The proposal includes (1) tree per one thousand (1,000) square feet of landscaped area and one (1) shrub per one hundred and fifty (150) square feet of landscaped area, for a total of 24 site trees and one hundred and twenty-four (124) site shrubs. The Site Plan exceeds the 20% required landscaped area for commercial developments, with 31%, or .42 acres, of the site designated as landscaped area.

Buffering and Screening Techniques (Sec. 16-2-160) – The Site Plan includes the required buffering along Highway 66, with a landscaped buffer along the Highway 66 frontage. The landscaped buffer includes the required one (1) tree and five (5) shrubs per fifteen (15') linear feet of frontage along Highway 66.

Commercial and Industrial Architecture (Sec. 16-2-190) – The proposed car wash building incorporates architectural features that provide appropriate variation in compliance with the MMC. These buildings are designed featuring three-hundred and sixty-degree (360°) architecture, and provide visible interest and intrigue with the use of windows and fenestration, towers, horizontal and vertical breaks, and change in textures and colors.

Lighting (Sec. 16-2-250) – The Site Plan includes fully downcast pole-mounted lighting and additional building mounted lighting. The proposed lighting complies with the MMC and adequately lights the building structures and parking areas, while avoiding light spillage onto adjacent properties.

FINANCIAL CONSIDERATIONS

Upon issuance of the building permit, the Town will collect impact fees and use taxes from the development of the Property.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1038 ratifying staff's approval of the Club Carwash Site Plan application, add conditions to Ordinance No. 1038, or choose not to adopt Ordinance No. 1038. Any decision by the Board not to adopt Ordinance No. 1038 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes have not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Pursuant to MMC Section 16-4-100, Town staff has approved the Site Plan subject to conditions of approval set forth in Ordinance No. 1038 and therefore recommends that the Board of Trustees proceed to adopt Ordinance No. 1038 in the form presented.

A Motion to approve the consent agenda for June 12, 2023, will approve this item. If the ordinance is removed from the current agenda, for further discussion, the suggested motion is:

Suggest motion:

“I Move to Approve Ordinance No. 1038, an Ordinance of the Town of Mead, Colorado, Approving with Conditions the Club Carwash Site Plan, Based on Staff Approval and Satisfaction of Site Plan Review Criteria Set Forth in Section 16-4-100 of the Mead Municipal Code.”

ATTACHMENTS

Ordinance No. 1038 (Club Carwash Site Plan Map Attached to Ordinance)

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1038**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE CLUB CARWASH SITE PLAN**

WHEREAS, the Town of Mead is authorized to regulate the use and development of land within its jurisdiction, pursuant to Title 31, Article 23, C.R.S., Title 29, Article 20, C.R.S. and the Town's Land Use Code, codified in Chapter 16 of the *Mead Municipal Code* (the "MMC"); and

WHEREAS, CLUB CAR WASH MEAD, LLC, a Delaware limited liability company (the "Applicant"), has submitted to the Town a land use application for a site plan designated as the CLUB CARWASH SITE PLAN, attached hereto and incorporated as EXHIBIT 1 of this Ordinance (the "Site Plan"); and

WHEREAS, the Site Plan application concerns certain property generally located south of State Highway 66 and west of Interstate 25, as more particularly described in the Site Plan (the "Property"); and

WHEREAS, Applicant is the contract purchaser of the Property and authorized representative of QUIKTRIP CORPORATION, an Oklahoma corporation, the fee owner of the Property; and

WHEREAS, the Applicant desires to construct a carwash facility together with certain public improvements including the construction of a regional trail, sidewalk, drainage improvements, landscaping and fencing improvements, and other improvements as shown on the Site Plan; and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the MMC requires that the Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the MMC; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the Site Plan application and all other submittals of the Owner and Applicant, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan.

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

Section 1. Recitals incorporated. The foregoing recitals are incorporated herein as findings of the Board of Trustees.

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

a. The Owner/Applicant will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and

b. The Owner/Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan; and

c. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application; and

d. Approval of the Site Plan is contingent on and shall not be effective until approval of the Mead Crossings Amendment 2 administrative replat of Lots 1A and 1B, Mead Crossings.

Section 3. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan.

Section 4. The CLUB CARWASH Site Plan Agreement (SPA) is hereby approved, in substantially the form presently on file with the Town Clerk. The Town Manager and Town Attorney are authorized to make non-material changes to the SPA that do not materially increase the Town's obligations. The Town Manager shall be authorized to execute the SPA on behalf of the Town once the SPA has been finalized.

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 ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF JUNE 2023.

ATTEST:

TOWN OF MEAD

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1
CLUB CARWASH SITE PLAN

[Exhibit attached.]

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH,
RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO
S.H. 66 & FOSTER RIDGE DR.

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER

CLUB CARWASH OPERATING, LLC
1591 E. PRATHERSVILLE ROAD
COLUMBIA, MO 65202
(573) 999-5178
CONTACT: JUSTIN BARNES

ARCHITECT

FINKLE + WILLIAMS
8787 REMER BLVD., SUITE 100
LENEXA, KS 66219
TEL: (913) 498-1550
CONTACT: HOLLY BERGMAN, RA

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JENNY ROMANO, P.E.
EMAIL: jennyromano@gallowayus.com

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JONAH WEISS
EMAIL: JONAHWEISS@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: READE ROSELLES, PLS

TRAFFIC ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: BRIAN HORAN, PE

GEOTECHNICAL ENGINEER

SCI ENGINEERING, INC.
6753 EAST 47TH AVENUE DRIVE, UNIT H
DENVER, CO 80216
TEL: (303) 321-3154
CONTACT: THOMAS CASEY, P.E.

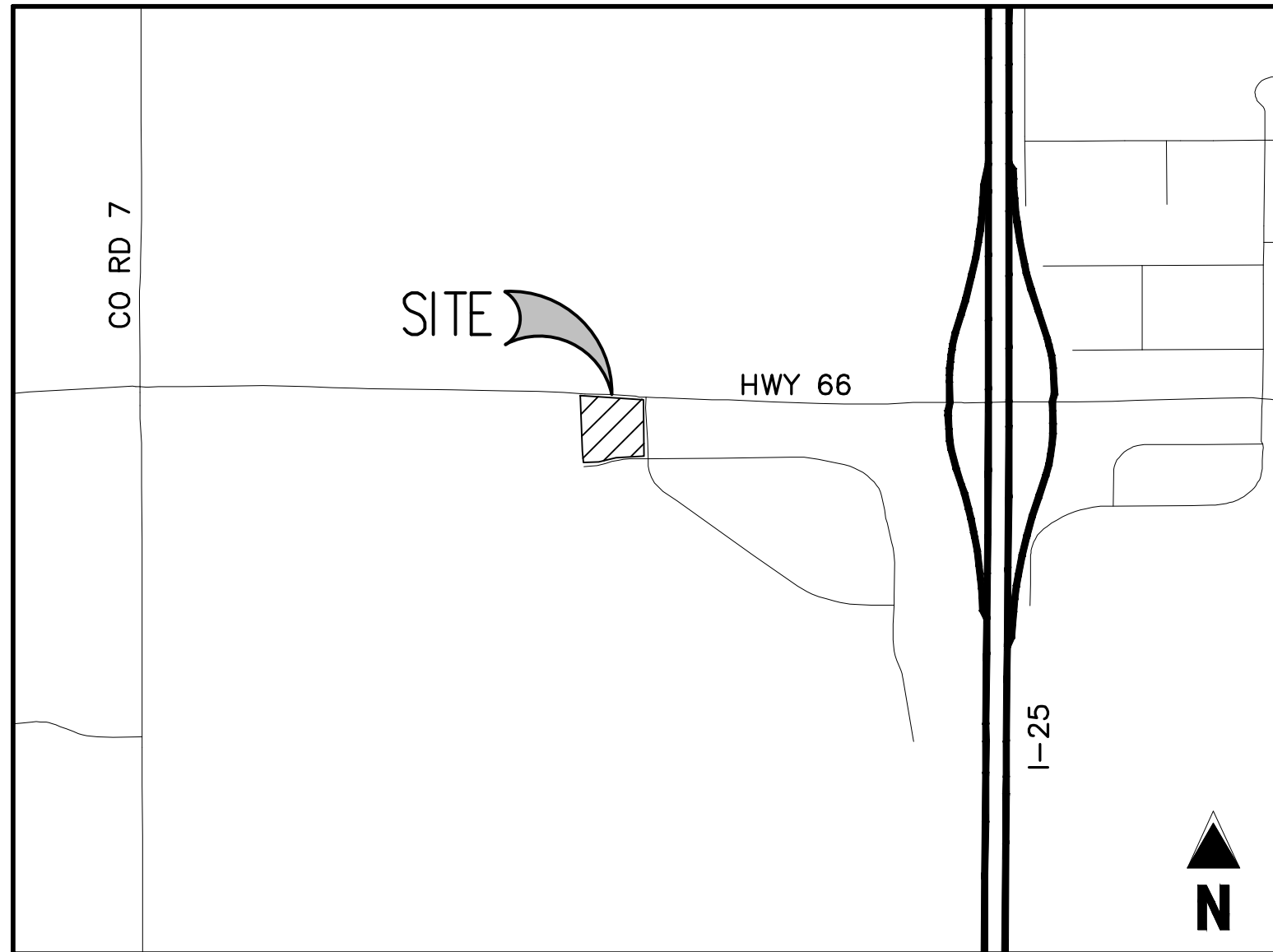
WATER

LITTLE THOMPSON WATER DISTRICT
835 E. STATE HIGHWAY 56
BERNHOD, CO 80513
TEL: (970) 344-6374
CONTACT: JACOB HERBERT

SITE DATA TABLE		
SITE AREA (SF/AC)	58,531 SF / 1.34 AC	
BUILDING (SF)	5,163 SF	
LAND USE	HIGHWAY COMMERCIAL (HC)	
NUMBER OF EMPLOYEES	3	
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
STANDARD SPACES	3	3
ACCESSIBLE SPACES	1	1
VACUUM SPACES	-	22
TOTAL SPACES	4	26
BICYCLE SPACES	2	4

LIST OF ABBREVIATIONS

SH - SHEET
A - DEFLECTION ANGLE
L - LENGTH
R - RADIUS
CD - CHORD BEARING
C - CHORD LENGTH
N - NORTH/NORTHING
W - WEST
E - EAST/EASTING
S - SOUTH
DET - DETAIL
EX - EXISTING
W/- WITH
PC - POINT OF CURVATURE/PORTLAND CEMENT
WFF - WELDED WIRE FABRIC
VERT - VERTICAL
OC - ON CENTER
FDC - FIRE DEPARTMENT CONNECTION
CT - COURT
DR - DRIVE
TYP - TYPICAL
REC - RECEPTION NUMBER
Ø, DIA - DIAMETER
PT - POINT OF TANGENCY
MIN - MINIMUM
MAX - MAXIMUM
HDPE - HIGH DENSITY POLYETHYLENE



VICINITY MAP
NOT TO SCALE

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS: GEOTECHNICAL ENGINEERING EXPLORATION AND ANALYSIS: PROPOSED CLUB CARWASH - MEAD.

GEOTECHNICAL ENGINEER: SCI ENGINEERING, INC.
PROJECT NO: 2022-0754.10 DATE: AUGUST 2, 2022

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

MAINTENANCE GUARANTEE

THE OWNER OF THE PROPERTY SHOWN HEREON ("OWNER") HEREBY WARRANTS AND GUARANTEES TO THE TOWN, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND CONDITIONAL ACCEPTANCE BY THE TOWN OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY THAT IS THE SUBJECT OF THIS SITE PLAN. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE TOWN OF MEAD MUNICIPAL CODE, SECTION 16-4-130(H) AND THE TOWN'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, AS APPLICABLE AND AS MAY BE AMENDED FROM TIME TO TIME. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OTHER PUBLIC PROPERTIES INCLUDING, WITHOUT LIMITATION, ALL CURBS, SIDEWALKS, DRIVE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES, AND LANDSCAPING, ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS, AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE TOWN. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES THAT OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

DRAINAGE MAINTENANCE

THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. IN THE EVENT THE OWNER FAILS TO CORRECTLY MAINTAIN OR REPAIR ANY SUCH DRAINAGE FACILITIES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID CORRECTIONS/REPAIRS TO SAID DRAINAGE FACILITIES MAY BE COMMENCED AND COMPLETED BY THE TOWN AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE TOWN SHALL HAVE THE PERPETUAL LEGAL RIGHT TO ACCESS THE DRAINAGE FACILITIES ON THE PROPERTY SHOWN HEREON IN ORDER TO COMMENCE AND COMPLETE SAID CORRECTIONS/REPAIRS. THE TOWN SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW.

FLOOD CERTIFICATION

PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C180E, HAVING AN MAP REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN 10 SQUARE MILES). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY.

SHEET INDEX

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.1	SITE PLAN
C1.2	SITE DETAILS
C2.1	GRADING PLAN
C2.2	GRADING DETAILS
C3.1	EROSION CONTROL PLAN - INITIAL
C3.2	EROSION CONTROL PLAN - FINAL
C3.3	EROSION CONTROL PLAN - DETAILS
C3.4	EROSION CONTROL PLAN - DETAILS
C3.5	EROSION CONTROL PLAN - DETAILS
C4.1	UTILITY PLAN
C4.2	UTILITY DETAILS
C4.3	PHOTOMETRIC PLAN
C4.4	PHOTOMETRIC DETAILS
C5.1	STORM DRAIN PLAN & PROFILE LINE A1
C5.2	STORM DRAIN PLAN & PROFILE LINE A2 & POND OUTFALL
C5.3	STORM DRAIN DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
A1	BUILDING ELEVATIONS
DR-1	PRE DEVELOPMENT DRAINAGE PLAN
DR-2	POST DEVELOPMENT DRAINAGE PLAN

CERTIFICATE OF OWNERSHIP

THE UNDERSIGNED IS THE OWNER OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED AS FOLLOWS:

TO BE PLATTED AS LOT B, MEAD CROSSINGS AMENDMENT 2

AND DOES HEREBY LAY OUT AND ESTABLISH THIS SITE PLAN OF THE ABOVE-DESCRIBED LAND UNDER THE NAME AND STYLE OF CLUB CARWASH SITE PLAN; AND FURTHER ACKNOWLEDGE(S) THAT: A) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND B) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

THUS-DESCRIBED SITE PLAN CONTAINS 1.34 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

CLUB CAR WASH OPERATING, LLC

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)

COUNTY OF _____) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____ AS _____ A _____

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS ____ DAY OF _____, 20__.

TOWN MANAGER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THE SITE PLAN SHOWN HEREON 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 SITE PLAN SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS SITE PLAN (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS ____ DAY OF _____, 20__.

BY: _____ (SEAL)
READE C. ROSELLES, PLS No.37911

TOWN ENGINEER CERTIFICATE

THE SITE PLAN SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.

TOWN ENGINEER

LITTLE THOMPSON WATER DISTRICT

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE LITTLE THOMPSON WATER DISTRICT (DISTRICT) FOR WATERLINE IMPROVEMENTS ONLY. THIS REVIEW IS FOR GENERAL CONFORMANCE TO DISTRICT STANDARDS AND SPECIFICATIONS AND DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE SOLE RESPONSIBILITY FOR COMPLETENESS AND ACCURACY OF THESE CONSTRUCTION PLANS SHALL REMAIN WITH THE ENGINEER OF RECORD.

ALL MATERIALS RELATED TO WATERLINE IMPROVEMENTS MUST CONFORM TO THE CURRENT VERSION OF THE DISTRICT'S STANDARDS AND SPECIFICATIONS AND MUST BE APPROVED THROUGH THE DISTRICT'S MATERIAL SUBMITTAL PROCESS PRIOR TO CONSTRUCTION.

THE DISTRICT'S ACCEPTANCE OF THESE CONSTRUCTION PLANS IS VALID FOR ONE (1) YEAR.

APPROVED BY:

LITTLE THOMPSON WATER DISTRICT

DATE

Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRR
2	4/5/2023	3rd Planning Submittal	JRR
3	5/29/2023	4th Planning Submittal	JRR

Project No:	CCW000005
Drawn By:	RDG
Checked By:	JRR
Date:	12/12/22

COVER SHEET

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of 23

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LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.

1. ALL MATERIALS, WORKSMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE MOST RECENT STANDARDS AND SPECIFICATIONS FOR LITTLE THOMPSON WATER DISTRICT.
2. SUBMITTALS FOR ALL MATERIALS MUST BE PROVIDED FOR REVIEW AND APPROVAL BY LITTLE THOMPSON WATER DISTRICT PRIOR TO CONSTRUCTION.
3. ALL WORK SHALL BE INSPECTED AND APPROVED BY LITTLE THOMPSON WATER DISTRICT.
4. ALL PVC PIPE SHALL BE C900 DRI4.
5. ALL SERVICE LINES THAT CROSS STORM SEWER SHALL BE SLEEVED WITH 2-INCH HOPE DRI9 PIPE.
6. ALL ROADWAY GRADING AND PREPARATION SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF WATERLINES.
7. THE CONTRACTOR SHALL CONTACT LITTLE THOMPSON WATER DISTRICT TO SCHEDULE A PRECONSTRUCTION MEETING AT LEAST 72-HOURS' NOTICE IN ADVANCE.
8. THE CONTRACTOR SHALL COORDINATE WITH LITTLE THOMPSON WATER DISTRICT FOR NECESSARY SYSTEM SHUTDOWNS. CONTRACTOR SHALL PROVIDE A MINIMUM OF 72-HOUR NOTICE PRIOR TO ANY ANTICIPATED SHUT DOWN.
9. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 AT LEAST 3 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING TO HAVE ALL LOCATED UTILITY LOCATIONS (E.G., OTHER UNREGISTERED UTILITY ENTITIES (E.G., DITCH/IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. IF A CONFLICT EXISTS WITH ANOTHER UTILITY AND A LITTLE THOMPSON WATER DISTRICT WATERLINE, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AND LITTLE THOMPSON WATER DISTRICT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS TO BE SUBMITTED ON THE CONSTRUCTION SITE AND AVAILABLE TO LITTLE THOMPSON WATER DISTRICT AT ALL TIMES.
11. AFTER ACCEPTANCE BY LITTLE THOMPSON WATER DISTRICT, WATERLINE IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKSMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
12. APPROVAL BY LITTLE THOMPSON WATER DISTRICT DOES NOT RELIEVE THE ENGINEER OF RECORD FROM THE RESPONSIBILITY FOR THE DESIGN OF THE WATERLINE FACILITIES.

1. THE MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. COLORADO DEPARTMENT OF TRANSPORTATION, MOUNTAIN VIEW FIRE RESCUE DISTRICT REGULATIONS, LONGS PEAK WATER DISTRICT, ST. VRAN SANITATION DISTRICT, AND ALL APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS, AND PERMITS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EAGERANCE TO THE TOWN ENGINEER AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DISTRICT REQUIREMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE TOWN ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, RULES, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED TOWN OF MEAD PERSONNEL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN ENGINEER, GEOLOGICAL ENGINEER, AND ALL UTILITY OWNERS, AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, SAFETY OF PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE TOWN CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO BE A REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR TOWN APPROVAL BY THE TOWN OF MEAD PRIOR TO CONSTRUCTION AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY WITH THE MUTCD REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. WHENEVER OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
8. THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE AS SHOWN ON THE DRAWINGS BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, SIZE, TYPE, AND LOCATION OF ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ALONG THE ROUTE OF THE WORK. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO DATE OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE TOWN OF ANY DISCREPANCIES. THE ENGINEER AND/OR THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MAY OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. THE CONTRACTOR SHALL BE ADVISED OF UTILITIES DISCOVERED BY THE TOWN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING UNDOCUMENTED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND COORDINATE WITH THE UTILITY OWNER FROM CONSTRUCTION OF ANY UNDOCUMENTED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NONMUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC.), WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE UTILITY OWNER PRIOR TO ANY DATE OF UTILITY DISCOVERY. THE TOWN ENGINEER SHALL BE NOTIFIED OF ANY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UCC.ORG).
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUPPORT P. PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE SLOPING OR COLLAPSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. IF TREES, OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS, THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ADJUTING PROPERTY. IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS, GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING NEARBY PUBLIC SPACES OF MUD OR DEBRIS DUE TO CONSTRUCTION ACTIVITY INITIATED BY SAID CONTRACTOR ON A DAILY BASIS OR AS OTHERWISE DIRECTED BY AUTHORIZED TOWN PERSONNEL.
12. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF CONTRACTOR SHALL BE REMOVED AND THE AFFECTED AREAS OF THE PROJECT SITE ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION OR BETTER, WITHIN 48 HOURS OF PROJECT COMPLETION.
13. PRIOR TO THE BEGINNING OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE TOWN, THE RESPONSIBLE PARTY IS SCHEDULED TO PERFORM THE WORK, THE DESIGNATED ON-SITE FIELD REPRESENTATIVE, THE CONSULTING ENGINEER OR LANDSCAPE PROFESSIONAL, AND ANY OTHER ENTITIES INVOLVED IN THE CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED DESIGN AND CONSTRUCTION CONTROL PLAN. THE TOWN OF MEAD MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT LEAVE AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY THE TOWN OF MEAD.
15. DEVELOPMENT PHASING OF ANY PROJECT MUST BE SHOWN ON THE CONSTRUCTION PLANS, APPROVED BY THE TOWN ENGINEER AND HAVE A PART OF THE APPLICATION PROCEDURE. NO PHASING SHALL BE PERMITTED UNLESS THIS REQUIREMENT HAS BEEN ADHERED TO.
16. NO WORK SHALL BEGIN UNTIL THE INSTALLING RESPONSIBLE PARTY IS IN POSSESSION OF AN APPROVED SET OF PLANS AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS, AND ALL NECESSARY PERMITS FOR THE IMPROVEMENTS HAS BEEN ISSUED BY THE TOWN. TOWN ENGINEER'S APPROVAL SHALL BE FOR GENERAL CONFORMITY TO THE UTILITY SPECIFICATIONS AND SHALL NOT CONSTITUTE A GUARANTEE OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE RESPONSIBLE PARTY CONSULTING ENGINEER, OR LANDSCAPE ARCHITECT OF THEIR RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS.
17. THE RESPONSIBLE PARTY SHALL FURNISH REASONABLE AID AND ASSISTANCE REQUIRED BY THE TOWN ENGINEER FOR THE PROPER EXAMINATION OF THE MATERIALS AND WORK. MEAD SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THE TOWN OF MEAD DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC AND PRIVATE IMPROVEMENTS. ANY WORK NOT ACCEPTED BY THE TOWN ENGINEER SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE TOWN ENGINEER RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBTAINED AT ONCE BY THE RESPONSIBLE PARTY. THE TOWN SHALL NOT SUPERSEDE SET OUT WORK, OR QIVE LINE AND GRADE STAKES.
18. THE MATERIALS USED IN PROJECTS SHALL BE NEW AND SUBJECT TO THE INSPECTION AND APPROVAL OF THE CONTRACTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR. FAILURE OR NEGLIGENCE ON THE PART OF THE INSPECTOR TO CONDUCT INSPECT INSPECTOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFIRMITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO RECTIFY DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE RESPONSIBLE PARTY SHALL CORRECT THE DISCREPANCIES IN QUESTION.
19. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE RESPONSIBLE PARTY SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS AND CONSTRUCTION FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE TOWN ENGINEER. IN THE EVENT THE RESPONSIBLE PARTY FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE TOWN ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE RESPONSIBLE PARTY.
20. INSPECTION SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE RESPONSIBLE PARTY AT HIS SOLE EXPENSE, WHENEVER SO ORDERED BY THE TOWN ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION.
21. PURSUANT TO TOWN CODE SECTION 7-2-260, AS MAY BE AMENDED FROM TIME TO TIME, EXCEPT IN CASES OF EMERGENCY, NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.; EXCEPT ON THE MAIN HIGHWAY, AND EXCEPT ON THE MAIN HIGHWAY, AND EXCEPT ON THE MAIN HIGHWAY. WHEN ANY INSPECTOR IS REQUIRED TO WORK OUTSIDE THE HOURS OF 7:00 A.M. TO 4:00 P.M. ON REGULAR TOWN BUSINESS DAYS, OVERTIME SHALL BE CHARGED TO THE RESPONSIBLE PARTY. REQUESTS FOR OVERTIME SHALL BE MADE TO THE TOWN ENGINEER AT LEAST 48 HOURS IN ADVANCE. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE TO THE TOWN PRIOR TO FINAL ACCEPTANCE.
22. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT ALONG WITH THE TOWN ENGINEER, THE INSTRUCTIONS GIVEN BY THE TOWN ENGINEER SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.
23. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST NOT BE STEEPER THAN 1:48 (2.08%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING-SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:21 (4.8%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP. RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RE EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. ACCESSIBLE PARKING SPACES AND ACCESS AREAS SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLYTOP OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIREMENTS FOR ADA COMPLIANCE. ALL RAMPS, STAIRS, EDE PROTECTION, AND HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE COOT M2 STANDARDS (SEE DETAIL M-608-1, ETC.).
24. PROTECT ALL TREES AND VEGETATION. PLANT CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIP LINE OF TREES. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS.
26. RIM AND GRADE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
27. THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS (TAS-BUILT) FOR THE CONSTRUCTED IMPROVEMENTS. THE PLANS SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES FOR ALL BURIED FACILITIES TO BE LOCATED AND LOCATED. THE PLANS SHALL SHOW FINAL PAVEMENT, FLOW LINE ELEVATIONS, CONTOURS AT POND/DRAINAGE FEATURES (AS SURVEYED AND CERTIFIED BY A COLORADO P.L.S.), MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. FINAL AS-BUILT PLANS PREPARED BY THE ENGINEER OF RECORD SHALL BE PROVIDED TO THE T

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

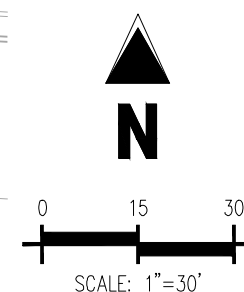
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Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

GENERAL NOTES

of 23

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



- 1 EXISTING HYDRANT TO BE RELOCATED
- 2 EXISTING WATER METER TO REMAIN
- 3 EXISTING STREET LIGHT TO REMAIN
- 4 EXISTING STREET LIGHT TO BE REMOVED
- 5 EXISTING ELECTRICAL BOX TO BE REMOVED
- 6 EXISTING TRANSFORMER TO BE RELOCATED
- 7 CURB AND GUTTER BY OTHERS
- 8 ADA ACCESS RAMP BY OTHERS
- 9 CROSSWALK STRIPING BY OTHERS
- 10 EXISTING SIGN TO REMAIN
- 11 EXISTING STORM DRAIN INLET TO REMAIN
- 12 EXISTING STORM DRAIN F.E.S. TO REMAIN
- 13 EXISTING MANHOLE TO REMAIN; REFERENCE UTILITY PLAN
- 14 EXISTING FIBER OPTIC VAULT/RISER TO BE RELOCATED
- 15 ROAD STRIPING AND PAVEMENT MARKINGS BY OTHERS
- 16 PROPOSED CLUB CARWASH BUILDING (5,163 SF)
- 17 PROPOSED TRASH ENCLOSURE
- 18 PROPOSED 6" CURB AND 12" GUTTER
- 19 PROPOSED SIDEWALK/TRAIL; WIDTH AS NOTED
- 20 PROPOSED ADA ACCESS RAMP
- 21 PROPOSED MONUMENT SIGN
- 22 PROPOSED R1-1 "STOP" SIGN
- 23 PROPOSED STORM DRAIN INLET; REFERENCE UTILITY PLAN
- 24 PROPOSED MANHOLE; REFERENCE UTILITY PLAN
- 25 PROPOSED CARWASH RECLAMATION SYSTEM
- 26 PROPOSED PAVEMENT MARKINGS FOR TRAFFIC FLOW
- 27 PROPOSED HEAVY DUTY CONCRETE PAVING
- 28 PROPOSED 9'x20' PARKING SPACE
- 29 PROPOSED 15'x20' PARKING SPACE FOR VACUUM
- 30 PROPOSED 11'x20' ADA PARKING SPACE, VAN ACCESSIBLE
- 31 PROPOSED ADA PARKING SIGNAGE PER CURRENT MUTCD STANDARDS
- 32 PROPOSED VACUUM HOSE ASSEMBLY AT PARKING STALL
- 33 PROPOSED PAY STATION AND ENTRANCE BARS FOR CARWASH
- 34 PROPOSED 3'x3' CONCRETE PADS FOR OWNER PROVIDED SIGNAGE
- 35 PROPOSED "R5-1 "DO NOT ENTER" SIGN; SEE SITE DETAIL SHEET 3
- 36 PROPOSED ASPHALT SAWCUT LINE
- 37 PROPOSED CAR STACKING FOR CARWASH
- 38 PROPOSED BIKE RACK; SEE SITE DETAIL SHEET 3
- 39 PROPOSED FLARED END SECTION
- 40 PROPOSED WATER QUALITY POND
- 41 PROPOSED SITE LIGHT; REFERENCE PHOTOMETRIC PLAN
- 42 PROPOSED RETAINING WALL (2' MAX HEIGHT)
- 43 PROPOSED ELECTRICAL TRANSFORMER
- 44 PROPOSED WHEEL STOPS
- 45 EXISTING FIBER OPTIC VAULT/RISER TO REMAIN
- 46 PROPOSED CROSSWALK STRIPING
- 47 PROPOSED WATER QUALITY POND OUTLET STRUCTURE
- 48 EXISTING TRAFFIC SIGNAL TO REMAIN
- 49 RELOCATED FIRE HYDRANT PER HIGHLAND DRIVE PIP DOCUMENTS BY
- 50 EXISTING WATER METER TO BE REMOVED
- 51 PROPOSED WATER METER

	PROPERTY PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
	PROPOSED SAWCUT LINE
	EXISTING TO REMAIN
	PROPOSED NEW
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	ADA PATH OF TRAVEL
	PARKING COUNT
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED ADA PARKING SYMBOL
	PROPOSED WHEEL STOP
	EXISTING UTILITY BOX OR VAULT
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING FLARED END SECTION (FES)
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN F.E.S.
	PROPOSED STORM DRAIN OUTLET STRUCTURE
	PROPOSED HEATED CONCRETE

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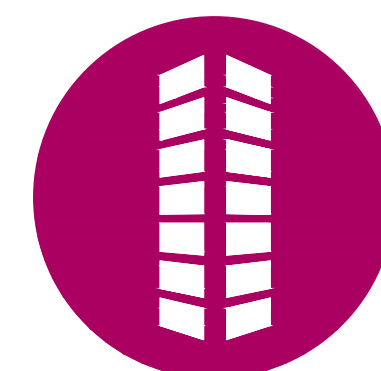
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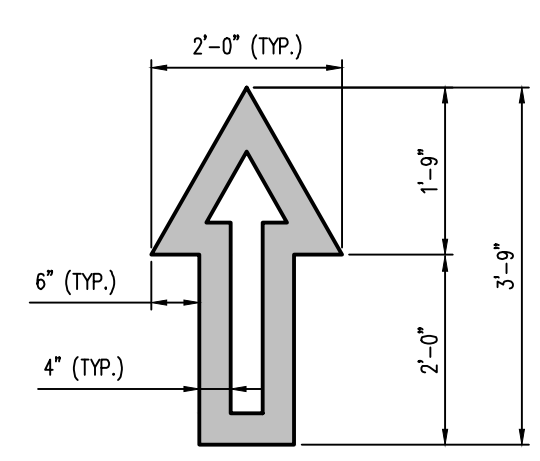
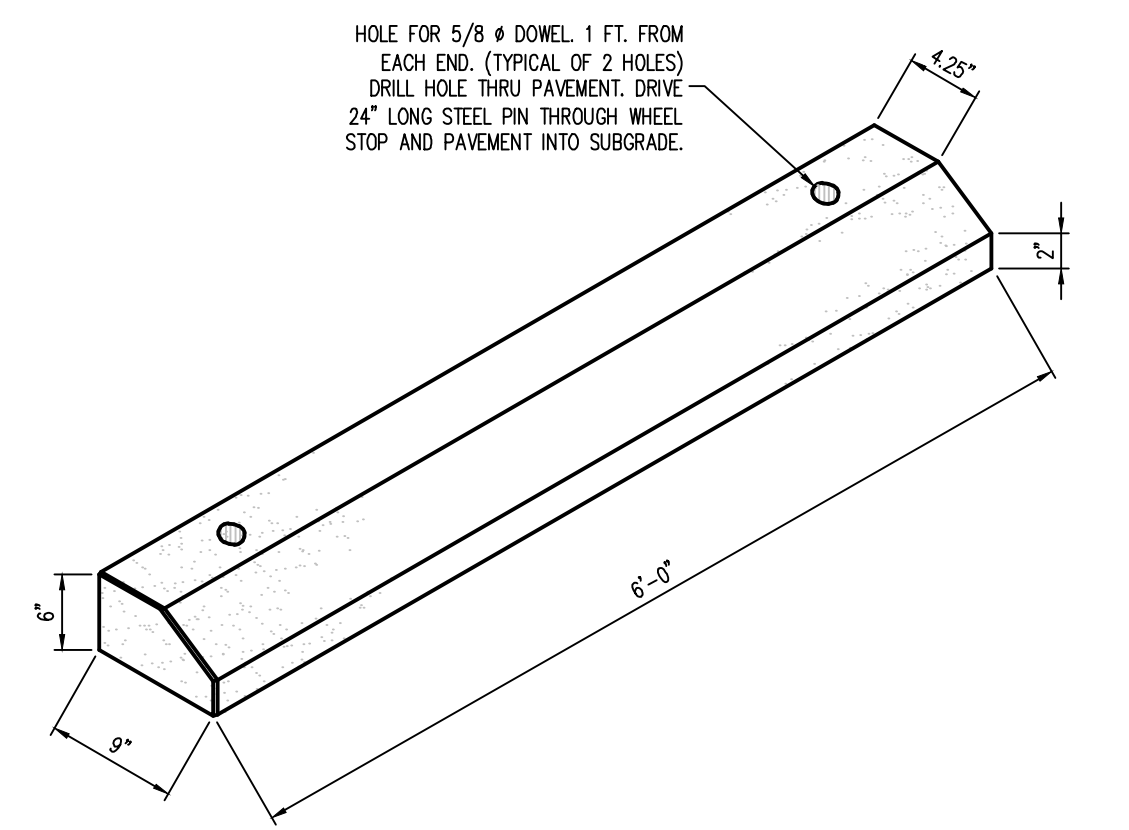
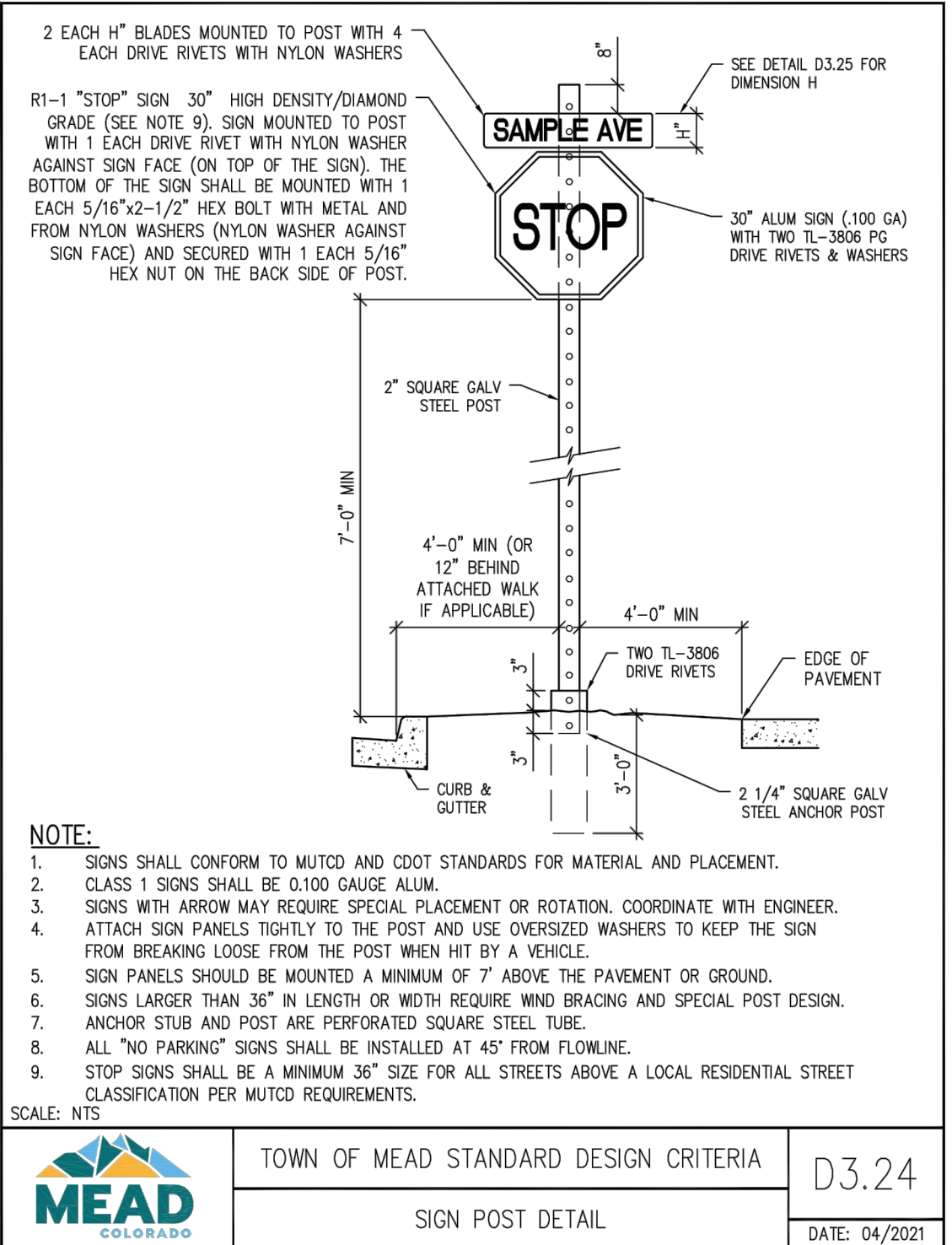
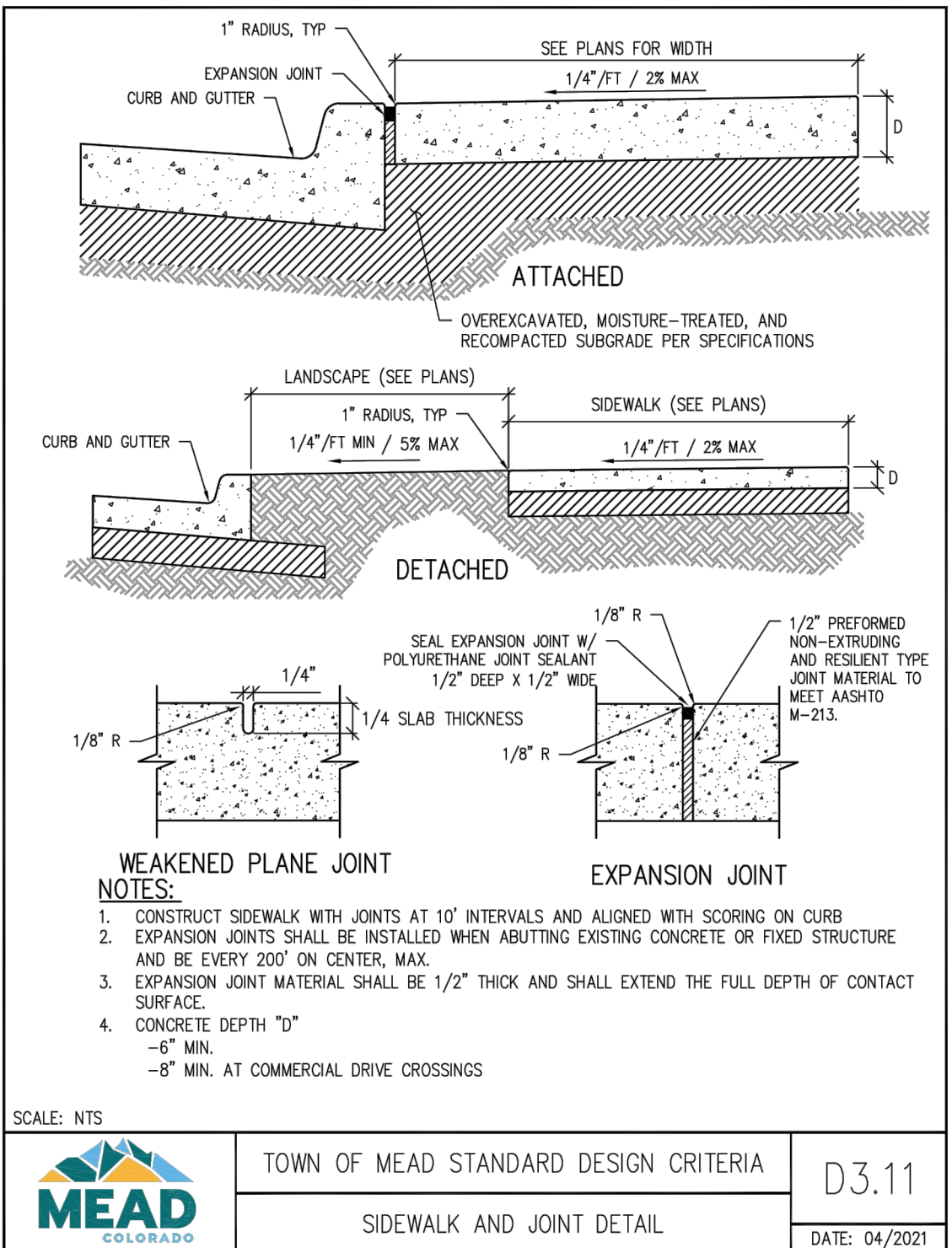
S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

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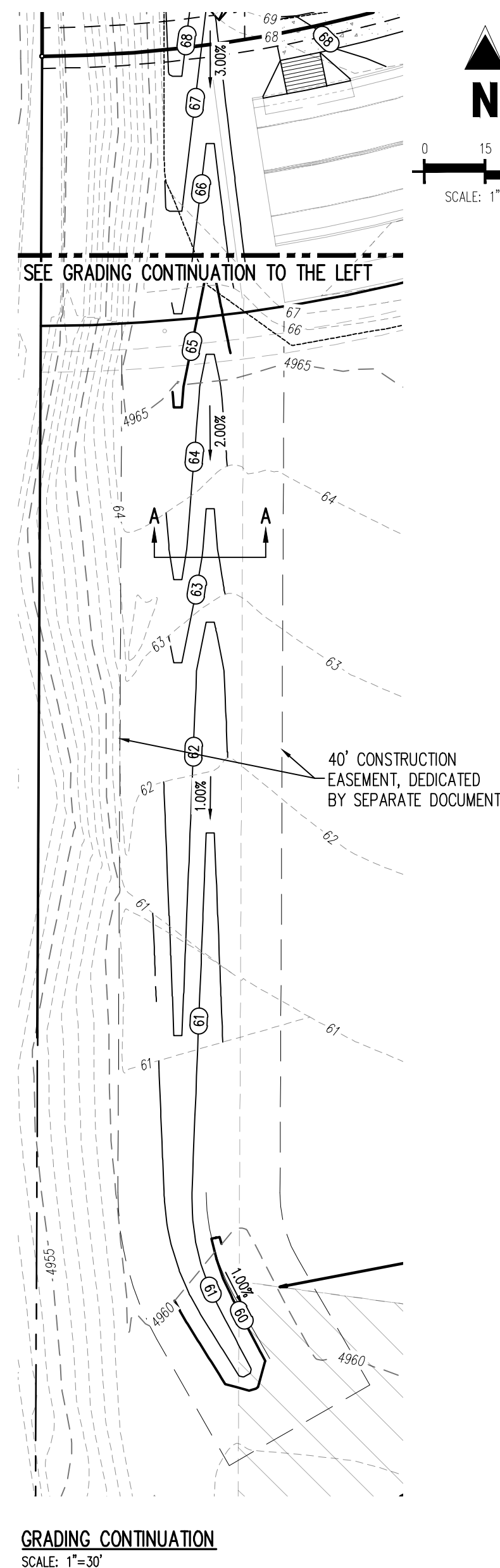
Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

C1.1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
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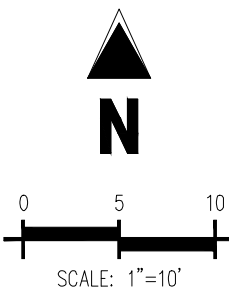
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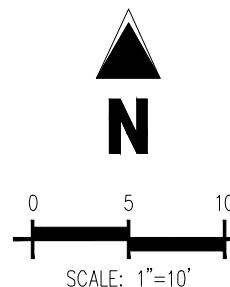
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LOT B, MEAD CROSSINGS AMENDMENT 2

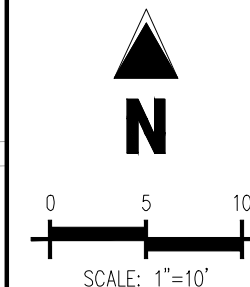
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



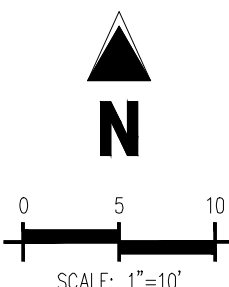
ENLARGEMENT A



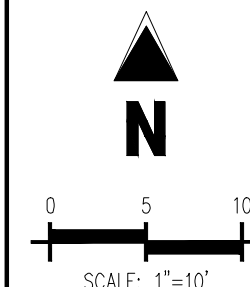
ENLARGEMENT C



ENLARGEMENT D



ENLARGEMENT B



ENLARGEMENT E

15.00	PROPOSED SPOT ELEVATION
FF	FINISHED FLOOR
LP	LOW POINT
HP	HIGH POINT
TW	FINISHED GRADE AT TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

Project No:	CCW0000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

GRADING DETAILS

C2.2

of 23

LOT B, MEAD CROSSINGS AMENDMENT 2

1. INSTALL CONTROL MEASURES (INITIAL)
2. CLEAR AND GRUB (INITIAL)
3. ROUGH OVERLOT GRADING (INTERIM)
4. TRENCH AND INSTALL UNDERGROUND UTILITIES (INTERIM)
5. GRADE BUILDING PAD (INTERIM)
6. FINE GRADE REMAINDER OF SITE (INTERIM)
7. PAVEMENT INSTALLATION (INTERIM)
8. SEED NATIVE AREAS AND INSTALL PERMANENT LANDSCAPING (FINAL)
9. REMOVE FINAL CONTROL MEASURES UPON COMPLETION (FINAL)

EROSION CONTROL LEGEND

- NOTE:

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

EARTHWORK SUMMARY

TOTAL AREA DISTURBED:	97,681 S.F. (2.24 AC)
CUT:	2015.68 CY
FILL:	683.53 CY
NET (EXPORT):	1332.15 CY

BENCHMARK

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

EROSION CONTROL PLAN -
INITIAL

C3.1

LOT B, MEAD CROSSINGS AMENDMENT 2

1. THE CONTRACTOR AND/OR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHTS OF WAY OF THE CITY OF AUSTIN AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT. THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT. SALT REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTAL REVIEW DOES NOT IDENTIFY AS AN INTERESTED, THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE PERMIT HOLDER UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED AND THE PERMIT IS RELEASED.
3. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
4. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY BEST MANAGEMENT PRACTICES AS INDICATED IN THE APPROVED STORMWATER MANAGEMENT PLAN.
5. THE DEVELOPER, GENERAL CONTRACTOR, GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
6. SLOTS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND-ERODIBLE DEBRIS. STOCKPILES OF MATERIALS, INCLUDING CONSTRUCTION, IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGEWAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY CLOSURES OR SILT FENCE SHALL BE REQUIRED.
7. APPROVED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR OF THE DURATION OF THIS PROJECT. UNCONTROLLED SEDIMENT OR EROSION, OR CONSTRUCTION, IF STOCKPILES OF THE SEDIMENT OR DEBRIS ADOVERSELY IMPACTS THE FUNCTIONING OF THE COU.
8. CONTRACTOR MAY SUBSTITUTE ROCK SOCKS (RS) FOR SEDIMENT CONTROL LOGS (SCL) A PERIMETER CONTROL, DEPENDING ON SITE CONDITIONS.

ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE SWMP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. PROPER SELECTION AND INSTALLATION OF BMP'S AND IMPLEMENTATION OF COMPREHENSIVE INSPECTION AND MAINTENANCE PROCEDURES IN ACCORDANCE WITH THE SWMP, SHOULD BE ADEQUATE TO MEET THIS CONDITION. BMP'S THAT ARE NOT ADEQUATELY MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES, INCLUDING REMOVAL OF COLLECTED SEDIMENT OUTSIDE THE ACCEPTABLE TOLERANCES OF THE BMP'S, ARE CONSIDERED TO BE NO LONGER OPERATING EFFECTIVELY AND MUST BE ADDRESSED.

	—5460—	EXISTING MAJOR CONTOUR
	—52—	EXISTING MINOR CONTOUR
	—5465—	PROPOSED MAJOR CONTOUR
	—66—	PROPOSED MINOR CONTOUR
	—SD—	EXISTING STORM SEWER (LESS THAN 12")
	—SD—	EXISTING STORM SEWER (12" & LARGER)
	—SD—	PROPOSED STORM SEWER (LESS THAN 12")
	—SD—	PROPOSED STORM SEWER (12" & LARGER)
	—SD—	PROPOSED STORM SEWER (12" & LARGER)
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	—SD—	PROPOSED STORM SEWER (12" & LARGER)
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	—SD—	PROPOSED STORM SEWER (12" & LARGER)

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

NOTE: REFERENCE LANDSCAPE PLAN, SHEET L1.1 FOR
LOCATION AND TYPE OF LANDSCAPING MATERIAL

ELEVATIONS ARE BASED ON NGS BENCHMARK - "M 329"
NAVD 88, ELEVATION = 5009.92'
"M 329" IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND. BENCH MARK 3-1/4" BRASS CAP.

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°26'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6056, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THIS DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below.
Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

EROSION CONTROL PLAN - FINAL

C3.2

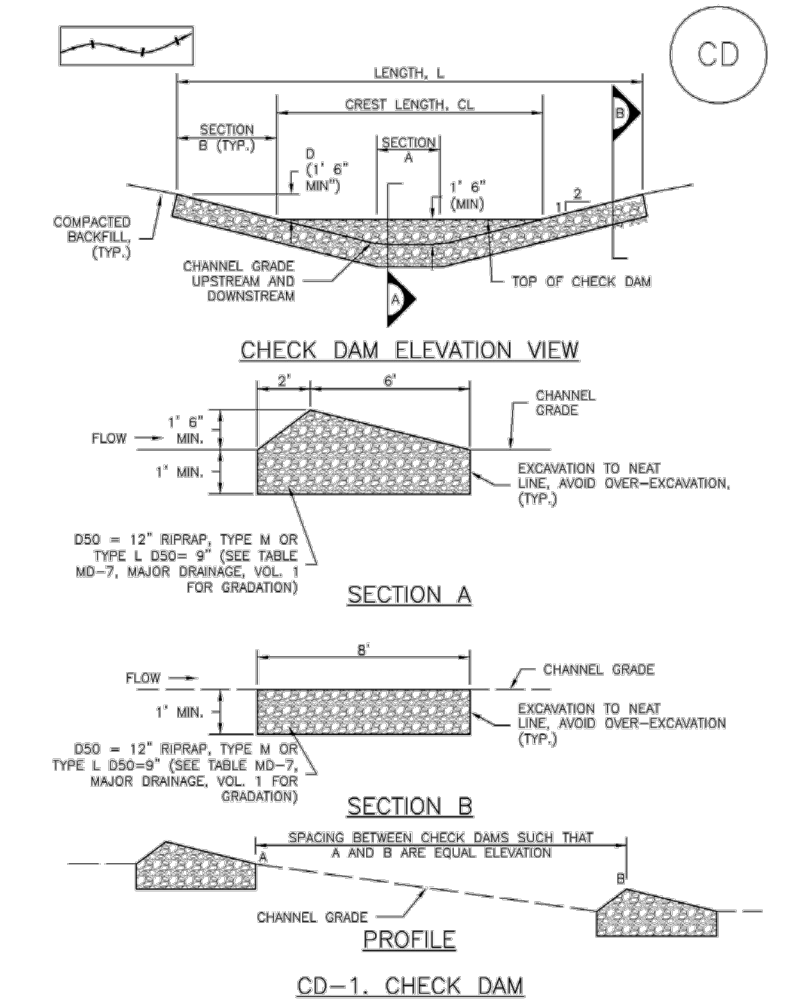
CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Check Dams (CD)

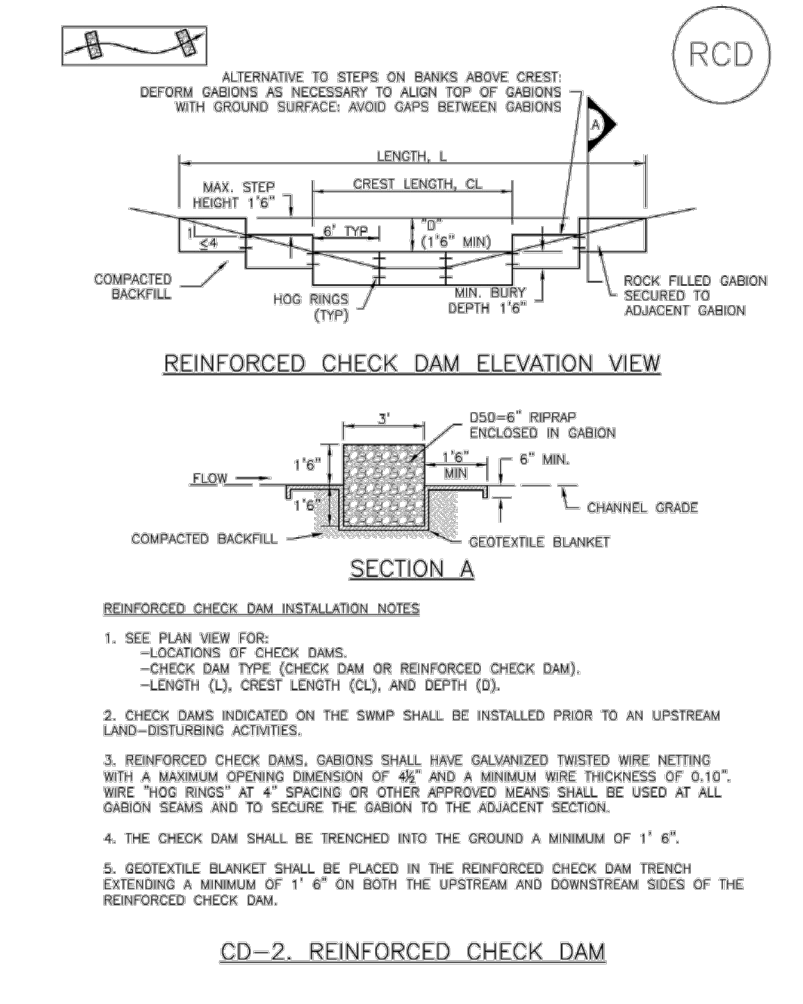
EC-12



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-3

Check Dams (CD)

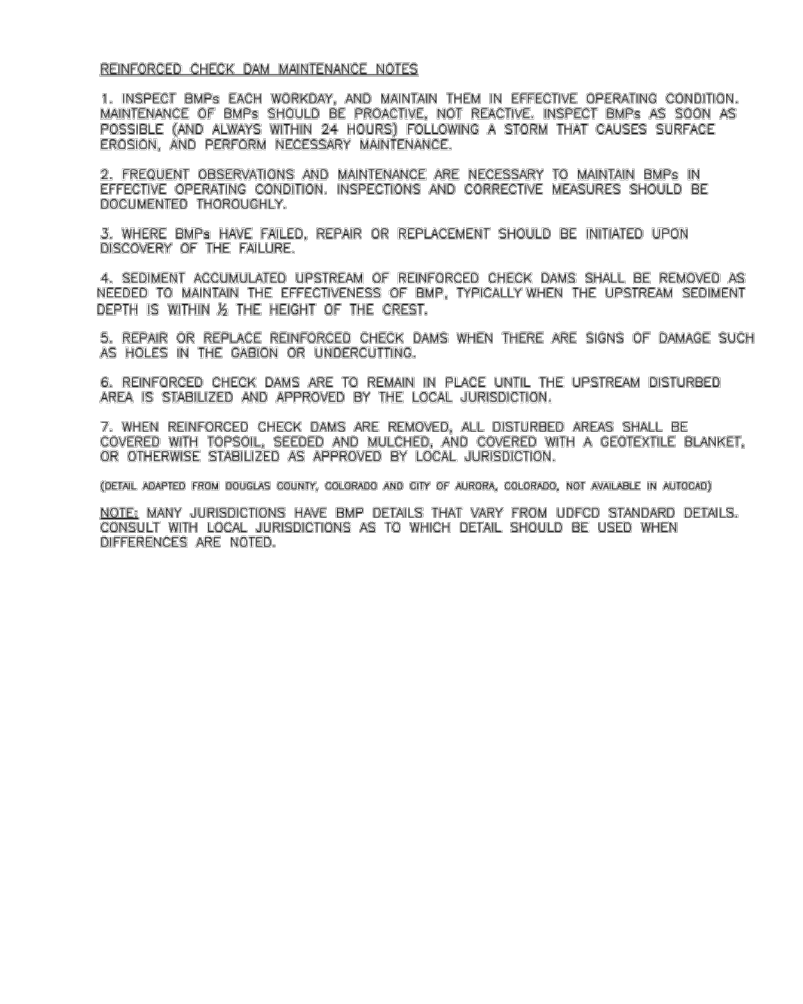
EC-12



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-5

EC-12

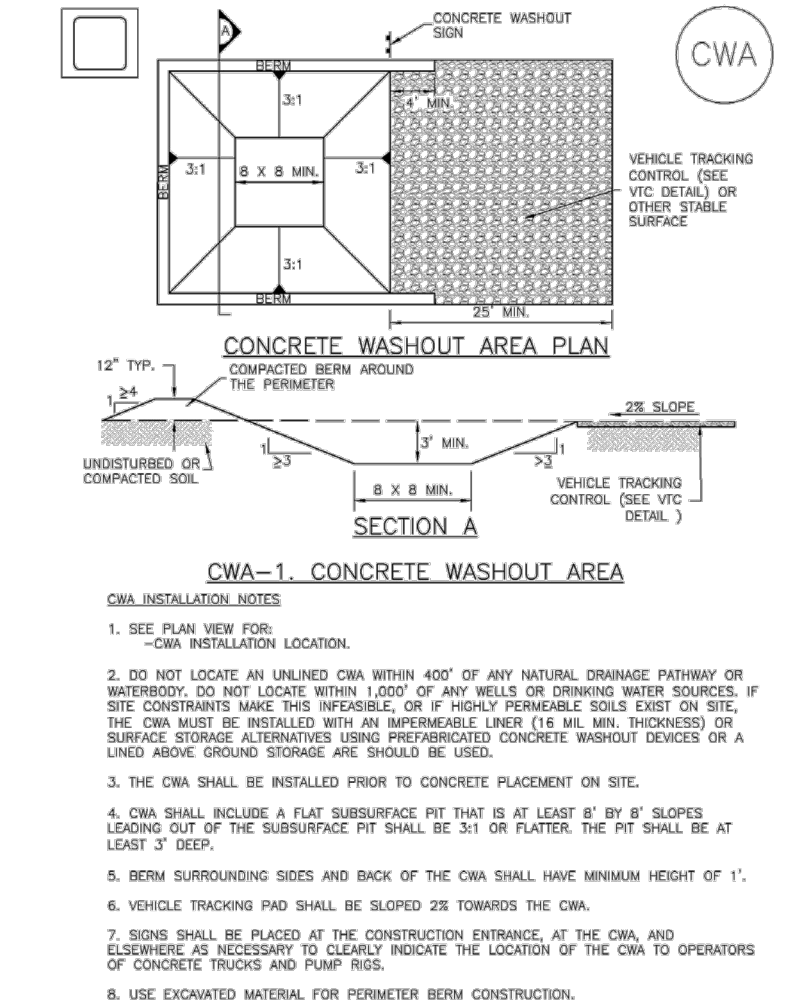
Check Dams (CD)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-6

Concrete Washout Area (CWA)

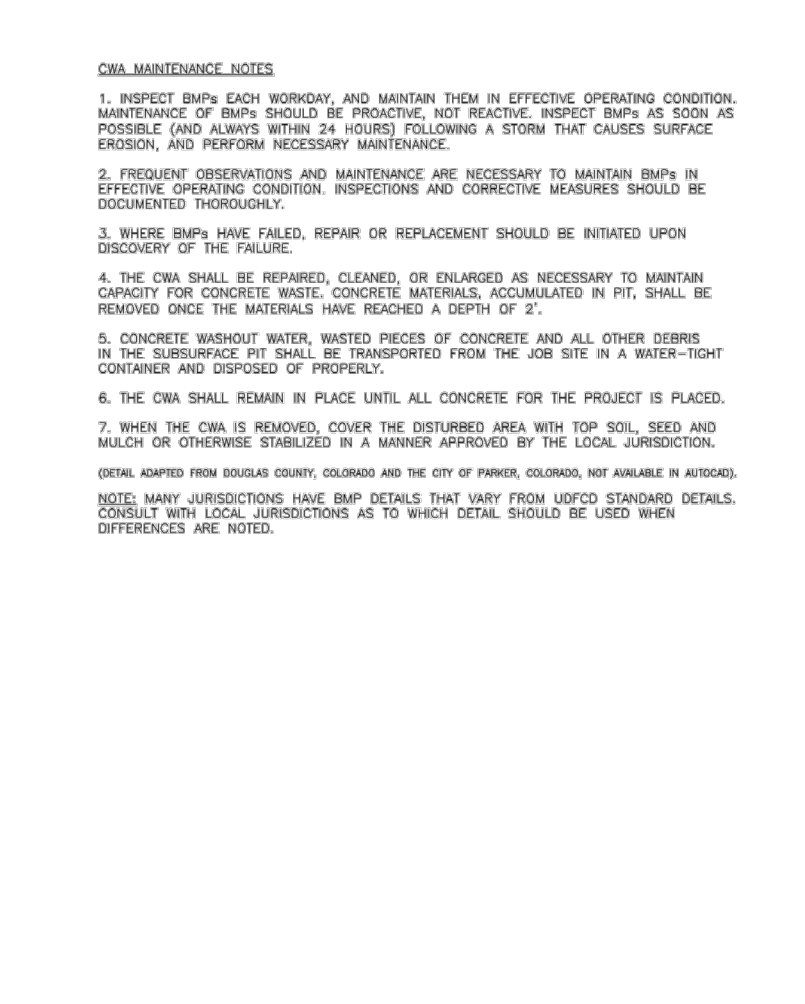
MM-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-3

MM-1

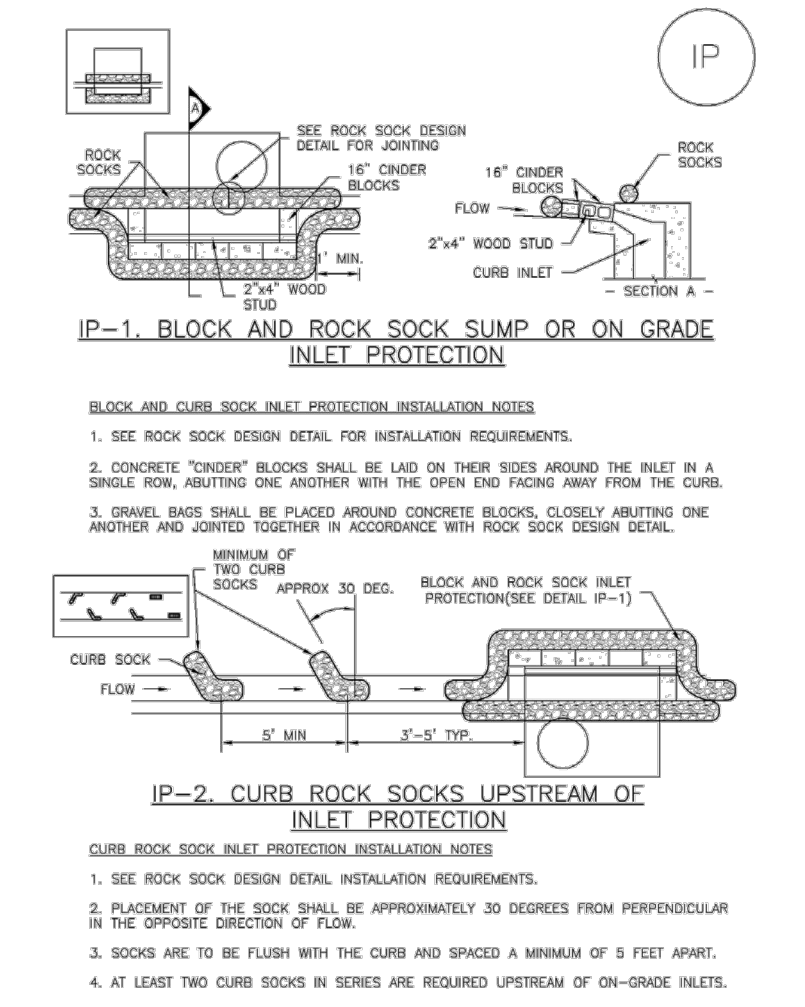
Concrete Washout Area (CWA)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CWA-4

SC-6

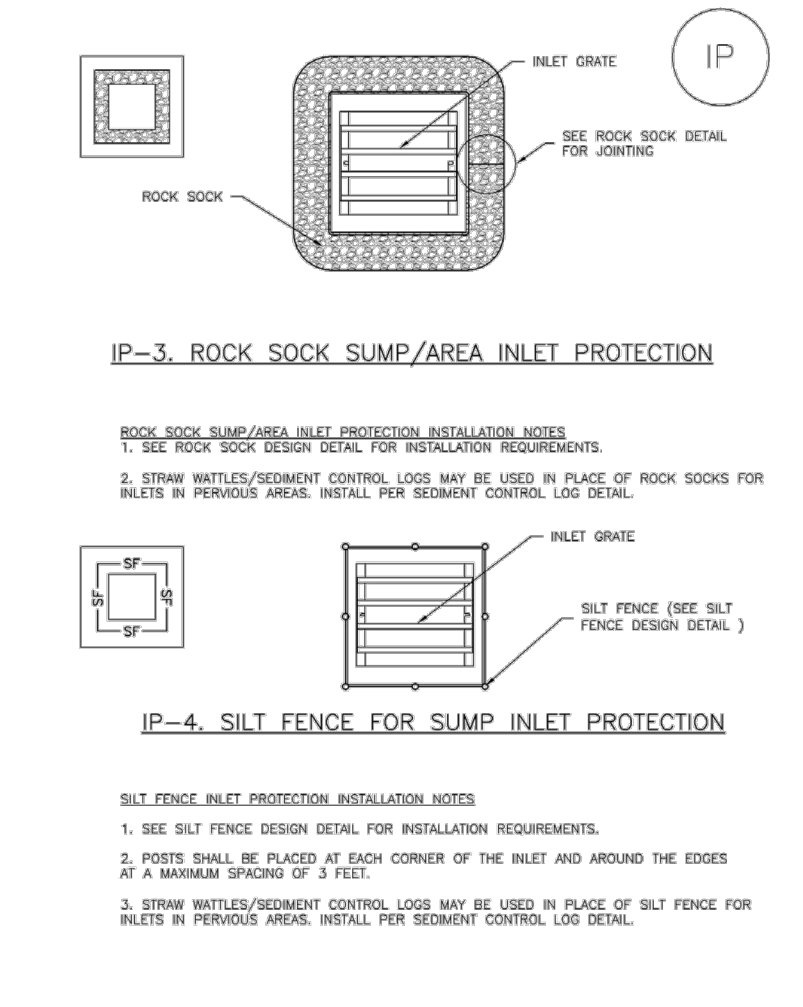
Inlet Protection (IP)



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-4

Inlet Protection (IP)

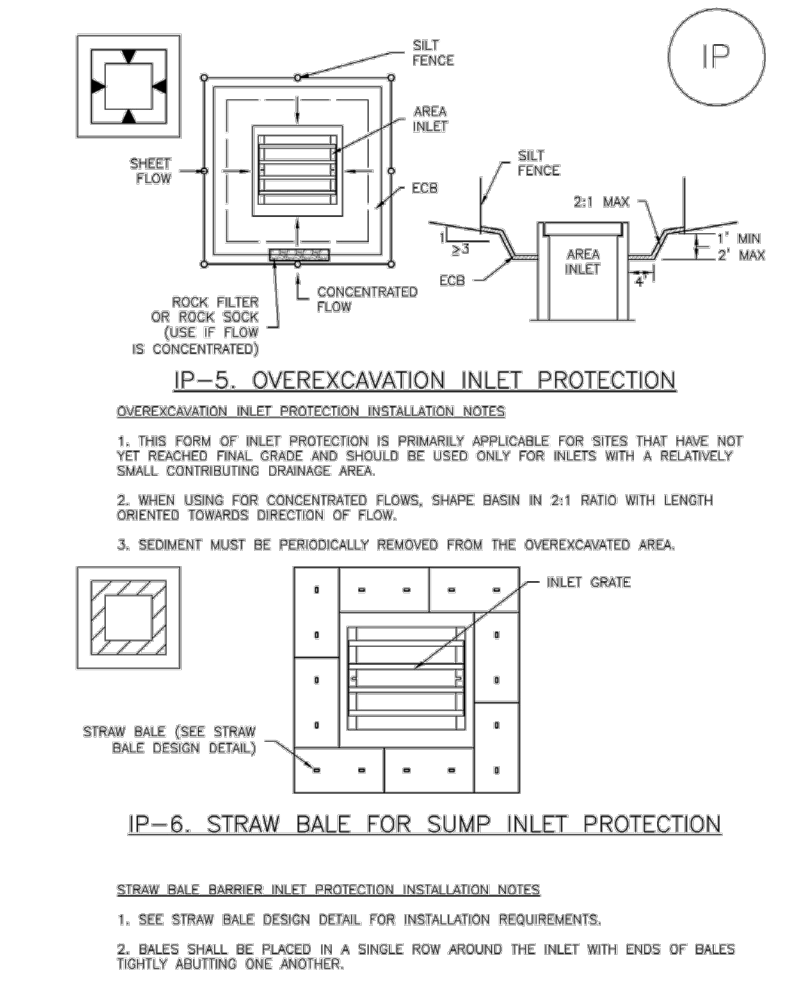
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August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-5

SC-6

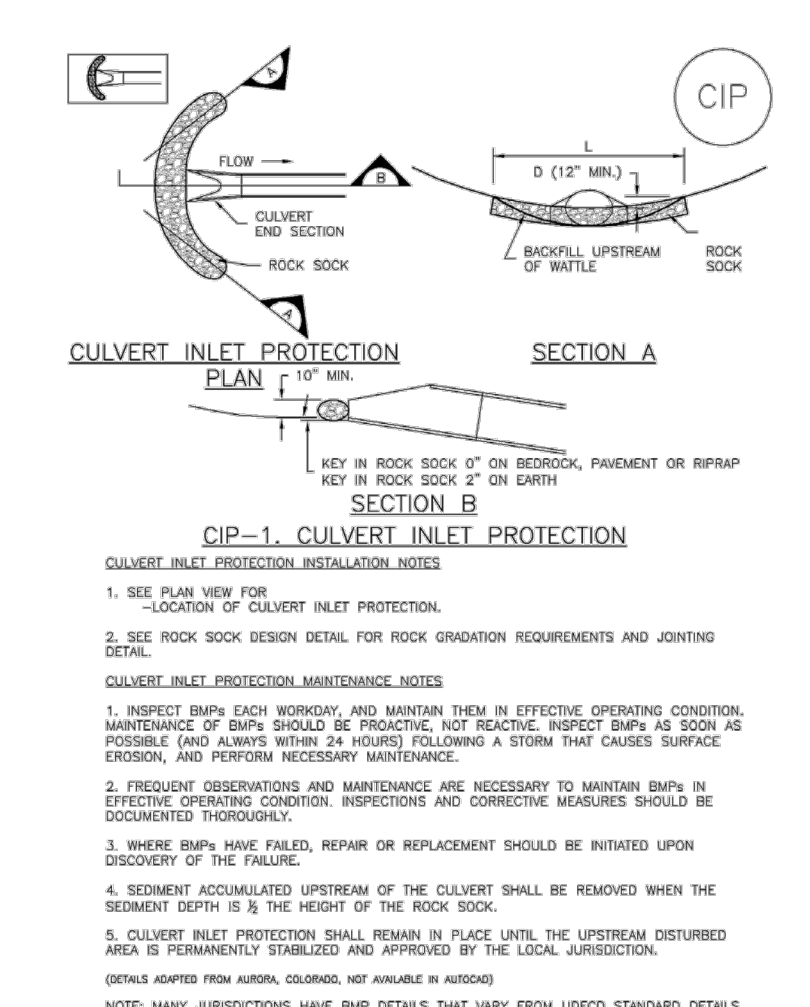
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Inlet Protection (IP)

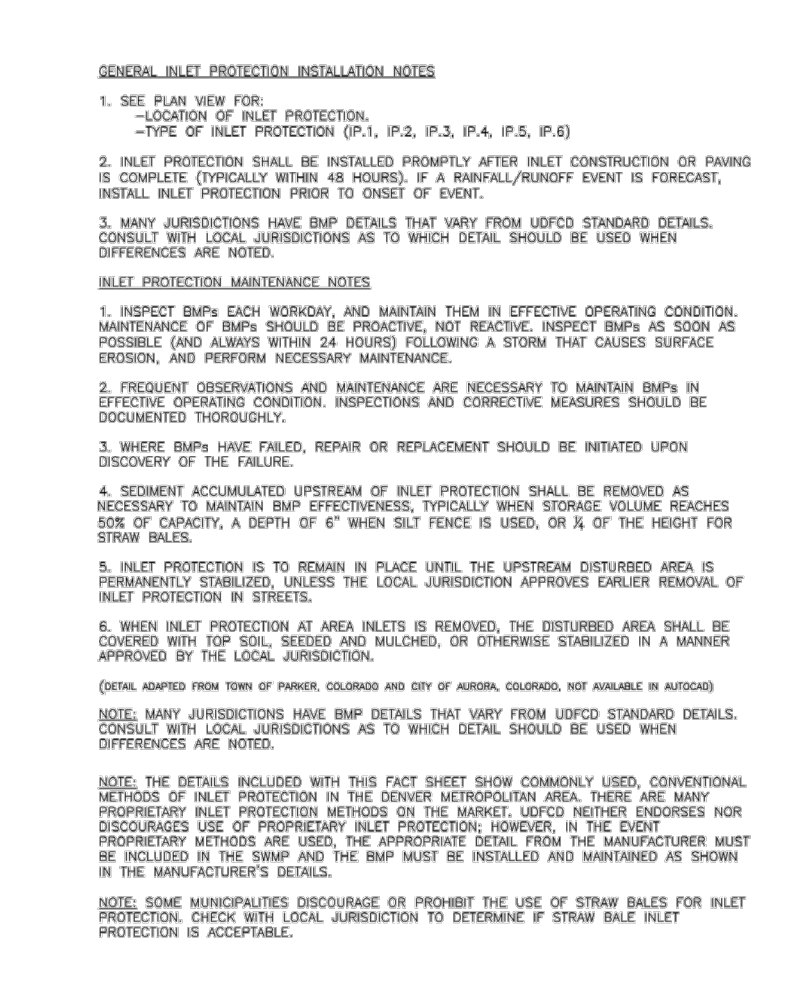
SC-6



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-7

SC-6

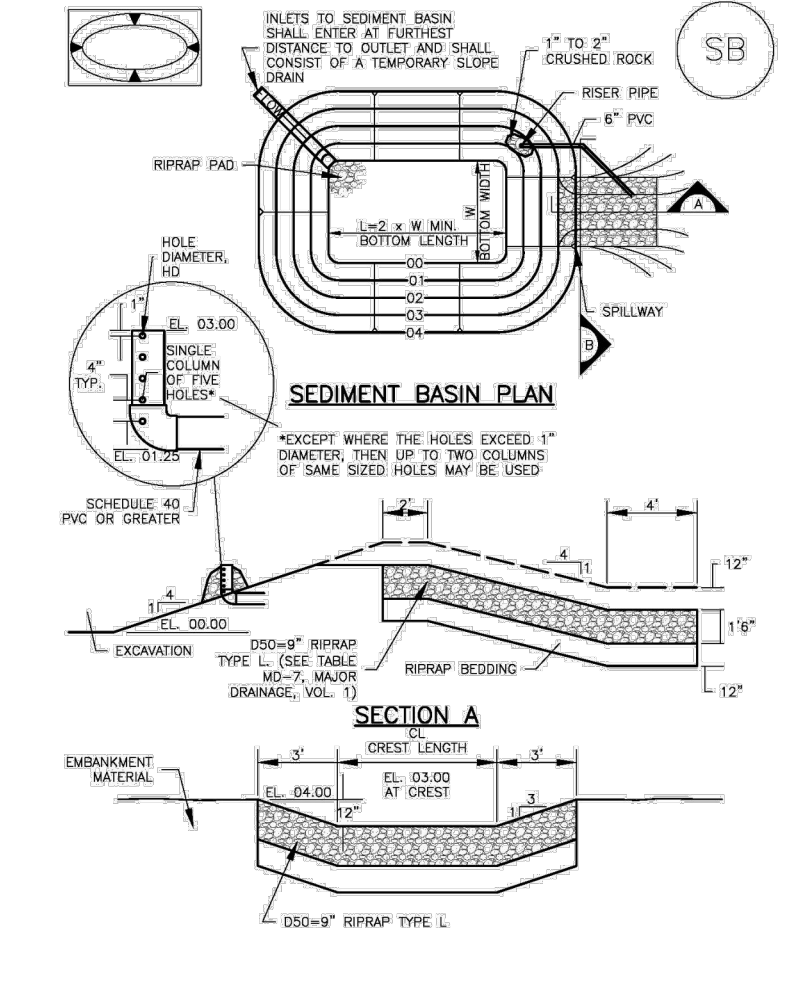
Inlet Protection (IP)



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 IP-8

Sediment Basin (SB)

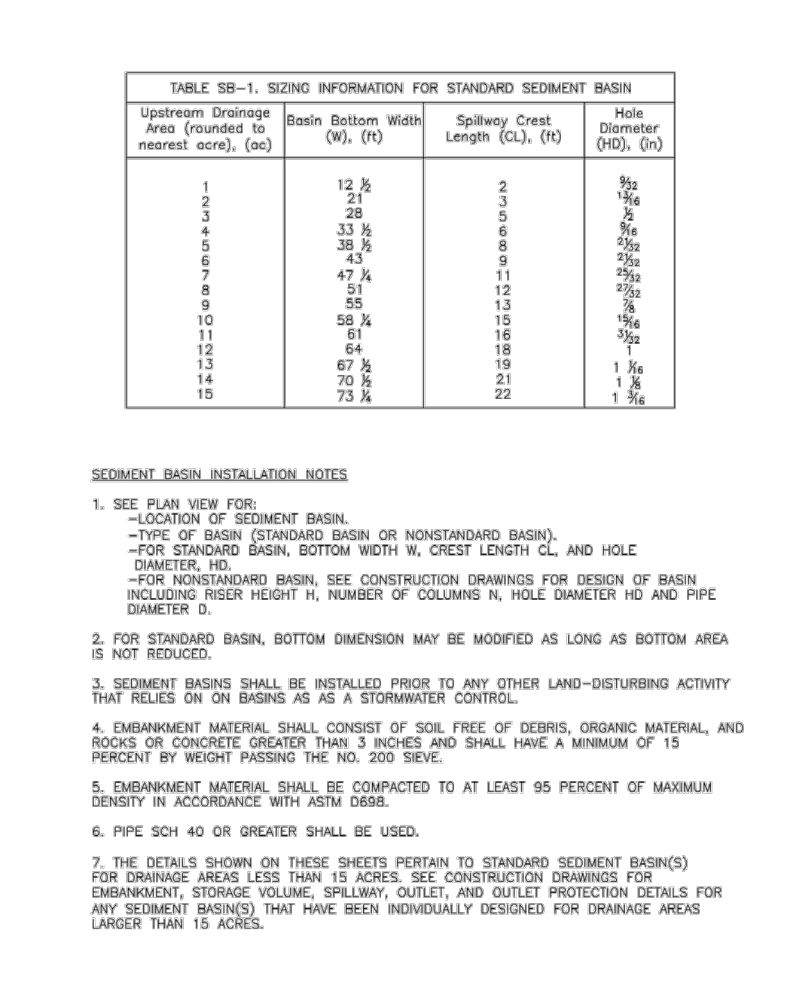
SC-7



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-3

SC-7

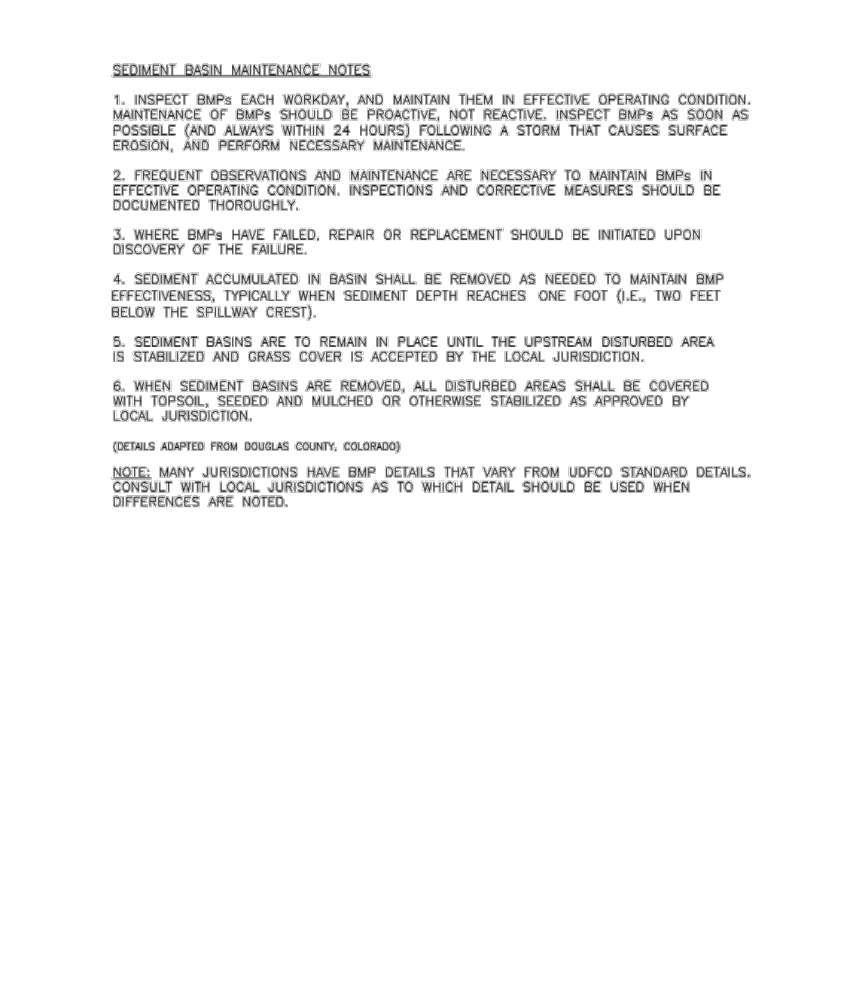
Sediment Basin (SB)



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-4

Sediment Basin (SB)

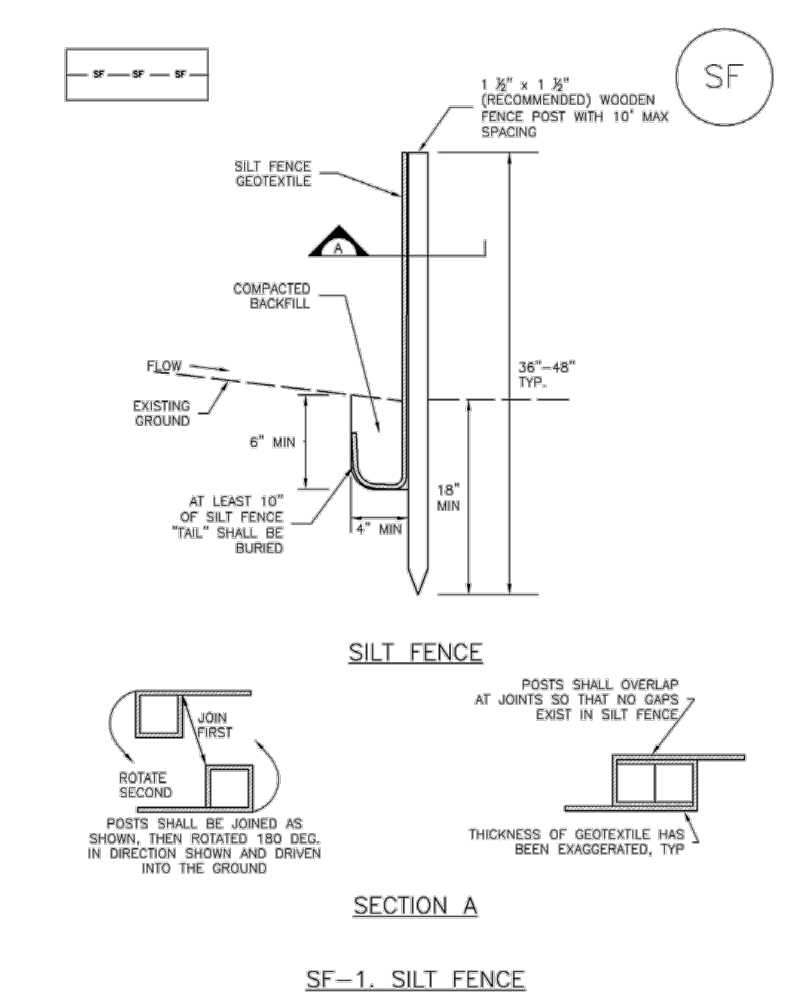
SC-7



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

Silt Fence (SF)

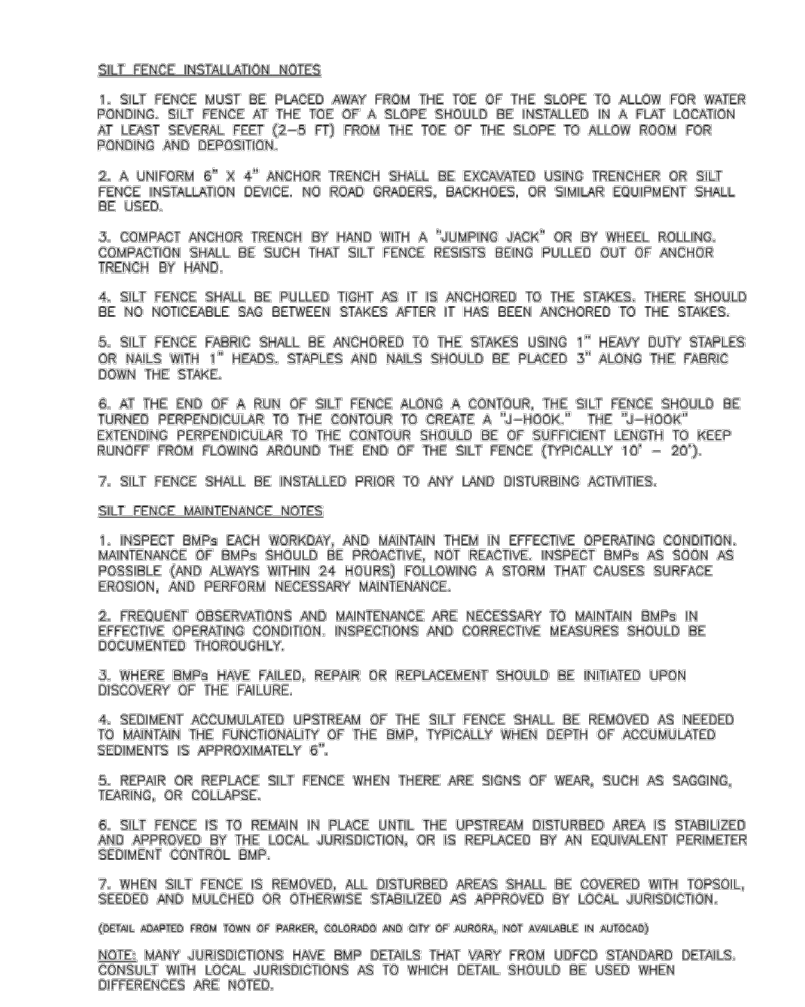
SC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1

Silt Fence (SF)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-4

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRR
2	4/3/2023	3rd Planning Submittal	JRR
3	5/29/2023	4th Planning Submittal	JRR

Project No:	CCW00005
Drawn By:	RDS
Checked By:	MJ
Date:	12/12/22

EROSION CONTROL PLAN -
DETAILS

C3.3

of 23

68

CLUB CARWASH SITE PLAN

LOT B, MEAD CROSSINGS AMENDMENT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO

Temporary and Permanent Seeding (TS/PS) EC-2

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, or other appropriate measures.



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), proactive stabilization measures, including planting a temporary seed mix, should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity of up to one year, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The USDCM Volume 2 *Revegetation* Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

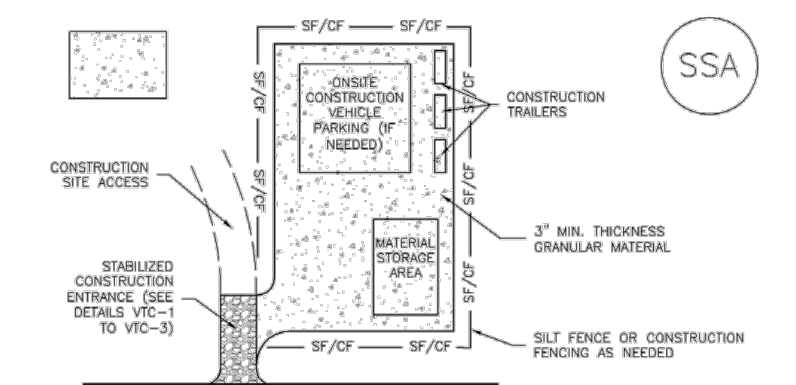
The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-1

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTOUR MAP SHOWING LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #57A, MAXIMUM #3 COARSE AGGREGATE OR #1 (UNION) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SALT FENCE AND CONSTRUCTION FENCING AS NEEDED.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRANDED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

EC-2 Temporary and Permanent Seeding (TS/PS)

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and retool them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHTD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Revegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed proactively (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for the specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 *Revegetation* Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general

TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING OF SURFACE ROUGHENING.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL NOT BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH MULCH, SEEDS, AND MULCH, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

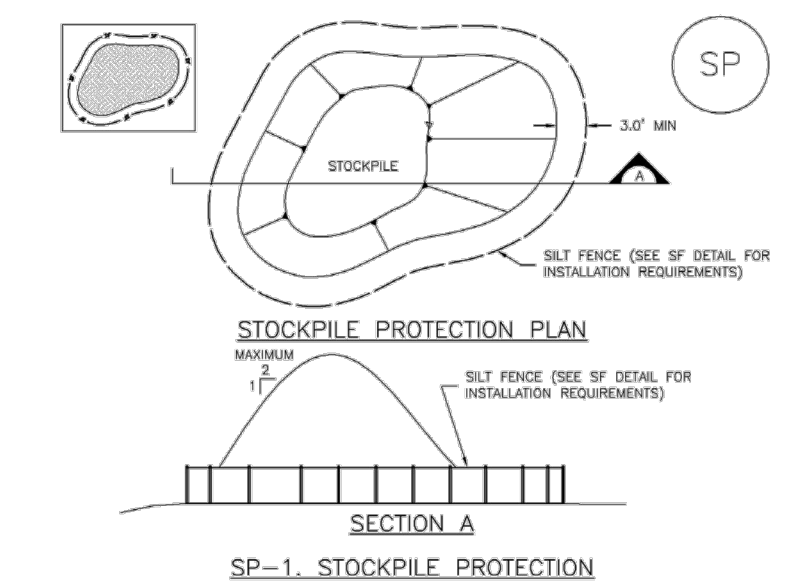
NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE IN GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SALT FENCING IS REQUIRED IN ALL STOCKPILE PROTECTION. PERIMETER CONTROLS MAY BE SUBSTITUTED FOR SALT FENCING IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A ROADWAY OR ADJACENT SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLIPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY SEEDING COVER. THE SEEDING COVER SHOULD BE TYPICALLY WITHIN 18 DAYS. USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNSTREAM CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

Temporary and Permanent Seeding (TS/PS) EC-2

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

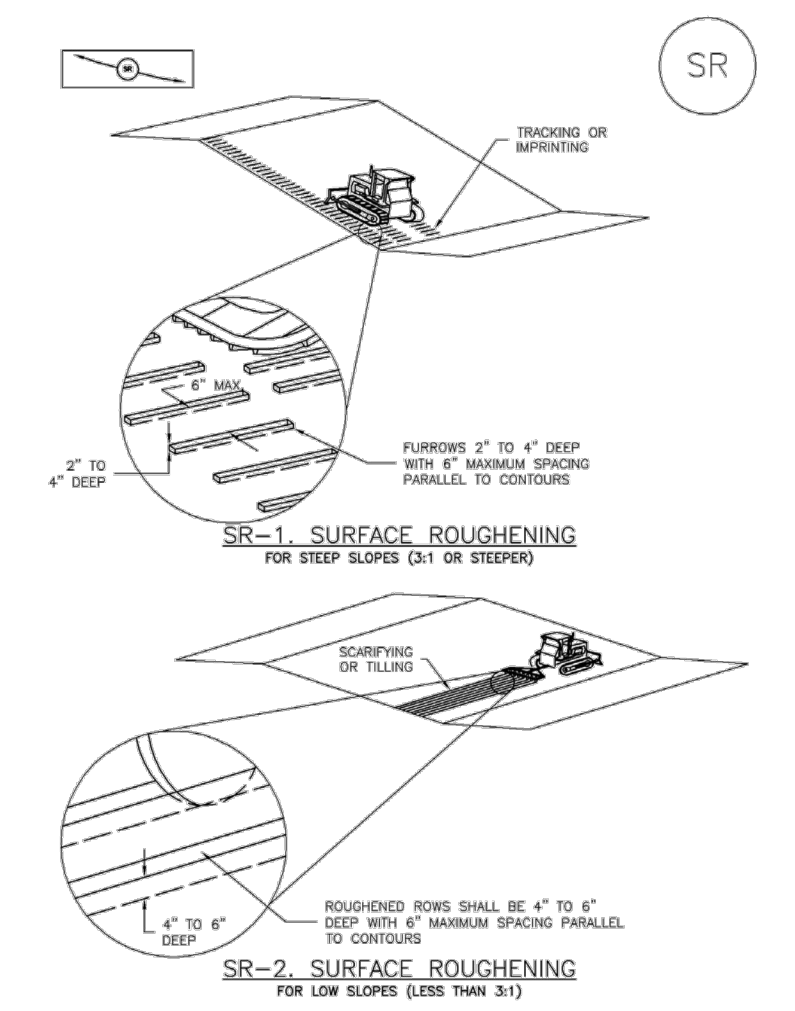
If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and shrubbrush sumac (*Rhus trilobata*) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian areas, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodii*), plains cottonwood (*Populus argentea*), and willow (*Salix spp.*) may be considered. On non-irrigated upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-2 for appropriate seeding dates.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-3

Surface Roughening (SR) EC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION INSTALLATION NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM PINKER COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	1/2
5. Millet	Warm	3 - 15	1/4 - 1/2
6. Winter wheat	Cool	20 - 35	1 - 2
7. Winter barley	Cool	20 - 35	1 - 2
8. Winter rye	Cool	20 - 35	1 - 2
9. Triticale	Cool	25 - 40	1 - 2

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

* See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

* Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-4

EC-1 Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION(S) OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SDO WILL BE PLACED WITHOUT SOIL, THE CONSTRUCTION SEQUENCE SURFACE ROUGHENING IS NOT REQUIRED.
4. DISTURBED SURFACES SHALL BE ROUGHENED USING BROOMS OR TILING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SURFACE USING EQUIPMENT.
5. A FURNISHING DOES NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

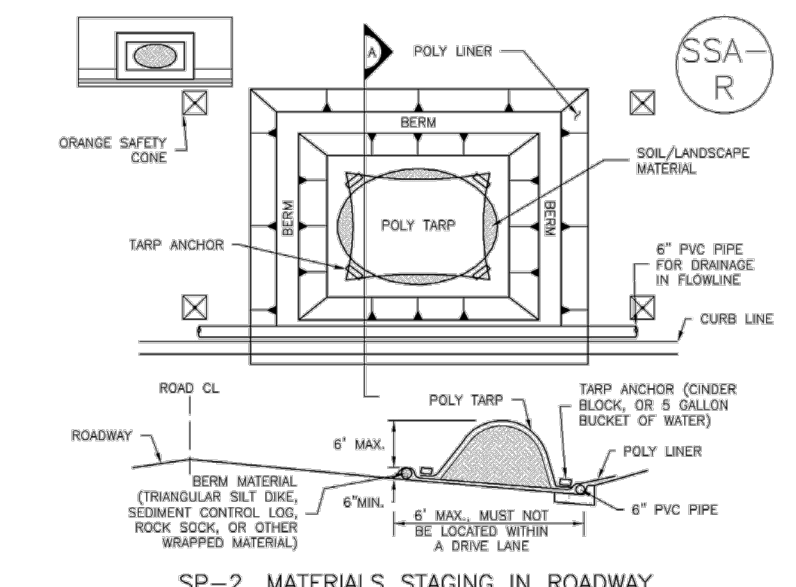
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
5. IN NON-TURF GRADES FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
6. IN AREAS NOT SEEDING AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER HILL REGION.

(DETAILS ADAPTED FROM TOWN OF PINKER COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-4

Stockpile Management (SP) MM-2



SP-2. MATERIALS STAGING IN ROADWAY

MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF MATERIAL STAGING AREA(S).
 - CONTOUR MAP SHOWING LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FENCING MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK, OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STOCKPILED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SUFFICIENT THICKNESS TO PREVENT DRAGGAGE OR LOSS OF FREQUENCY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BARRING UNDER THE BASE LINER.
6. FENCING IS NOT INTENDED FOR USE WITH HOT MATERIAL THAT WILL BE DRAGGING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DENSIFICATION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
 - LIMITED OVERHAULING LOCATIONS AND OPTIONS ARE LIMITED.
 - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-5

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1-March 15			✓	✓
March 16-April 30	1,2,3		✓	✓
May 1-May 15			✓	
May 16-June 30	5			
July 1-July 15	5			
July 16-August 31				
September 1-September 30		6, 7, 8, 9		
October 1-December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, noting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 *Mulching BMP Fact Sheet (EC-10)* for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this time is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-5

Wind Erosion/Dust Control (DC) EC-14

Description

Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. These BMPs include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, are watering, or other practices that provide prompt surface cover should be used. For construction roadways, mulch watering and stabilized surfaces should be considered.



Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.

Design and Installation

The following construction BMPs can be used for dust control:

- An irrigation/sprinkler system can be used to wet the top layer of disturbed soil to help keep dry soil particles from becoming airborne.
- Seeding and mulching can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Spray-on soil binders form a bond between soil particles keeping them grounded. Chemical treatments may require additional permitting requirements. Potential impacts to surrounding waterways and habitat must be considered prior to use.
- Placing rock on construction roadways and entrances will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.

Maintenance and Removal

When using an irrigation/sprinkler control system to aid in dust control, be careful not to overwater. Overwatering will cause construction vehicles to track mud off-site.

Wind Erosion Control/ Dust Control

Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	Moderate

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 DC-1

MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAYS MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCM STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM HAYDEN, COLORADO)

SP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Galloway

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH
S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

#	Date	Issue / Description	Init.
1	2/6/2023	2nd Planning Submittal	JRR
2	4/3/2023	3rd Planning Submittal	JRR
3	5/29/2023	4th Planning Submittal	JRR

Project No: CCW000005
Drawn By: RDG
Checked By: MJ
Date: 12/12/22

EROSION CONTROL PLAN -
DETAILS

C3.4

of 23

69

LOT B, MEAD CROSSINGS AMENDMENT 2



- ### UTILITY LEGEND

- NOTE: ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED

BENCHMARK

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°26'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6056, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY. MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.
 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

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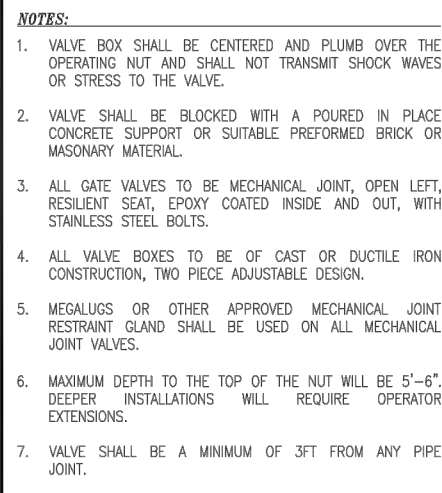
Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

UTILITY PLAN

C4.1

LOT B, MEAD CROSSINGS AMENDMENT 2

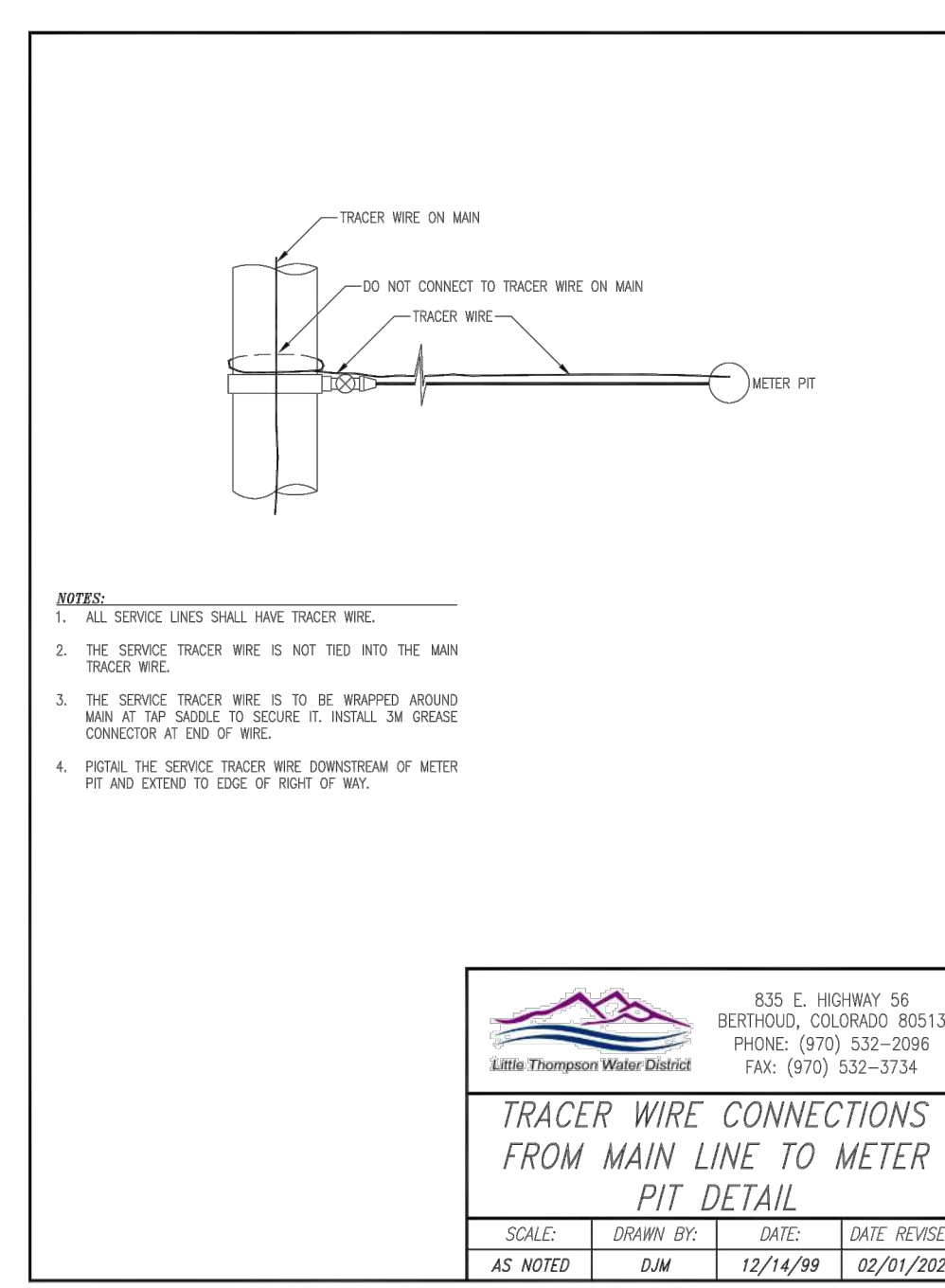
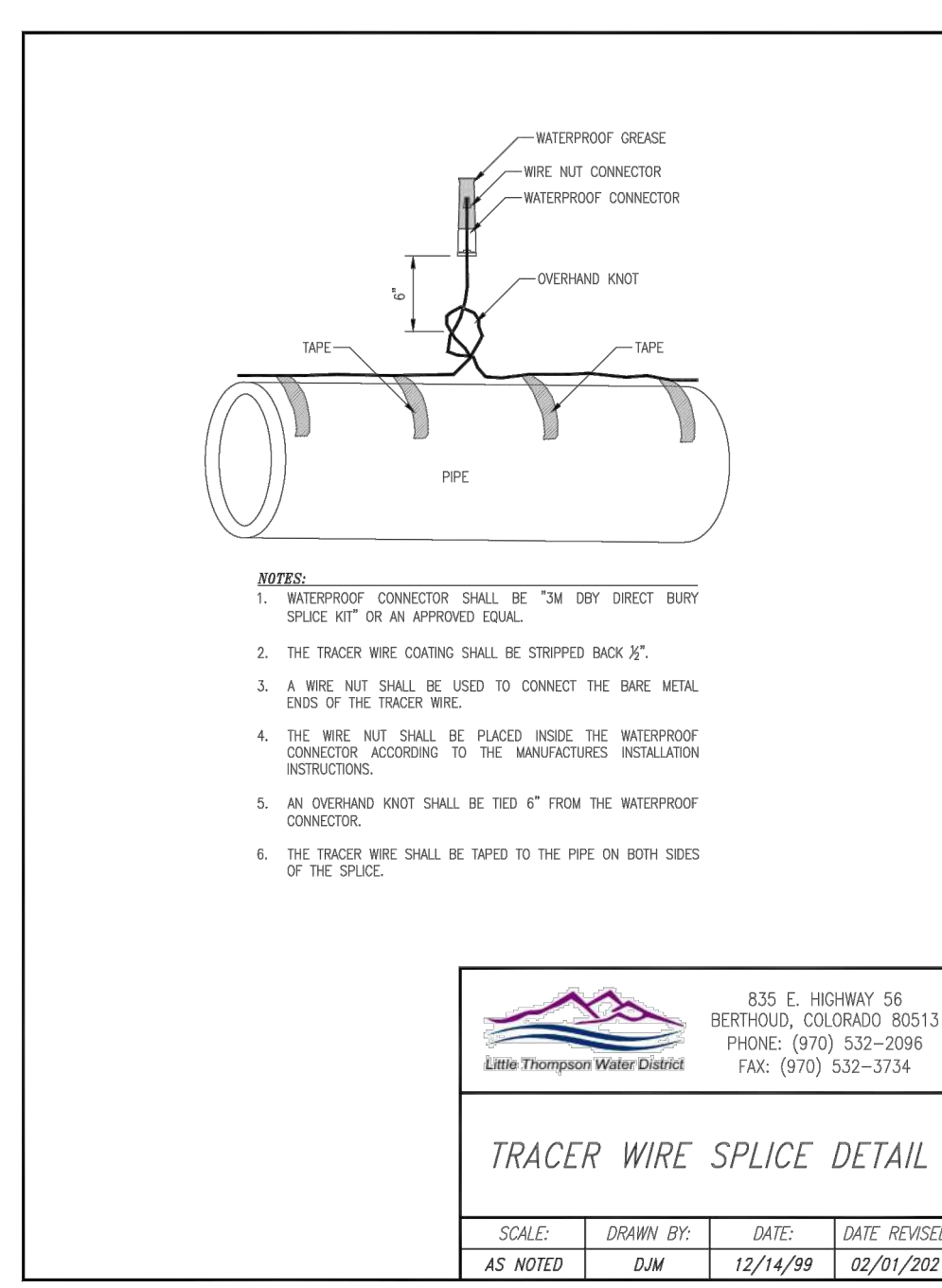
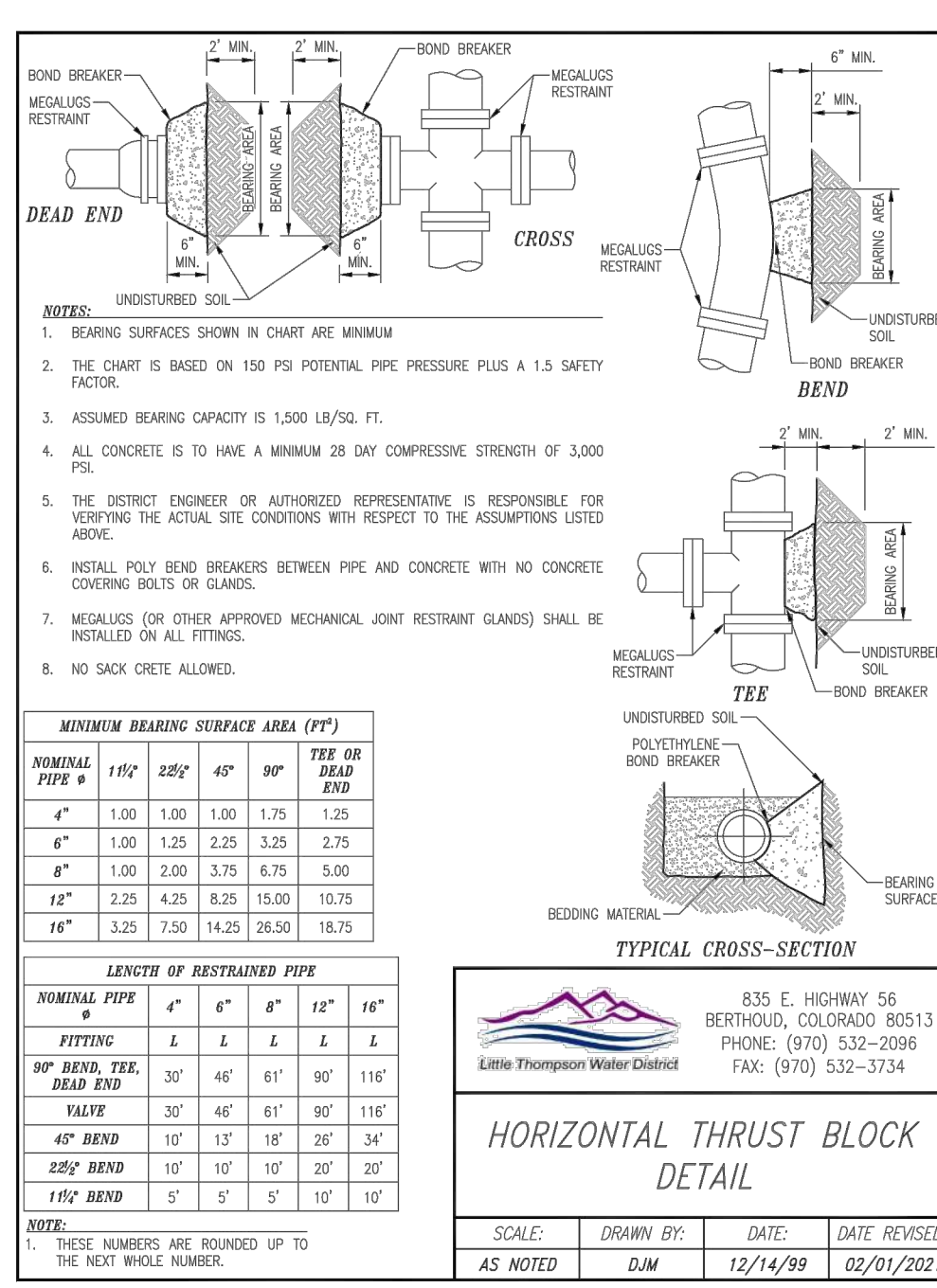
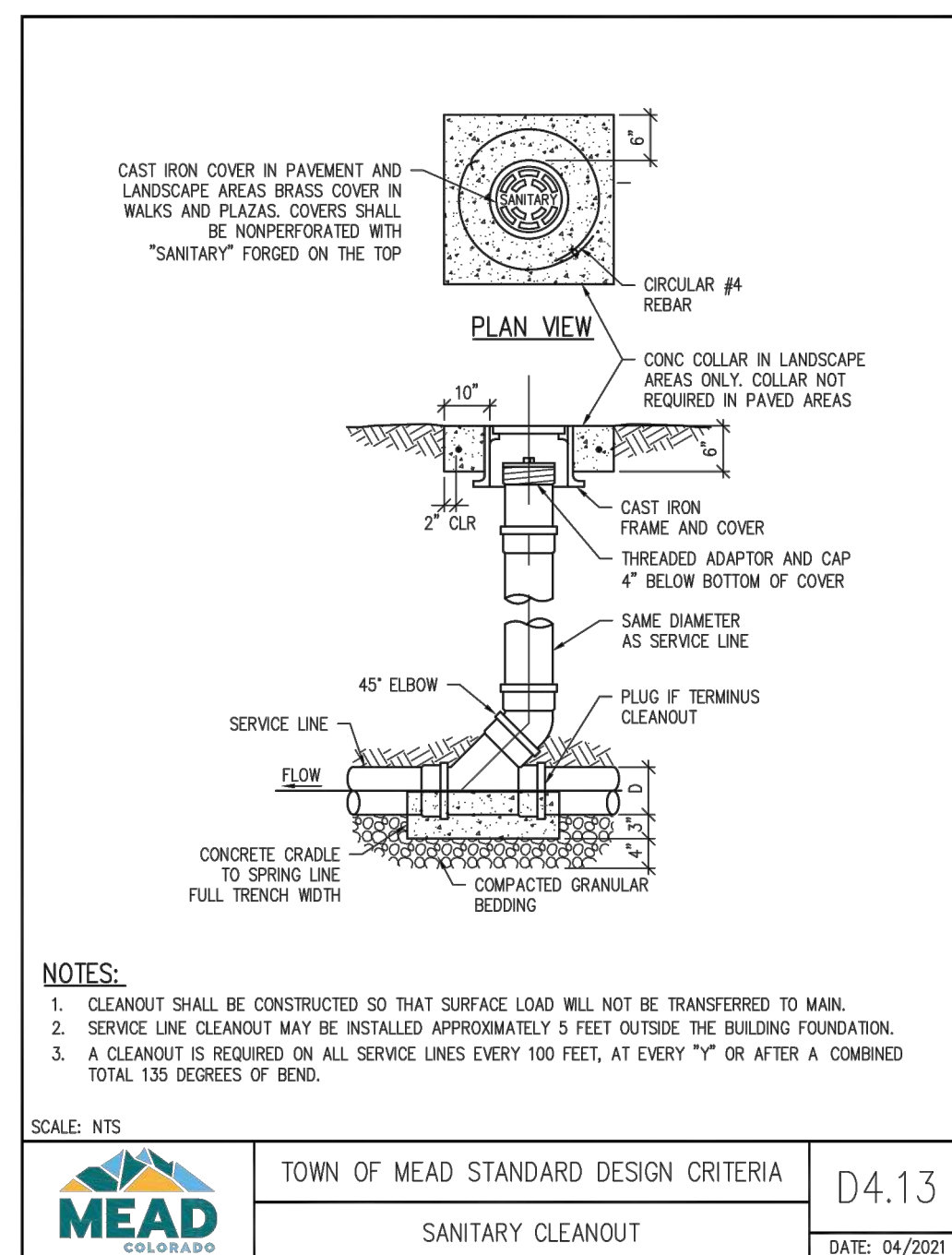
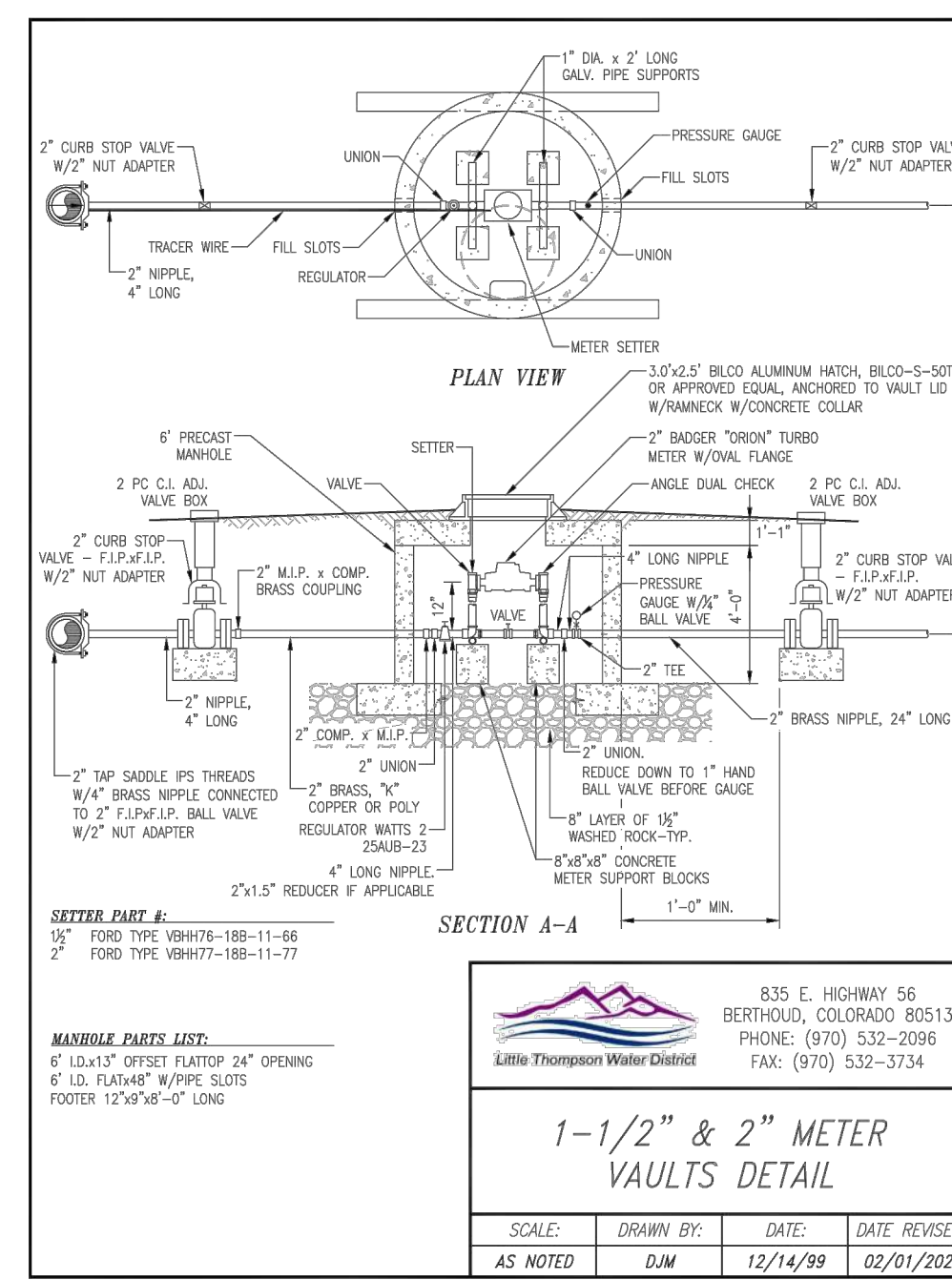
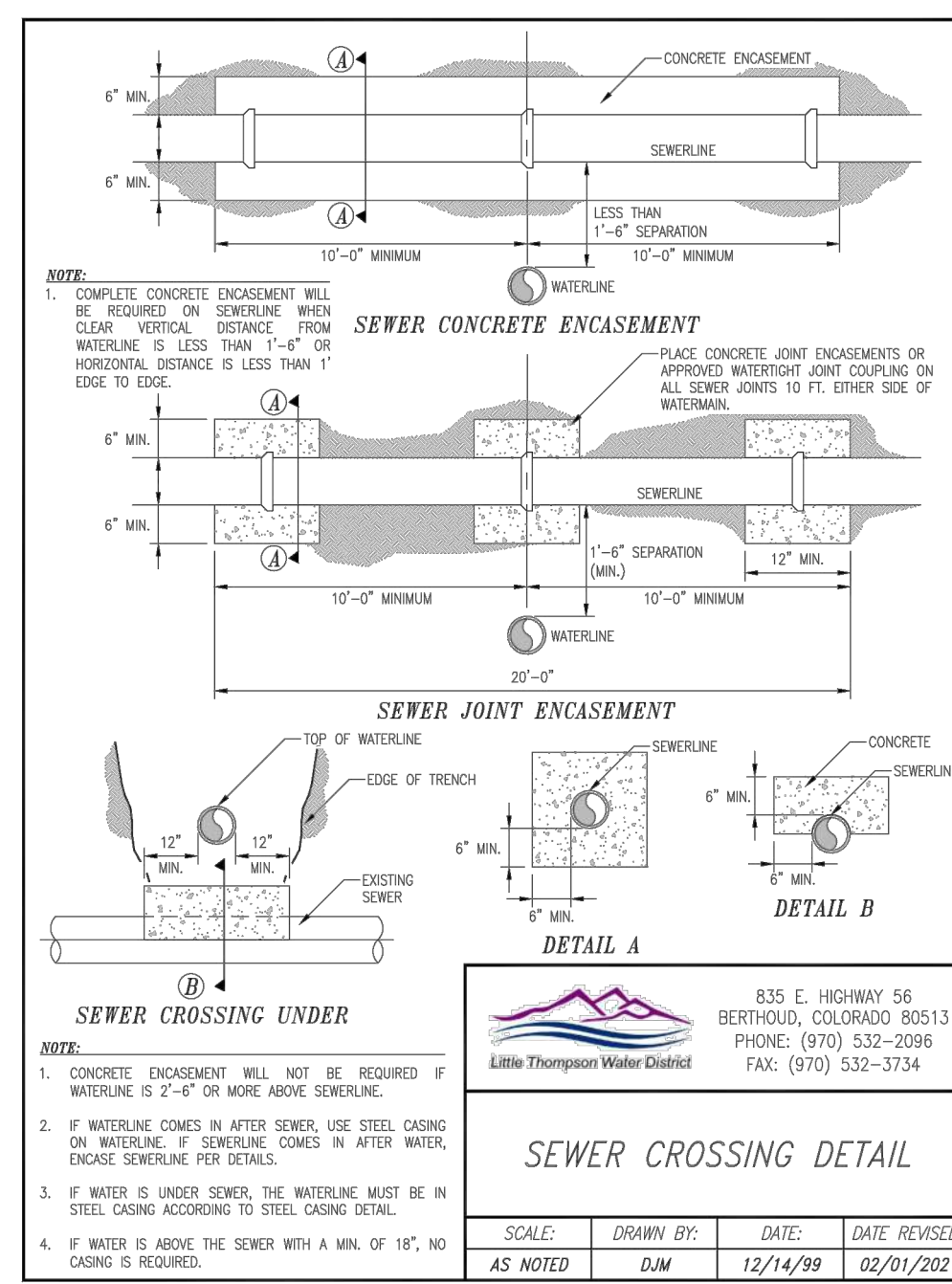
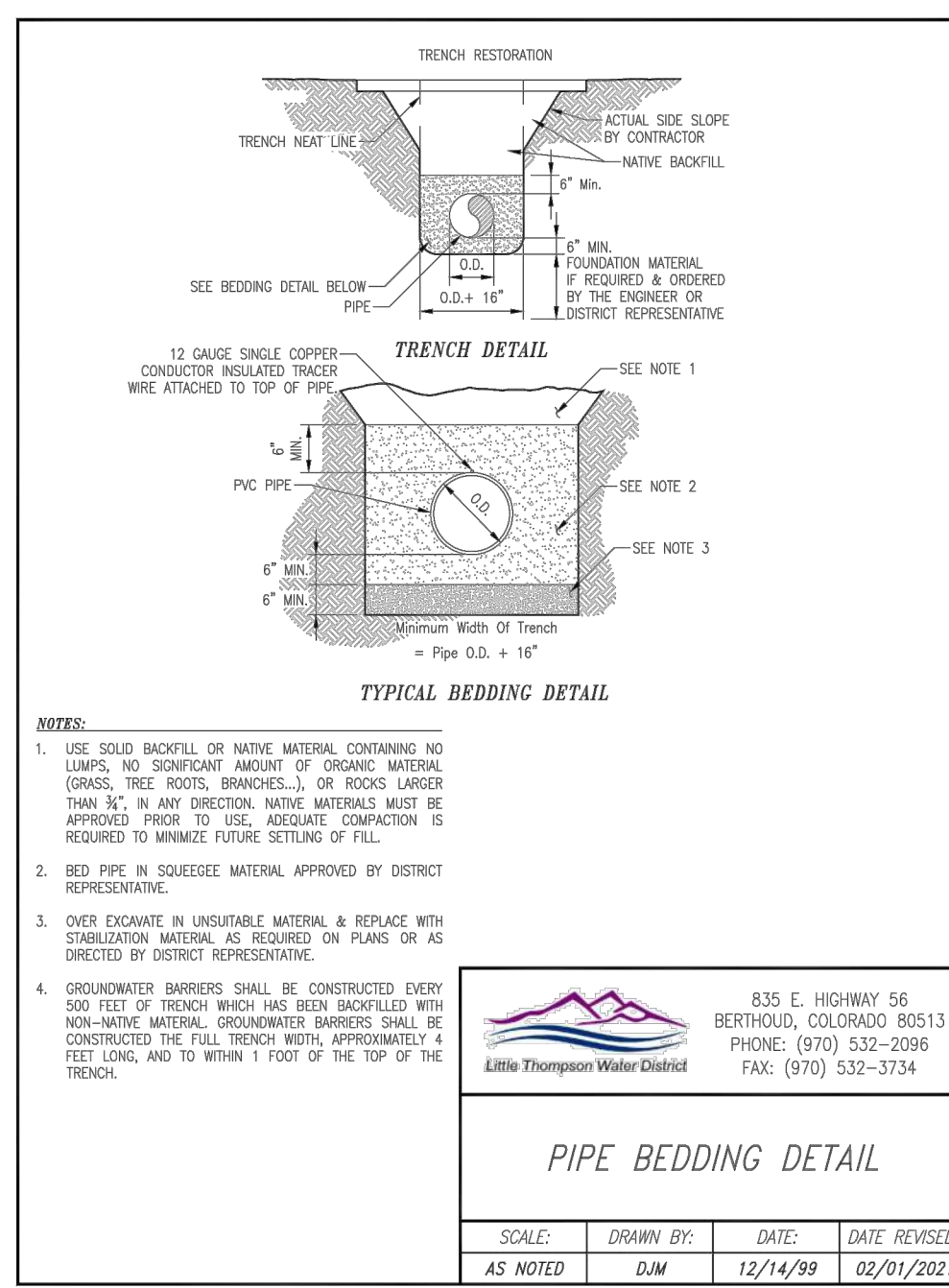
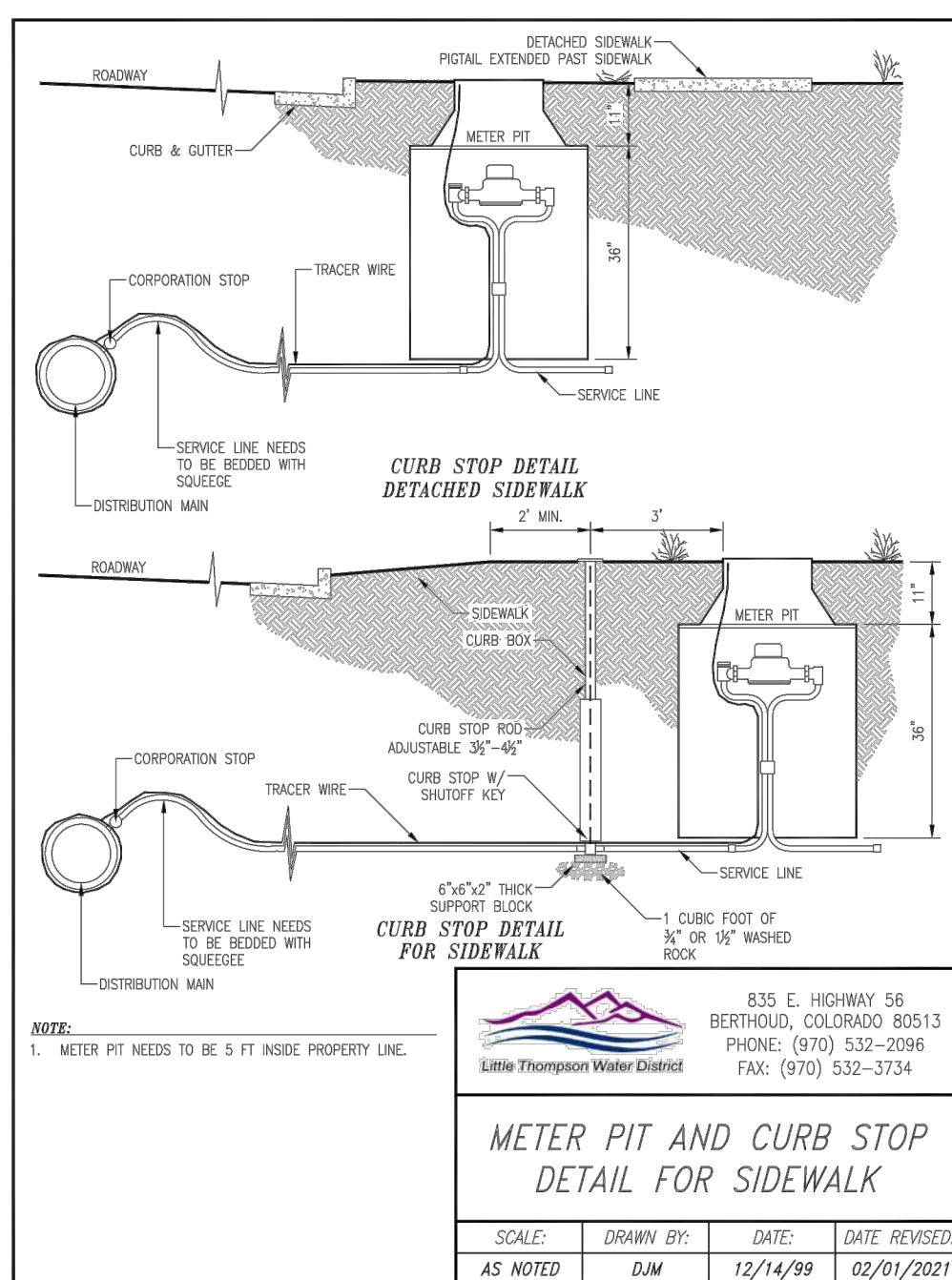
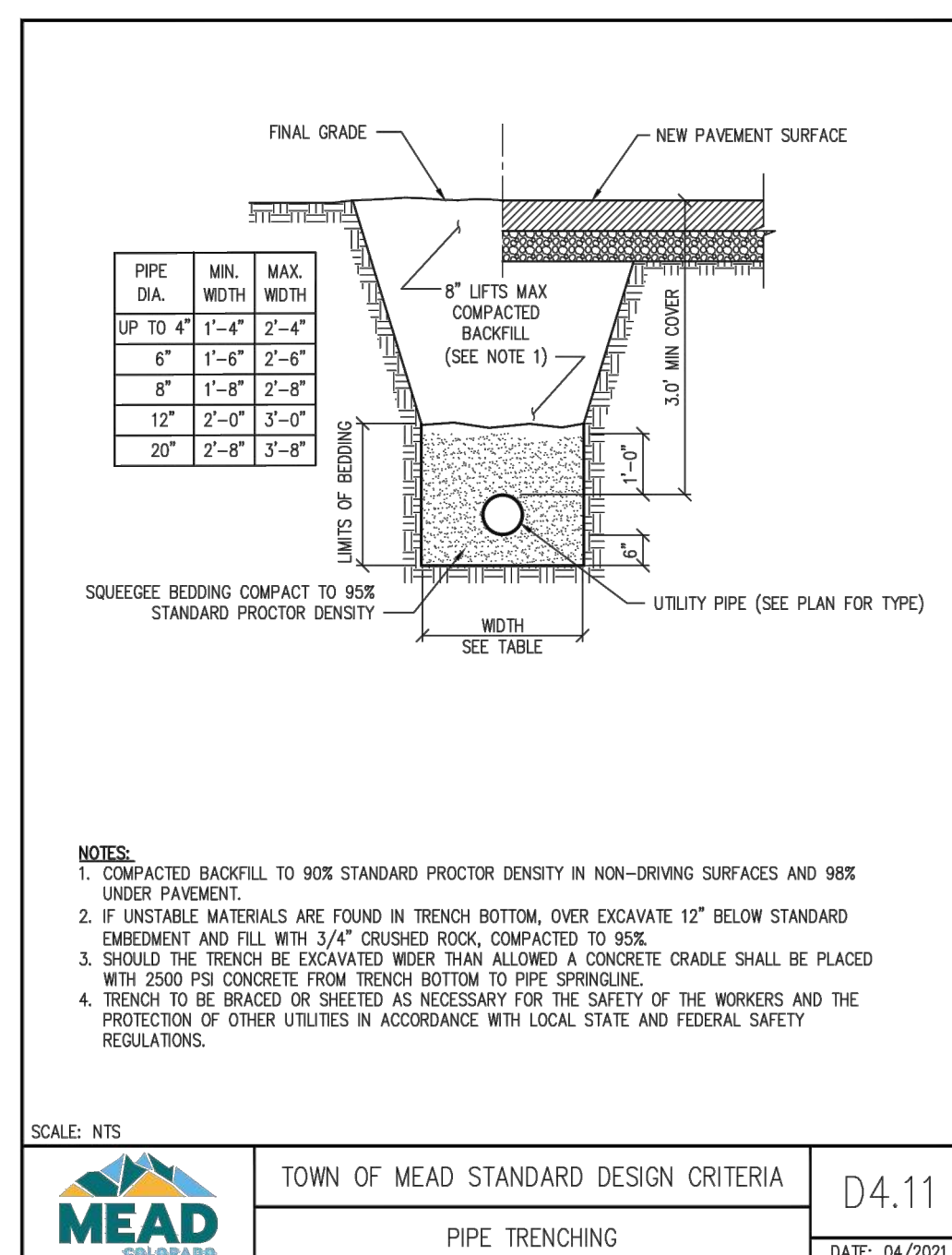
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

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MEAD, COLORADO

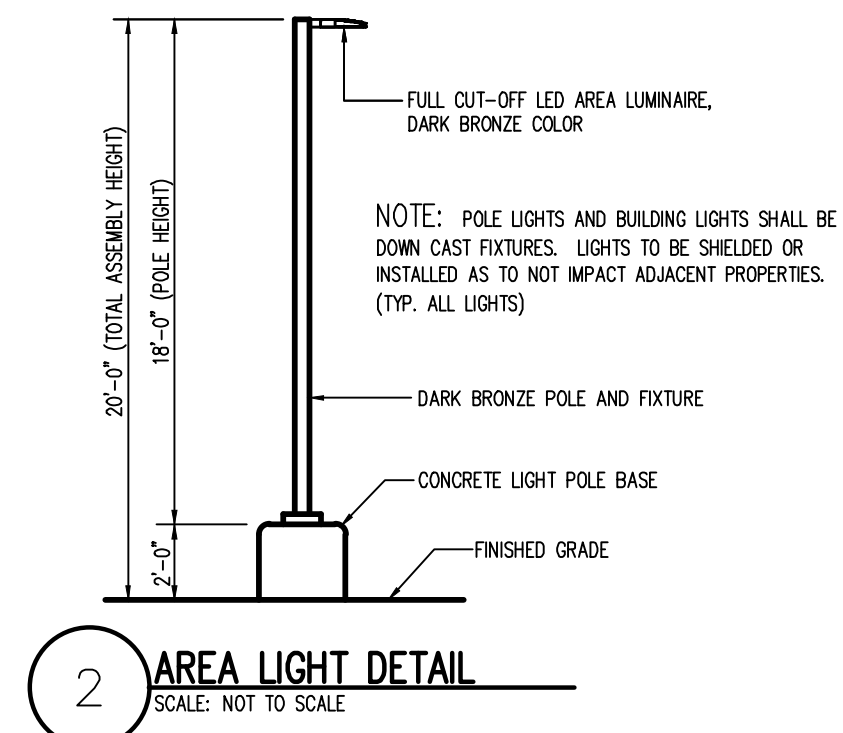
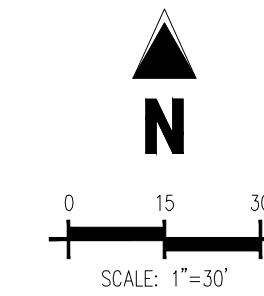
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Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

UTILITY DETAILS

C4.2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



CALCULATION SUMMARY				
LABEL	UNITS	AVG	MAX	MIN
PARKING, DRIVES, TRASH AREA	FC	2.23	9.4	1.0
BUILDING SURROUNDS	FC	3.47	6.8	1.1

LUMINAIRE SCHEDULE									
MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	WATTS	MODEL #	DESCRIPTION
WF		8	LED	11'-4" 1/4"-0" WALL	1.0	1,755	27	4426BK-27-4K	RP LIGHTING, 4" LED ARCHITECTURAL CYLINDER, 27 WATT, 4000K CCT, BLACK COLOR
F		8	LED	6'-0" WALL	1.0	2,710	25.5	XTOR3B-W-BK	COOPER, CROSSSTOR LED WALL SCONCE, 4000 CCT, BLACK COLOR
F1		4	LED	20'-0" POLE	1.0	6,963	57	GALN-SATC-740-U-SL-4-BK	COOPER GALLEON II LED AREA/SITE LUMINAIRE, 600mA DRIVE, BLACK COLOR, 4000K CCT, SEE BELOW FOR MOUNTING
F2		5	LED	20'-0" POLE	1.0	6,963	57	(2) GALN-SATC-740-U-SL-4-BK	COOPER GALLEON II LED AREA/SITE LUMINAIRE, 600mA DRIVE, BLACK COLOR, 4000K CCT, SEE BELOW FOR MOUNTING

CONTRACTOR TO VERIFY ALL EQUIPMENT WITH OWNER AND ARCHITECT BEFORE PROCEEDING
ALL AREA/SITE FIXTURES TO BE MOUNTED ON 18'-0" POLE (SSS-4-A-18-S-F-N-1) WITH 2'-0" CONCRETE BASE. TOTAL MOUNTING HEIGHT 20'-0"

1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"

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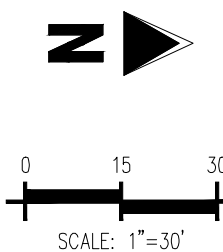
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PHOTOMETRIC PLAN

23 73

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



STORM DRAIN PLAN: LINE A1 - STA 10+00.00 TO 14+01.83
SCALE: 1"=30'



	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER (LESS THAN 12")
	EXISTING STORM SEWER (12" AND LARGER)
	PROPOSED STORM SEWER (LESS THAN 12")
	PROPOSED STORM SEWER (12" AND LARGER)
	EXISTING UNDERGROUND ELECTRICAL
	PROPOSED UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	PROPOSED UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING UTILITY BOX OR VAULT
	EXISTING ELECTRICAL TRANSFORMER
	EXISTING LIGHT POLE
	PROPOSED SITE LIGHTING
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING FLARED END SECTION (FES)
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN F.E.S.
	PROPOSED STORM DRAIN OUTLET STRUCTURE

THE PROPOSED STORM DRAIN SYSTEM DETAILED ON THIS PLAN IS TO BE PRIVATE, UNLESS OTHERWISE INDICATED.

ELEVATIONS ARE BASED ON NGS BENCHMARK - "M 329"
NAVD 88, ELEVATION = 5009.92'
"M 329" IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET
SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER
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NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

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NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

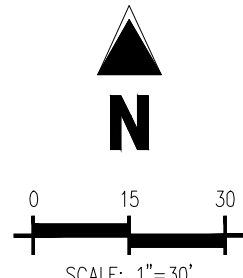
Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

STORM DRAIN PLAN & PROFILE
LINE A1

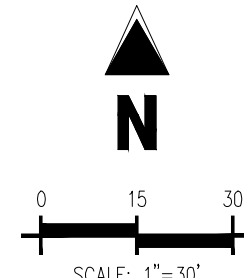
C5.1

LOT B, MEAD CROSSINGS AMENDMENT 2

TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



SCALE: 1"=30'



SCALE: 1"=30'

NOTE

BENCHMARK

ELEVATIONS ARE BASED ON NGS BENCHMARK - "M 329"
NAVD 88, ELEVATION = 5009.92'
"M 329" IS LOCATED & DESCRIBED AS FOLLOWS:

M 329 IS LOCATED 43 FEET EAST OF THE CENTER LINE OF WELD COUNTY ROAD 7, 9.5 FEET SOUTHEAST OF THE EAST END OF THE SOUTH HEADWALL OF A 16 INCH PIPE CULVERT UNDER THE HIGHWAY, 1.5' WEST OF A WITNESS POST, SET IN THE TOP OF A CONCRETE POST WHICH PROJECTS 0.4 FOOT ABOVE THE GROUND, BENCH MARK 3-1/4" BRASS CAP.

BASIS OF BEARING

BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°26'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6056, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK

THE TOWN OF MEAD SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE DEVELOPMENT UNLESS INDICATED AS PUBLIC IMPROVEMENTS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY OTHER THAN THROUGH POTENTIAL ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
-  **Know what's below.
Call before you dig.**



SCALE: 1"=30'



SCALES: 1"=3'

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

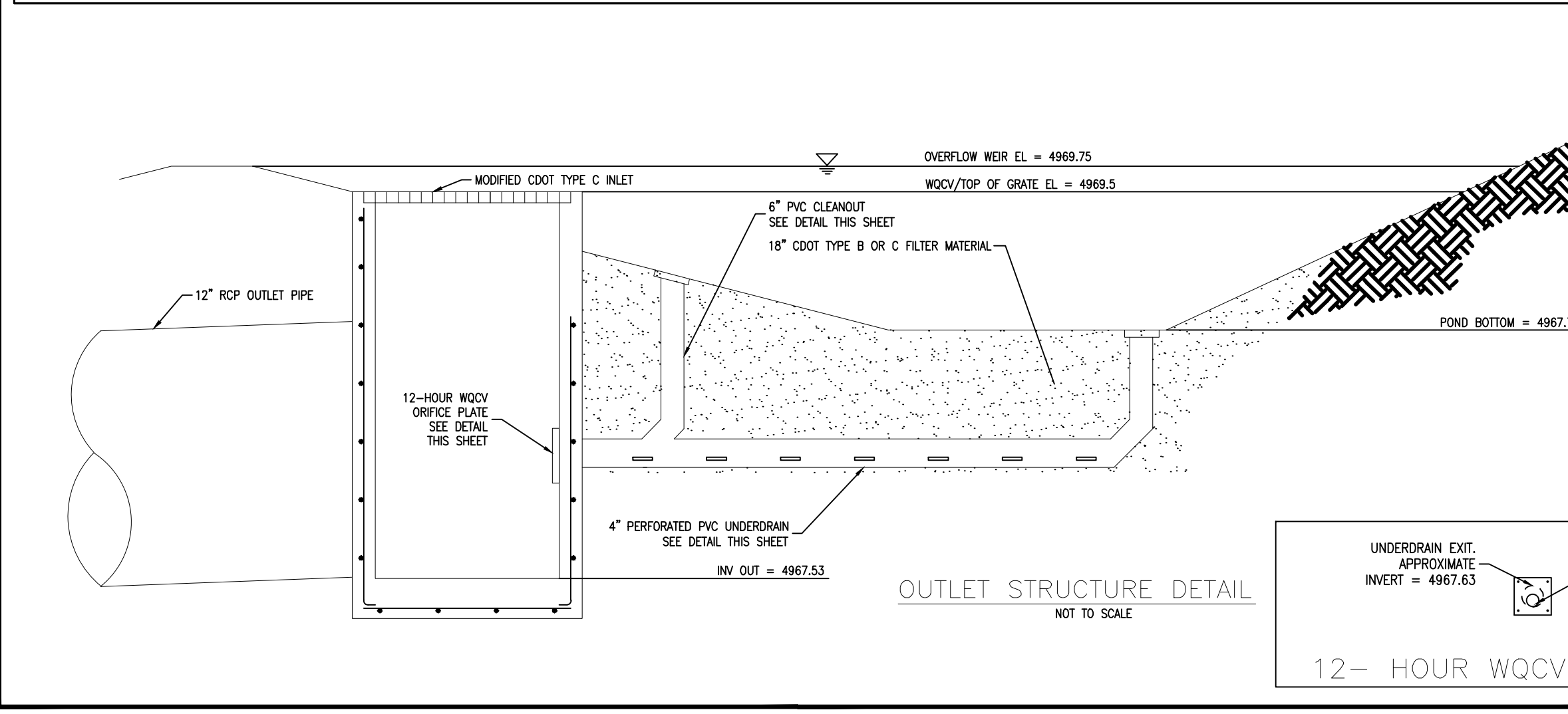
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Project No:	CCW0000
Drawn By:	RD
Checked By:	M
Date:	12/12/

STORM DRAIN PLAN & PROFILE
LINE A2 & POND OUTFALL

C5.2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



* VARIABLE REFER TO TABLE TWO.
 ■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

NOTES: FOR L=5 FT, L=10 FT, AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

C5.2

of 23

LOT B, MEAD CROSSINGS AMENDMENT 2

Galloway

PRELIMINARY
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S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

Project No:	CCW000005
Drawn By:	BH
Checked By:	JW
Date:	12/12/22

L1.1

7

REFERENCE NOTES SCHEDULE

PLANT SCHEDULE OFF SITE IMPROVEMENTS

PLANT SCHEDULE ROW LANDSCAPE

CAUTION - NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF THE EXISTING UTILITY, EITHER THROUGH RECORDING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

 Know what's below.
Call before you dig.



LOT B, MEAD CROSSINGS AMENDMENT 2

GENERAL

17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.

MULCHING

- SOIL TESTING NOTE:**

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS, FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPE (SHRUB BEDS, SOD, NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING AND LANDSCAPING ANY LANDSCAPE (PLANTS, SOD, NATIVE SEED) ON SITE.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURP/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURP/SEED SHALL RECEIVE PUP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHOWING SIMILAR PHYTOLOGICAL CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT PHYTOLOGICAL.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATRIC PRECIPITATION RATE TECHNOLOGY (ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE)), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. THE UNDERGROUND UTILITIES EXIST AND FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING TO THE ABOVE MENTIONED DOCUMENTS.

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOIL, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENING DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRASSES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
4. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

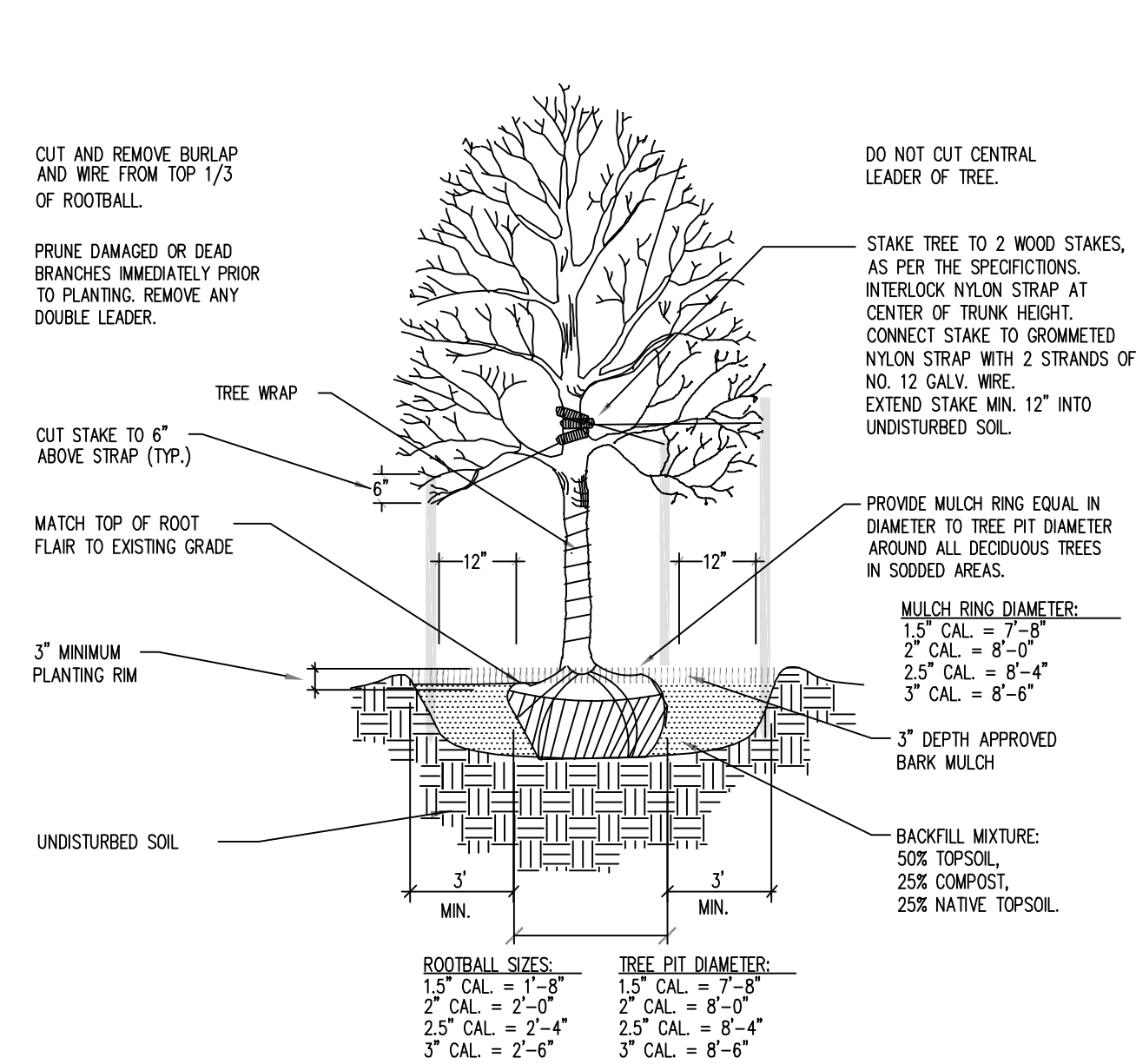
1. ALL SEED MIXES AVAILABLE THROUGH:
ARKANSAS VALLEY SEED
4300 Monaco Street
Denver, CO 80216
Phone: (303)-320-7500

SEED 1 Riparian Detention Native Seed
20% Bluestem, Big
10% Grama, Blue
10% Green Needlegrass
20% Wheatgrass, Western
10% Grama, Sidecoats
10% Switchgrass
10% Prairie Sandreed
10% Yellow Indiangrass
Drill Seed/Hydroseed @ 19 lbs PLS/AC

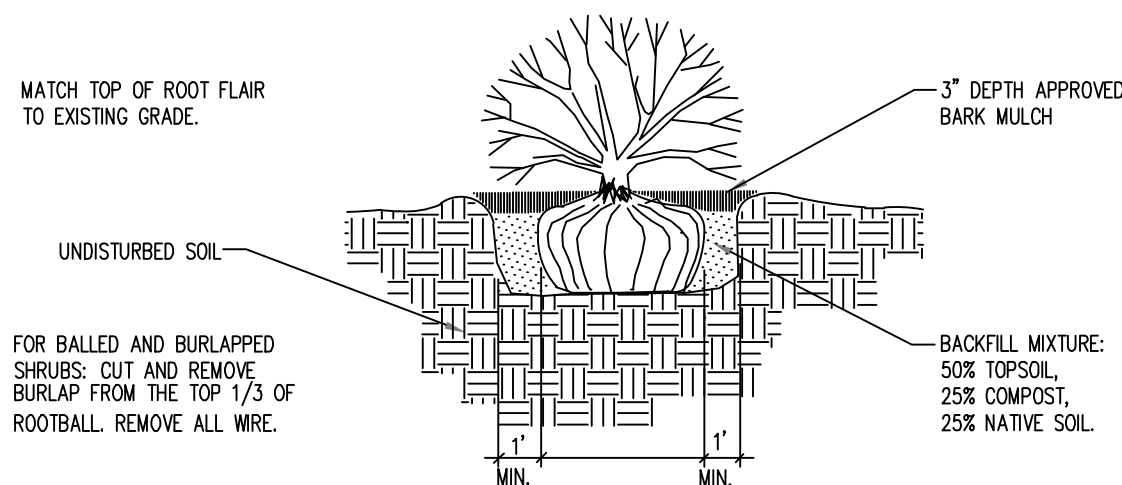
SEED ESTABLISHMENT NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDD SHALL BE COMPLETED PRIOR TO SEEDING.
2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDD AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSURE. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOO IN ALL SEEDD AREAS.

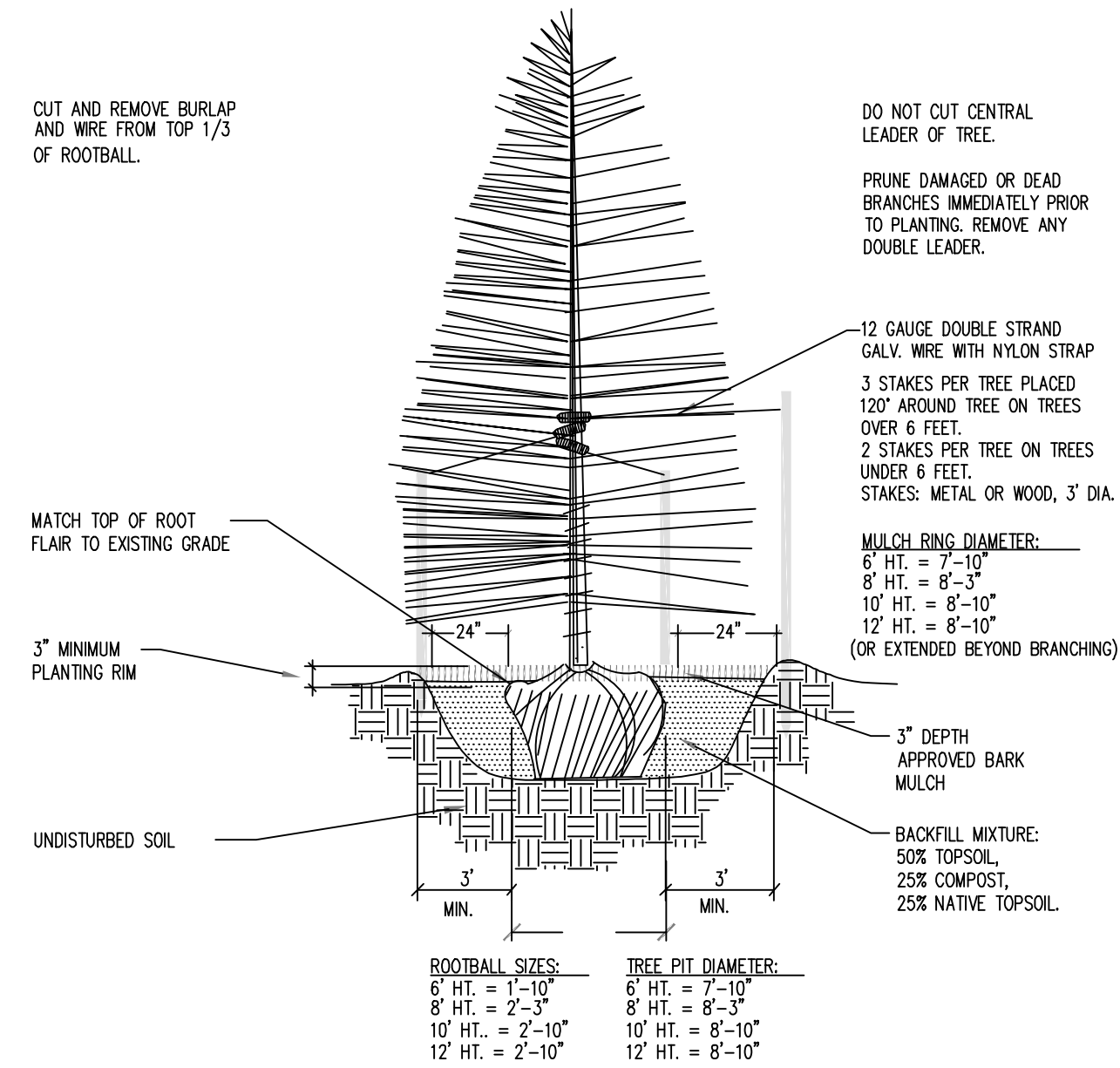
	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4



1.1 DECIDUOUS TREE PLANTING
N.T.S.



1.3 SHRUB PLANTING
N.T.S.



1.2 CONIFEROUS TREE PLANTING
N.T.S.

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

Project No:	CCW000005
Drawn By:	BH
Checked By:	JW
Date:	12/12/22

LANDSCAPE DETAILS

L1.2



EAST ELEVATION | $3/32" = 1'-0"$



of 23



LOT B, MEAD CROSSINGS AMENDMENT 2

----	-546.0	EXISTING MAJOR CONTOUR
----	-52	EXISTING MINOR CONTOUR
	-50.60	PROPOSED MAJOR CONTOUR
	-50	PROPOSED MINOR CONTOUR
----	-50	EXISTING STORM SEWER (LESS THAN 12")
	-50	EXISTING STORM SEWER (12" & LARGER)
----	-50	PROPOSED STORM SEWER (LESS THAN 12")
	-50	PROPOSED STORM SEWER (12" & LARGER)
	15.00	PROPOSED SPOT ELEVATION
FF		FINISHED FLOOR
LP		LOW POINT

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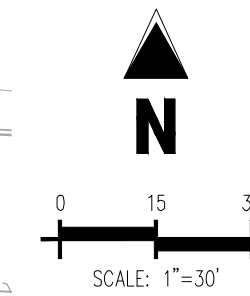
Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

DR-1

Club Carwash CO Mead_CNVD000005 Hwy 05 & Foster Ridge/CQVADrill= Reports/Prop/CAD/CCEWG_EX DRAINAGE.dwg - Hannah Porter - 6/10/2023

Section 9, Item d.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO



GRADING LEGEND

---	5460	---	EXISTING MAJOR CONTOUR
---	52	---	EXISTING MINOR CONTOUR
---	5465	---	PROPOSED MAJOR CONTOUR
---	60	---	PROPOSED MINOR CONTOUR
---	SD	---	EXISTING STORM SEWER (LESS THAN 12")
---	SD	---	EXISTING STORM SEWER (12" & LARGER)
---	SD	---	PROPOSED STORM SEWER (LESS THAN 12")
---	SD	---	PROPOSED STORM SEWER (12" & LARGER)
---	15.00	---	PROPOSED SPOT ELEVATION
---	FF	---	FINISHED FLOOR
---	LP	---	LOW POINT

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CLUB CARWASH SITE PLAN
LOT B, MEAD CROSSINGS AMENDMENT 2
CLUB CARWASH

S.H. 66 & FOSTER RIDGE DR.
MEAD, COLORADO

[illegible]

Project No:	CCW000005
Drawn By:	RDG
Checked By:	MJ
Date:	12/12/22

POST DEVELOPMENT DRAINAGE PLAN

DR-2



Agenda Item Summary

MEETING DATE: June 12, 2023

SUBJECT: **Resolution No. 41-R-2023** – A Resolution of the Town of Mead, Colorado, Awarding the Bid and Approving a Construction Agreement Between the Town and Vance Brothers, Inc. for the Street Resurfacing Project

PRESENTED BY: Immanuel Windhorst, Pavement Management Manager

SUMMARY

The Town received two bid proposals from qualified contractors to provide asphalt pavement resurfacing (chip, slurry, and crack seal) at general street maintenance locations throughout Town.

Proposals ranged from \$173,896.00 to \$155,938.65. The apparent low bidder is Vance Brothers, Inc., who is qualified to complete the work associated with the Project.

Vance Brothers, Inc.	\$155,938.65
A-1 Chipseal	\$173,896.00

Following a review of the bids submitted and the applicable review criteria, Town Staff is recommending that the Project be awarded Vance Brothers, Inc.

FINANCIAL CONSIDERATIONS

The approved 2023 budget provided \$500,000 in the Street Improvement Fund for this contract.

04-44-5365 \$500,000 Repairs and Maintenance – Seal Coating

STAFF RECOMMENDATION/ACTION REQUIRED

A motion to approve the consent agenda for June 12, 2023, will approve this item. If the resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion:

“I move to adopt Resolution No. 41-R-2023, A Resolution of the Town of Mead, Colorado Awarding the Bid and Approving a Construction Agreement Between the Town of Mead and Vance Brothers, Inc., for Street Resurfacing Project for an amount not to exceed \$155,938.65.”

ATTACHMENTS

Resolution No. 41-R-2023
Construction Agreement (Exhibit 1 to Resolution)

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 41- R-2023**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, AWARDING THE
BID AND APPROVING A CONSTRUCTION AGREEMENT BETWEEN THE
TOWN AND VANCE BROTHERS, INC FOR THE STREET RESURFACING
PROJECT (IFB 2023-004)**

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

WHEREAS, the Town requires street resurfacing work, as more particularly described in IFB No. 2023-004 (the “Project” or “Work”) and solicited bids for the Project in accordance with Colorado law by posting the IFB on the Rocky Mountain E-Purchasing System; and

WHEREAS, Town Staff has reviewed and evaluated all complete and responsive bids submitted, and is recommending award of the Project to the bidder whose bid is in the best interests of the Town; and

WHEREAS, it is the desire and intent of the Board of Trustees to award the construction agreement to the bidder who submitted a bid in compliance with the reasonable and stated specifications contained within the IFB; and

WHEREAS, the Board of Trustees, after full consideration of the bids submitted and the recommendation of Town Staff presented at the June 12, 2023 regular meeting, finds that **Vance Brothers, Inc.**, a Missouri foreign corporation (the successful bidder, hereinafter “Contractor”), submitted the bid that has been determined to be in the best interests of the Town; and

WHEREAS, the Board further finds that it is in the best interests of the Town to award the bid for the Project to the Contractor in the not-to-exceed amount of **One Hundred Fifty-Five Thousand Nine Hundred Thirty-Eight Dollars and Sixty-Five Cents (\$155,938.65)**, based on total cost and unit pricing set forth in the Contractor’s bid proposal, which includes all necessary labor, supervision, equipment, tools and materials for the Work to be performed; and

WHEREAS, the Town desires to enter into a construction agreement with the Contractor to have the Contractor perform the Work described with particularity in the IFB and contract documents for the benefit of the Town of Mead, which construction agreement shall be substantially in the form attached hereto as **Exhibit 1** (the “Construction Agreement”).

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

Section 1. The Board of Trustees hereby: (a) awards the Project to the Contractor in the not to exceed amount of **One Hundred Fifty-Five Thousand Nine Hundred Thirty-Eight Dollars and Sixty-Five Cents (\$155,938.65)**; (b) authorizes the Town Attorney to make such changes as may be needed to correct any non-material errors or language or to negotiate such changes to the Construction Agreement as may be appropriate and that do not substantially increase the obligations of the Town; (c) authorizes the Town Public Works Director/Town Engineer to execute the Notice of Award for the Project and deliver a copy of said Notice of Award to the Contractor; and (d) authorizes the Mayor to execute the Construction Agreement on behalf of the Town on or after such date as the Contractor has delivered the executed Construction Agreement to the Town, together with the proof of insurance, performance and payment bond, and other documents specifically required by the IFB, the Construction Agreement, the Notice of Award, and other Contract Documents.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. 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 12TH DAY OF JUNE 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Construction Agreement
(Vance Brothers, Inc.)
[IFB 2023-004]

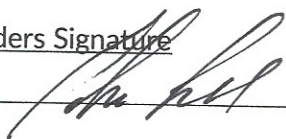
**SECTION 00310
BID FORM**

Project: Town of Mead – Street Resurfacing Project

Address: Town of Mead
Attn: Manny Windhorst, Program Manager
441 Third Street
Mead, CO 80542

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices within this Bid and in accordance with the other terms and conditions of the Bidding Documents.
- 1.02 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.
- 1.03 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

<u>Addendum No.</u>	<u>Bidders Signature</u>	<u>Date Acknowledged</u>
addendum #1 issued 5/16/23		5/18/23

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

Bidder has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in SC-4.02 as containing reliable "technical data." Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder,

including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

- D. Based on the information and observations referred to in Paragraph D above, Bidder does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- E. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- F. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
 - 1. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

1.04 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

1.05 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Base Bid Proposal

The work will include all necessary labor, supervision, equipment, tools, and materials to complete the work in accordance with the Project Construction Documents and the current Town of Mead Design Standards and Specifications.

Item No.	Description	Unit	Contract Quantity	Unit Price	Total Cost
408.01	Crack and Joint Sealant	LB	12,574	\$ 2.30	\$ 28,920.20
409.01	Chip Seal ½"	SY	1	\$ 4.65	\$ 4.65
409.02	Slurry Seal – Type II	SY	30,696	\$ 4.05	\$ 124,318.80
630.01	Advance Warning Sequencing Arrow Panel	DAY	11	\$120.00	\$ 1,320.00
630.02	Variable Message Board	DAY	11	\$125.00	\$ 1,375.00
TOTAL COST					\$ 155,938.65

one hundred fifty five thousand, nine hundred thirty eight _____ Dollars,
and sixty five _____ Cents.

BIDDER acknowledges that the Owner has the right to delete items in the Bid or change quantities at his sole discretion without affecting the Agreement or prices of any item so long as the deletion or change does not exceed twenty-five percent (25%) of the total Contract Amount.

The undersigned Bidder agrees to furnish any and all required Bonds in the form required by the Town and to enter into a contract within the time specified in the Instructions to Bidders and further agrees to complete all Work covered by the Bid, in accordance with specified requirements, within the time specified in the Agreement. Bidder accepts the provisions of the Agreement as to liquidated damages.

In submitting this Bid it is understood that the right is reserved by Owner to reject any and all bids, and it is understood that this Bid may not be withdrawn during a period of 45 days after the scheduled time for the receipt of bids.

1.06 Construction Schedule

- A. Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

- 1.07 The following documents are submitted with and made a condition of this Bid:
- A. Required Bid security;
 - B. List of Project References; Résumé of General Manager & Superintendent
 - C. List of Proposed Suppliers
 - D. List of Proposed Subcontractors
 - E. Evidence of authority to do business in the state Colorado; or a written covenant to obtain such license within the time for acceptance of Bids;
- 1.08 The Engineer may require the apparent low responsive bid and second low responsive bid General Contractors to submit the following Statement of Qualifications after the bid opening:
- A. General Information
 - 1. Please provide official firm name, license, contact person for bidding, title, phone number, e-mail address, and mailing address. Provide a list of current projects under construction in detail, including Owner's name and contact information, Engineer's name and contact information, contract price, percent complete, and brief description of work.
 - B. Project Experience
 - 1. Provide brief summaries of a minimum of three (3) comparable projects in which your firm served as General Contractor in last three (3) years. Include the following information with each project summary:
 - a. Owner and Engineer contact information
 - b. References and contact information
 - c. Project contract price and final construction cost
 - d. Construction dates
 - C. Experience of key personnel to be assigned to this project.
 - 1. For each key person identified, list at least two comparable projects in which they have played a primary role. For other projects provide:
 - a. Description of project
 - b. Role of the person
 - c. Project's original contracted construction cost and final construction cost
 - d. Construction dates
 - e. Project Owner
 - f. Reference information (two names with telephone numbers for each project)
 - D. References

1. Provide name, address, and phone number of the General Contractor's banking reference
2. Provide name, address, and phone number of the General Contractor's insurance agent(s)

SIGNATURE OF BIDDER:

Date: _____

If an Individual: _____

Doing business as: _____

If a Partnership: _____

By: _____, partner

If a Corporation: Vance Brothers, Inc (a Missouri Corporation)

By: _____ Chris Lee, Vice President

(SEAL & TITLE Drew Vance ATTEST) Drew Vance, Secretary

ADDRESS: 380 West 62nd Avenue
Denver, CO 80216

TELEPHONE: (303) 341-2604

EMAIL: hrusso@vancebrothers.com

END OF SECTION

SECTION 00410
BID BOND

Project: Town of Mead – Street Resurfacing Project
IFB 2023-004

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Vance Brothers, Inc. hereinafter called the "Principal", is submitting a proposal hereinafter the "Proposal" for the above-described project, to the Town of Mead, Colorado a municipal corporation hereinafter called "Obligee".

WHEREAS, the Advertisement for Bids has required as a condition of receiving the Proposals that the Principal submit with the Proposal GUARANTY in an amount not less than ten per cent (10%) of the Proposal, which sum it is specifically agreed is to be forfeited as Liquidated Damages in the event that the Principal defaults in his obligation as hereinafter specified, and, in response to such Requirement, this Bid Bond is made, executed and delivered.

NOW THEREFORE, the Principal and [insert name of Surety] Liberty Mutual Insurance Company a corporation of the State of MA, duly authorized to transact business in Colorado, as Surety, are held firmly bound unto the Obligee, in the sum of ten per cent (10%) of the Principal's total bid price, lawful money of the United States for the payment of which sum, will and truly to be made to the Obligee, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

FURTHER THAT, a condition of the obligation that the Principal shall maintain his Proposal in full force and effect for sixty (60) days after the opening of the proposals for the project, or, if the Principal's Proposal is accepted, the Principal shall, within the prescribed time, execute the required Agreement, furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy, and Certificates of Insurance, then this obligation shall be null and void, otherwise it shall remain in full force and effect, and subject to forfeiture upon demand as Liquidated Damages.

IN WITNESS WHEREOF said Principal and Surety have executed this Bond, this 18th day of May, 2023.

THE PRINCIPAL

(Corporate Seal)

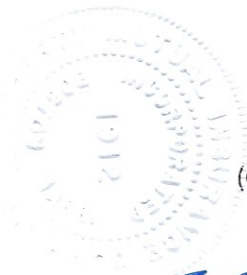
Vance Brothers, Inc.
380 W. 62nd Avenue,
Denver, CO 80216
Address

ATTEST:

Drew Vance
Secretary Drew Vance

BY Chris Lee, President

SIGNATURES If the "Principal" is doing business as a Corporation, the Bid Bond shall be signed by an officer, i.e., President, or Vice President. The signature of the officer shall be attested to by the Secretary and property sealed.



If the "Principal" is an individual or a partnership, the Bid Bond shall so indicate and be properly signed.

(Corporate Seal)

THE SURETY

Liberty Mutual Insurance Company

R. Myra Gage By
~~Secretary~~
Surety Witness

C. LaVonne Engeman
Attorney-in-Fact
C. LaVonne Engeman, Attorney-in-Fact

THIS BOND MUST BE ACCOMPANIED BY POWER OF ATTORNEY, EFFECTIVELY DATED. FAILURE TO PROVIDE A PROPERLY EXECUTED BID BOND WITH A PROPERLY EXECUTED POWER OF ATTORNEY WILL RESULT IN THE BIDDER'S PROPOSAL BEING DEEMED NON-RESPONSIVE.

END OF SECTION

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for mortgage, note, loan, letter of credit, bank deposit, currency rate, interest rate or residual value guarantees. For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.



**Liberty
Mutual.**

SURETY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint C. LaVonne Engeman of the city of Kansas City, state of MO its true and lawful attorney-in-fact, with full power and authority hereby conferred to sign, execute and acknowledge the following surety bond:

Principal Name: Vance Brothers, Inc.

Obligee Name: Town of Mead

Surety Bond Number: Bid Bond

Bond Amount: See Bond Form

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 12th day of March, 2021.



The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company

By: David M. Carey

David M. Carey, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ss

On this 12th day of March, 2021, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044

Member, Pennsylvania Association of Notaries

By: Teresa Pastella

Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS - Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts - SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 18th day of May, 2023.



By: Renee C. Llewellyn

Renee C. Llewellyn, Assistant Secretary

LOCATIONS:

Kansas City, MO
Chillicothe, MO
Sedalia, MO

North Little Rock, AR
Tulsa, OK
Fort Worth, TX

Denver, CO
Oklahoma City, OK
Ellisville, MS

COMPANY INFORMATION:

Founded 1923
Incorporated 12/31/58
FEI# 44-0577983

COMPANY OFFICERS:

Timothy L. Vance	President
Jeffery L. Vance	Vice President
Robert A. Vance	Vice President & Sec
Bryan Midgett	Vice President

BUSINESS REFERENCES:

Amoco PPS Refining Business
12713 Collections Center Dr.
Chicago, IL 60693
Contact: Pamela Green
Ph: 312-594-7304
Fx: 630-245-3513
Email: pamela.green@bp.com

Flint Hill Resources
4111 E 37th Street North
Wichita, KS 67220
Contact: Kim Wadsworth
Ph: 316-828-6366
Fx: 316-828-9554
Email: kim.wadsworth@fhr.com

Conoco Phillips Company
21064 Network Place
Chicago, IL 60673
Contact: Shawn Hammonds
Ph: 918-661-4140
Fx: 918-661-6143
Email: shawn.hammonds@conocophillips.com

BASF Corporation
11501 Steele Creek Rd.
Charlotte, NC 28273
Contact: James Mead
Ph: 973-245-6573
Fx: 704-587-7965
Email: james.meade@basf.com

BANK INFORMATION:

UMB Bank
PO Box 419226
Kansas City, MO 64141
Contact: John Russ
Ph: 816-714-1778
Fx: 816-561-4088
Email: john.russ@umb.com

MAIL ALL INVOICES TO:

Vance Brothers, Inc.
PO Box 300107
Kansas City, MO 64130

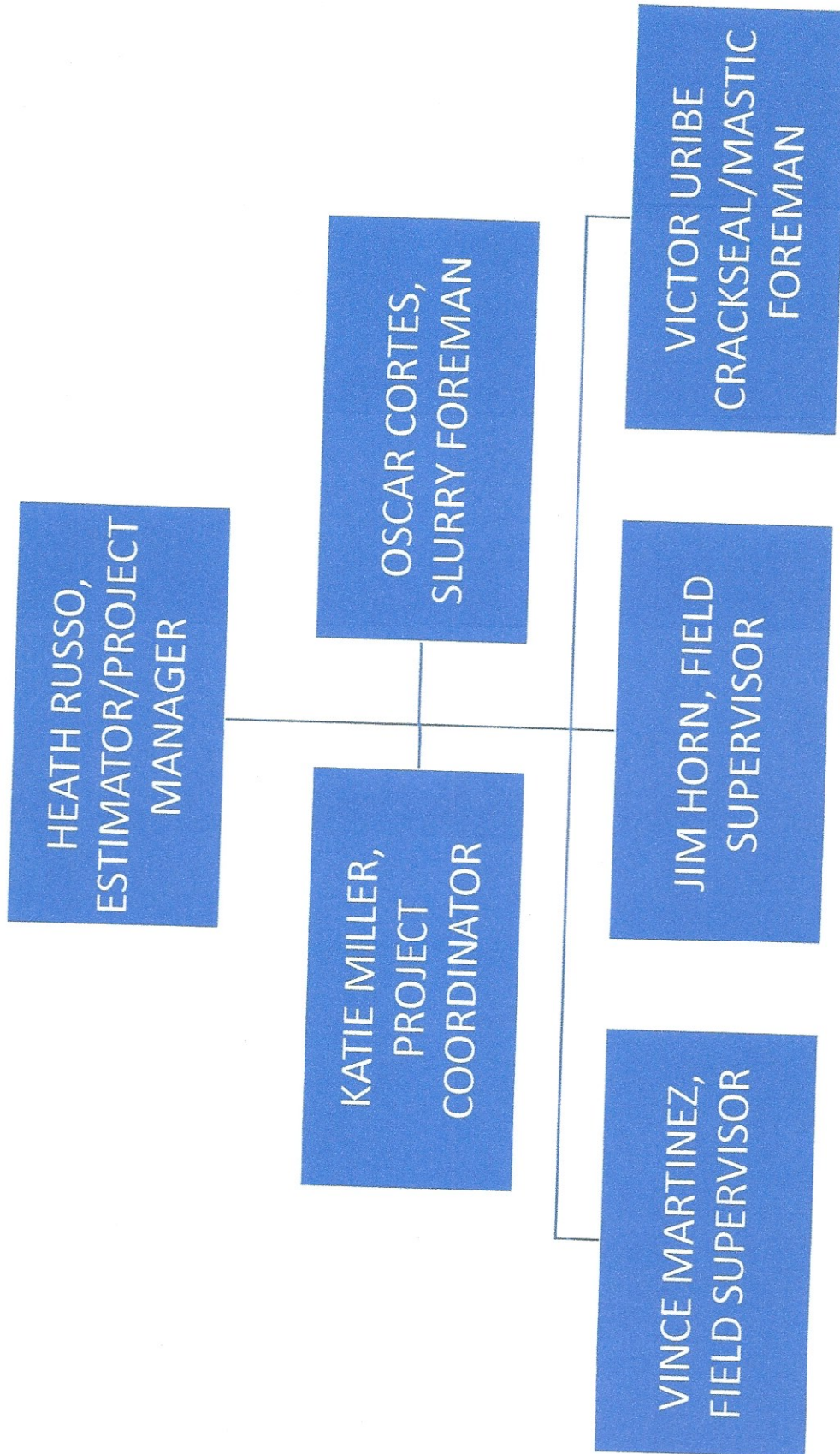
Accounts Payable Contact:
Bonnie Roberts
Direct Phone: 816-922-8029
Direct Fax: 816-922-8064
Email: ap@vancebrothers.com

vance brothers

Bringing Integrity to the Surface.

Phone: 800.821.8549 • 816.923.4325 Fax: 816.923.6472 Web: vancebrothers.com

5201 Brighton • Kansas City, Missouri • 64130



Heath Russo

EXPERIENCE

Vance Brothers, Inc.

Estimator/Project Manager, 2018 – Present

Foothills Paving & Maintenance, Inc.

Estimator/Project Manager, 2011 – 2017

A-1 Chipseal

Chief Estimator, 2008 - 2011

Quality Resurfacing

Vice President/General Manager, 2005 – 2008

Traffic Control Manager, 2001 – 2005

SUMMARY OF QUALIFICATIONS

Background includes extensive experience in construction industry, specializing in residential & commercial road resurfacing.

- Responsible for the management of all aspects relative to the daily operations of multimillion dollar resurfacing company.
- Structured a successful management style of creating cohesive relationships with management & non-management personnel with strength in loyal relationships with skilled work force.
- Prepared & executed both short & long term plans for projects, including estimates, budgets & staffing requirements.
- Highly focused & results oriented on issues of cost effectiveness & field operations.
- Proficient in both estimate & bid preparation with quantifiable success rate.
- Accountable for material procurement, obtaining all required documents (i.e. bonding, proof of insurance, permits, traffic control plans, workmanship evaluations & customer satisfaction surveys).
- Implemented & coordinated detailed production schedules to ensure completion resulting in an excellent on schedule completion record.
- Cultivated & maintained strong, loyal relationships with both vendors & clients.
- Monitored the operations of each project on each level to achieve the targeted growth & profit goals.
- Diversified in all areas of resurfacing (i.e. slurry seal, chip seal, crackseal/mastic, microsurfacing, cape seal, patching, paving).
- Experience in many estimating software programs, bidding sites & industry organizations.

References Available Upon Request

Oscar Cortes

WORK HISTORY

Vance Brothers, Inc.

Slurry Seal Operator, 2018 – Present

Foothills Paving & Maintenance, Inc.

Slurry Seal/Crack Seal Operator, 2011 – 2017

Quality Paving

Slurry Seal/Crack Seal Operator, 2006 – 2011

SKILLS SUMMARY

- CDL
- Safely Operate Equipment
- Perform Specialized Job Duties
- Reliable
- Hardworking
- Trustworthy
- Loyal
- Value Attendance

References Available Upon Request



380 West 62nd Avenue Denver, CO 80216
Phone 303/341-2604 Fax 303/341-2036

May 18, 2023

Town of Mead
441 Third Street
Mead, CO 80542

RE: 2023 Street Resurfacing Project

To Whom it May Concern:

We propose if awarded to use the following subcontractor to complete the project:

Traffic Control – American Sign
14883 E Hinsdale Avenue #3
Englewood, CO 80112

Should you have additional questions, please feel free to contact me.

Sincerely,

Heath Russo
(720) 234-9065
hrusso@vancebrothers.com
Estimator/Project Manager

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that,
according to the records of this office,

VANCE BROTHERS, INC.

is an entity formed or registered under the law of Missouri, has complied with all
applicable requirements of this office, and is in good standing with this office. This entity has
been assigned entity identification number 20041168352.

This certificate reflects facts established or disclosed by documents delivered to this office on
paper through 05/16/2023 that have been posted, and by documents delivered to this office
electronically through 05/17/2023 @ 12:34:32.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this
official certificate at Denver, Colorado on 05/17/2023 @ 12:34:32 in accordance with applicable law.
This certificate is assigned Confirmation Number 14978688.



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Vance Brothers, Inc

Largest Completed Projects

Contract \$	Project Name	Owner's Name, Contact, Address, & Phone No.	Project Description	Completion Date	Liquidated Damages
\$9,969.00	2022 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Amy Strouthopoulos (720) 766-5140	Chipseal, Slurry Seal, Crackseal	12/31/2022	NO
\$4,479,815.55	2014 Surface Treatment Project	Douglas County 100 Third Street Castle Rock, CO 80104 Terry Gryber (303) 663-6284	Chipseal, Slurry Seal, Crackseal, Patching	10/08/14	NO
\$4,184,636.81	2018 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Derek Milles (303) 446-3534	Chipseal, Slurry Seal, Crackseal	10/30/2018	NO
\$3,750,077.00	2021 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Amy Strouthopoulos (720) 766-5140	Chipseal, Slurry Seal, Crackseal	12/7/2021	NO
\$3,615,569.00	2021 Slurry Seal Project	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Randy Speake (720) 584-4702	slurry, crackseal, mastic, patching, striping	11/05/21	NO
\$3,454,428.05	2019 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Derek Milles (303) 446-3534	Chipseal, Slurry Seal, Crackseal	10/30/2019	NO
\$3,196,124.19	2016 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Angela Hager (303) 446-3534	Chipseal, Slurry Seal, Crackseal	10/6/2016	NO
\$3,080,904.76	2013 Surface Treatment Project	Douglas County 100 Third Street Castle Rock, CO 80104 Terry Gryber (303) 663-6284	Chipseal, Slurry Seal, Crackseal, Patching	12/03/13	NO
\$2,809,638.00	2015 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Angela Hager (303) 446-3534	Chipseal, Slurry Seal, Crackseal	10/31/2015	NO
\$1,933,981.00	2018 Slurry Seal Program	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Kip Book (720) 765-5289	Slurry Seal, Striping	12/21/18	NO
\$1,830,566.32	2019 Townwide Chip/Slurry Program	Town of Parker 9045 Tammy Lane, Parker CO 80109 Danny Smith (303) 805-3229	Chipseal, Slurry Seal, Micro Surfacing, Patching	09/30/19	NO
\$1,726,877.00	2022 Slurry Seal Program	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Frank Castillo (303) 435-0306	Slurry, Crackseal, Patching, Striping	09/28/22	NO
\$1,701,985.00	2021 Slurry Seal Project	City of Westminster 4800 West 92nd Avenue Westminster, CO 80031 Barb Cinkosky (303) 658-2522	slurry, concrete sidewalks, C&G, patching, striping	07/27/21	NO
\$1,041.00	2016 Slurry Seal Program	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Aaron Monk (720) 733-2471	Slurry, Crackseal, Patching, Striping	07/11/14	NO

\$1,599,166.00	2022 Townwide Chip/Slurry Program	Town of Parker 9045 Tammy Lane, Parker CO 80109 Brian Varnak (303) 453-9608	Chipseal, Slurry Seal, Micro Surfacing, Patching	09/30/19	NO
\$1,562,498.91	2015 Slurry Seal Program	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Aaron Monk (720) 733-2471	Patching, Slurry Seal, Striping	09/12/12	NO
\$1,524,610.00	2021 Townwide Chipseal-Slurry Seal Program	Town of Parker 9045 Tammy Lane, Parker CO 80109 Brian Varnak (303) 453-9608	slurry seal, chipseal, microsurfacing, patching, striping	11/01/21	NO
\$1,301,269.70	2019 Slurry Seal Program	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Frank Castillo (720) 733-2468	Patching, Slurry Seal, Striping	09/30/19	NO
\$1,484,920.00	2013 Citywide Chipseal & Crackseal	City & County of Denver 201 W Colfax Ave., Dept 614 Denver, CO 80202 Angela Hager (303) 446-3534	Chipseal, Slurry Seal, Crackseal	10/28/2013	NO
\$1,473,086.40	2012 North & South Surface Treatment	City of Aurora 15151 E Alameda Parkway Aurora, CO 80012 Gary Carroll (303) 739-7100	Patch, Slurry Seal, Striping	08/25/12	NO
\$1,266,146.29	2014 Slurry Seal Project	Town of Castle Rock 4175 N Castleton Castle Rock, CO 80109 Aaron Monk (720) 733-2471	Patching, Slurry Seal, Striping	07/31/15	NO
\$1,031,911.49	2020 Townwide Chip, Slurry Program	Town of Parker 9045 Tammy Lane, Parker CO 80109 Danny Smith (303) 805-3229	Chipseal, Slurry Seal, Micro Surfacing, Patching	10/05/20	NO
\$1,061,550.40	2020 Slurry Seal Project	City of Westminster 4800 West 92nd Avenue Westminster, CO 80031 Barb Cinkosky (303) 658-2522	Slurry	11/19/20	NO
\$1,007,168.90	2018 Chip Seal Program	City of Greeley 1001 9th Avenue Greeley, CO 80631 Pat Hill (970) 350-9540	Chipseal, Slurry Seal	11/8/2018	NO

UNOFFICIAL BID RESULTS



PROJECT: Street Resurfacing Project

BID NO.: 2023-004

BID OPENING: 5/18/23 2:00 PM

Company Name	Addendum 1	Addendum 2 - N/A	Addendum 3 - N/A	Bid Bond 10%	Project Total
Vance Brothers, Inc.	X			X	\$ 155,938.65
A-1 Chipseal Company	X			X	\$ 173,896.00



Agenda Item Summary

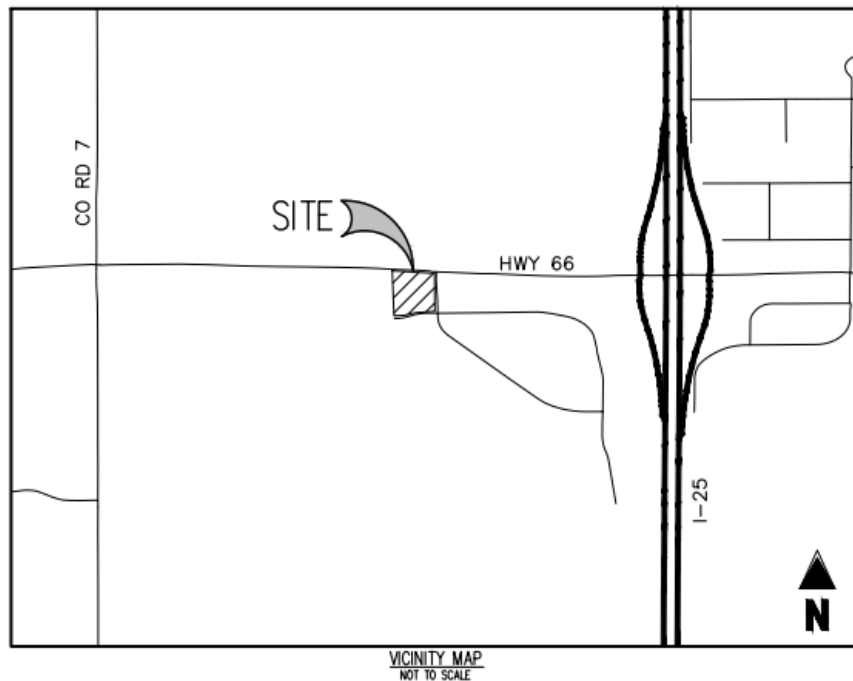
MEETING DATE: June 12, 2023

SUBJECT: **Ordinance No. 1039** – An Ordinance of the Town of Mead, Colorado, Approving with Conditions the Mead Crossings Amendment 2 Replat

PRESENTED BY: Kyle Estrada-Clarke, Planner I
Collin Mieras, Planner II

SUMMARY

This is a request for the Board of Trustees to ratify staff's conditional administrative approval of the Mead Crossings Amendment 2 Replat application for an administrative replat (the "Replat"). The purpose of the Replat is to reconfigure two (2) existing horizontal lots in the Mead Crossing subdivision into two (2) vertical lots, approximately 1.43 and 1.34 acres in size. The Replat includes the vacation of an existing access easement and creation of a shared access easement for both lots. The Replat also includes the dedication of the necessary right-of-way along the northern portion of Highland Drive.



SITE DETAILS

Applicant:	Club Car Wash Mead, LLC
Property Owner:	QuikTrip Corporation
Property Location:	Generally located west of I-25 and south of Hwy 66
Zoning Classification:	Highway Commercial (HC)
Comp. Plan Designation:	Regional Commercial (RC)
Surrounding Land Uses:	
North	Highway Commercial (HC) – Town of Mead
South	Highway Commercial (HC) – Town of Mead
East	Highway Commercial (HC) – Town of Mead
West	Highway Commercial (HC) – Town of Mead

OVERVIEW

This is a request for the Board of Trustees to ratify staff’s conditional administrative approval of the Mead Crossings Amendment 2 administrative replat (“Replat”). The Replat reconfigures existing Lot 1A and 1B of the Mead Crossings subdivision. The Replat dedicates the necessary right-of-way along the northern portion of Highland Drive, vacates existing access and utility easements, and creates a shared access easement for both lots.

Pursuant to Section 16-4-110 of the Mead Municipal Code (“MMC”), this application is eligible for processing as an administrative plat because it meets the following conditions:

- a. The boundaries of ten (10) or fewer lots are changed;
- b. There is no increase in the number of lots;
- c. All resulting lots will comply with the requirements of this code. No lots are created that will result in the need for a zoning variance or an exception to the subdivision design standards;
- d. All required public improvements are installed and approved;
- e. There have not been other administrative plats within the same subdivision such that in combination with the proposed administrative plat they would circumvent the intent of this Section;
- f. The approval of the administrative plat will not violate any provisions of this Chapter.

REVIEW CRITERIA

Staff has reviewed the Replat application and found it to comply with Section 16-4-110 of the MMC, which contains the review criteria for administrative plats. The review criteria and staff’s explanation of how each criterion has been met are as follows:

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

This application proposes the reconfiguration of the horizontal lot lines separating Lots 1A and 1B of the existing Mead Crossings subdivision to create a vertically separated Lot A (consisting of 1.43 acres, more or less) and Lot B (consisting of 1.34 acres, more or less). Lot A and Lot B meet all applicable requirements and standards of the MMC and Comprehensive Plan. This application proposes the elimination of the existing access and utility easements, and the dedication of a shared access easement for the lots. As a result, the Replat represents a functional system of land use.

2. The development will substantially comply with this Code.

This Replat will not result in the creation of any additional lots. Lots A and B meet all applicable density and dimensional standards. The Replat contains the information required in Section 16-4-110 of the MMC. Other requirements governing the development of the lots have been or will be met through the Town's site plan approval process.

3. All applicable technical standards have been met.

The Replat satisfies the technical standards required by Section 16-4-110 of the MMC, including north arrow, vicinity map, address, title, legal description, number of lots, survey monuments, and other relevant data.

ALTERNATIVES/OPTIONS

The Board may adopt Ordinance No. 1039 ratifying staff's conditional approval of the Mead Crossings Amendment 2 Replat, add conditions to Ordinance No. 1039, or choose not to adopt Ordinance No. 1039. Any decision by the Board not to adopt Ordinance No. 1039 shall be accompanied by a clear statement outlining which of the required review criteria the Board believes has not been met.

STAFF RECOMMENDATION/ACTION REQUIRED

Approval of the June 12, 2023, consent agenda will approve the ordinance.

If the Board of Trustees pulls this item from the consent agenda for questions or additional discussion, Staff recommends the following motion for approval of the ordinance:

"I Move to Approve Ordinance No. 1039, an Ordinance Approving with Conditions the Mead Crossings Amendment 2 Replat, Based on Staff Approval and Satisfaction of Replat Review Criteria Set Forth in Section 16-4-110 of the Mead Municipal Code."

ATTACHMENTS

Ordinance No. 1039
Replat Mead Crossing

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1039**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE MEAD CROSSINGS
AMENDMENT 2 REPLAT**

WHEREAS, the Town of Mead is authorized to regulate the subdivision of land pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code, such Land Use Code being Chapter 16 of the Mead Municipal Code (“MMC”) to regulate the subdivision of land; and

WHEREAS, CLUB CAR WASH MEAD, LLC, a Delaware limited liability company (the “Applicant”) has submitted to the Town an application for an administrative replat designated as the MEAD CROSSINGS AMENDMENT 2 (“Replat”) for certain property generally located south of State Highway 66 and west of Interstate 25, within the Mead Crossings subdivision, in the Town of Mead, Colorado, as more particularly described in EXHIBIT 1 attached to this Ordinance and incorporated by this reference (the “Property”); and

WHEREAS, the Applicant is the contract purchaser of the Property and authorized representative of QUIKTRIP CORPORATION, an Oklahoma corporation, the fee owner of the Property; and

WHEREAS, Section 16-4-110 of the MMC authorizes administrative staff review and approval of the Replat, subject to ratification by the Board of Trustees through the adoption of an ordinance approving the Replat; and

WHEREAS, the Applicant is proposing the Replat in order to reconfigure two (2) existing horizontal lots in the Mead Crossing subdivision into two (2) vertical lots, vacate certain access and utility easements, and dedicate additional rights-of-way to the Town; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the MMC, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Community Development Director and Town Engineer related to the Replat, any and all submittals by the Owner, Applicant, and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Replat 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 Replat meets all applicable requirements of the applicable provisions of the MMC and that the review criteria set forth in Section 16-4-110 of the MMC have been satisfied; and

WHEREAS, the Board of Trustees has further determined that approval of the Replat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

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

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

Section 2. The administrative replat designated as the MEAD CROSSINGS AMENDMENT 2, is approved subject to the following conditions of approval:

- a. The Owner/Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Replat; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Replat application, including recording fees.

Section 3. Following the satisfaction of the conditions set forth in Section 2 of this Ordinance, the Mayor is authorized to sign the Replat on behalf of the Town, and the Town Clerk may attest the signature of the Mayor on the Replat.

Section 4. Subject to review and approval of the Replat mylar by the Town Staff, and satisfaction of the conditions set forth in a. through b. in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Replat mylar and cause the same to be recorded in the real property records of Weld County, Colorado.

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 ordinances or resolutions, nor revive any ordinances or resolutions thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF JUNE, 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

EXHIBIT 1

PROPERTY LEGAL DESCRIPTION (MEAD CROSSINGS AMENDMENT 2 REPLAT)

LOTS 1A AND 1B, MEAD CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 28, 2002 AT RECEPTION NO. 2999703; EXCEPT THOSE PORTIONS THEREOF TAKEN AS FEE TITLE BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER RECORDED DECEMBER 1, 2008 AT RECEPTION NO. 3592394 AND AS MODIFIED BY MODIFIED RULE AND ORDER RECORDED AUGUST 6, 2009 AT RECEPTION NO. 3640951, COUNTY OF WELD, STATE OF COLORADO.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED IS THE OWNER(S) OF CERTAIN LANDS IN MEAD, COLORADO, DESCRIBED HEREIN, AND BY THIS PLAT, AS APPLICABLE: (1) HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, BLOCKS, TRACTS, STREETS, OR OTHER DESIGNATED PARCELS, AS APPLICABLE, UNDER THE NAME OF MEAD CROSSINGS AMENDMENT 2; (2) HEREBY DEDICATE(S) TO THE TOWN OF MEAD ("TOWN"), IN FEE SIMPLE ABSOLUTE WITH MARKETABLE TITLE, ALL STREETS, ROADWAYS, AND ADDITIONS THERETO DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (UNLESS OF PRIOR RECORD OR DESIGNATED HEREON AS "PRIVATE"), FOR PUBLIC ROAD AND ASSOCIATED PURPOSES; (3) FURTHER DEDICATE(S) AND GRANT(S) UNTO THE TOWN SUCH EASEMENTS AS ARE DEPICTED OR BY NOTE OR NOTATION REFERENCED HEREON (EXCEPT THOSE OF PRIOR RECORD), FOR THE USES AND PURPOSES SO INDICATED, EITHER DIRECTLY OR THROUGH APPLICABLE SERVICE PROVIDERS, ALONG WITH THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSE NAMED ON THE EASEMENT, INCLUDING AS APPLICABLE THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND/OR FACILITIES OR SERVICES CONSISTENT WITH THE EASEMENT'S PURPOSE; AND (4) ACKNOWLEDGES THE FOLLOWING: A) NOTATIONS OR REFERENCES TO "R.O.W." OR "RIGHT-OF-WAY" WITH REGARD TO STREETS OR STREET WIDTHS, ARE NOT INTENDED TO IMPLY AN EASEMENT OR OTHER INTEREST LESS THAN FEE SIMPLE, AND ALL STREETS, ROADS, LANES, DRIVES, COURTS, AND SIMILARLY-DESIGNATED WAYS INTENDED TO BE DEDICATED BY THIS PLAT ARE DEDICATED IN FEE SIMPLE; B) THE TOWN DOES NOT ACCEPT ANY DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE TOWN, AND FURTHER RESERVES ITS RIGHTS TO REMOVE OR REQUIRE THE OWNER(S) TO REMOVE, AT THE EXPENSE OF THE OWNER(S), ANY OBJECTS IN THE EASEMENTS THAT INTERFERE WITH THEIR USE AND ENJOYMENT FOR THEIR INTENDED PURPOSE; C) THE RIGHTS GRANTED TO THE TOWN BY THIS PLAT INURE ALSO TO THE BENEFIT OF ITS AGENTS, LICENSEES, PERMITTEES AND ASSIGNS; D) ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER(S) AND THE HEIRS, SUCCESSORS AND ASSIGNS OF THE OWNER(S); AND E) THE SIGNATURE HEREON OF ANY REPRESENTATIVE OF A PARTNERSHIP, LIMITED LIABILITY COMPANY, OR CORPORATE ENTITY, AS APPLICABLE, INDICATES THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED.

LOTS 1A AND 1B, MEAD CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 28, 2002 AT RECEPTION NO. 2999703; EXCEPT THOSE PORTIONS THEREOF TAKEN AS FEE TITLE BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY RULE AND ORDER RECORDED DECEMBER 1, 2008 AT RECEPTION NO. 3592394 AND AS MODIFIED BY MODIFIED RULE AND ORDER RECORDED AUGUST 6, 2009 AT RECEPTION NO. 3640951, COUNTY OF WELD, STATE OF COLORADO.

FINAL PLAT CONTAINS 2.798 ACRES, 121,885 SQUARE FEET, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

CLUB CAR WASH MEAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A LAWFUL LIENHOLDER/DEED OF TRUST HOLDER AS TO THE REAL PROPERTY DESCRIBED IN THIS ADMINISTRATIVE PLAT, DOES HEREBY CERTIFY THAT IT ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH IN THIS ADMINISTRATIVE PLAT, AND DOES HEREBY SUBORDINATE ITS INTERESTS IN THE PROPERTY DESCRIBED IN THIS ADMINISTRATIVE PLAT TO THE FEE SIMPLE DEDICATIONS AND GRANTS OF EASEMENTS (IF ANY) HEREBY PROVIDED TO THE TOWN OF MEAD.

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF _____, A _____.

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

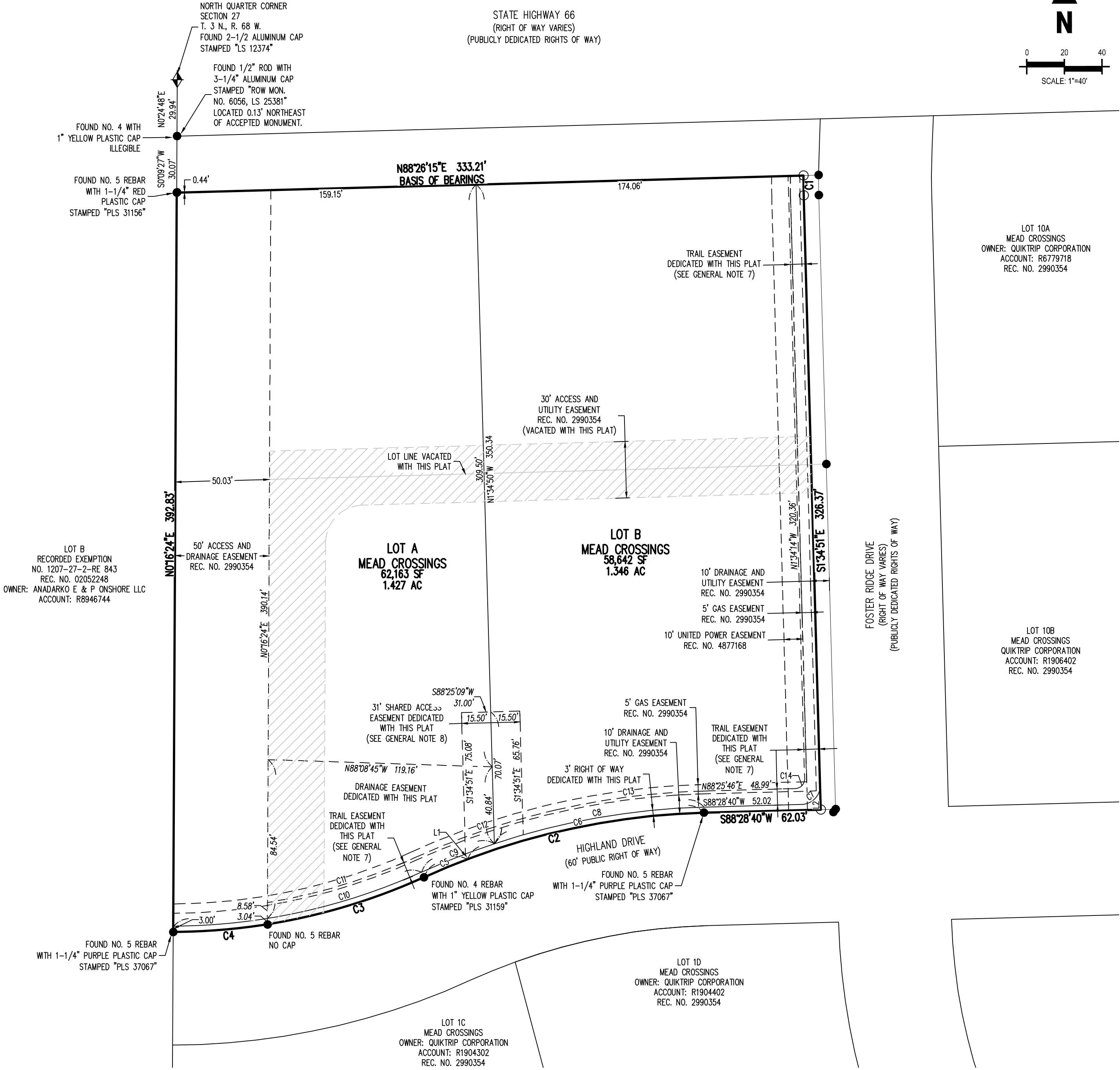
- FIELD WORK WAS COMPLETED ON: MAY 27, 2022.
- BASIS OF BEARING: BEARINGS ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, IN WHICH THE NORTH LINE OF LOT 1A, MEAD CROSSING BEARS N 88°26'15" E, A DISTANCE OF 341.21', MONUMENTED AT THE WEST END BY NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP, STAMPED "PLS 31156" AND AT THE EAST END BY A 1/2" ROD WITH 3-1/2" ALUMINUM CAP, STAMPED "ROW MON. NO. 6056, LS 25381" WITH ALL OTHER BEARINGS RELATIVE THERETO.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- THE TRAIL EASEMENT HEREBY CONVEYED TO AND FOR THE BENEFIT OF THE TOWN OF MEAD IS AN EXCLUSIVE EASEMENT INCLUDING PERPETUAL RIGHTS OF INGRESS AND EGRESS IN, ON, TO, THROUGH, OVER, UNDER, AND ACROSS THE TRAIL EASEMENT AT ALL TIMES AS NECESSARY OR CONVENIENT FOR THE FULL USE AND ENJOYMENT OF THE RIGHTS GRANTED TO IT BY THIS PLAT, FOR PURPOSES OF PUBLIC RECREATIONAL TRAIL USE AND INCIDENTAL PURPOSES, INCLUDING BUT NOT LIMITED TO REPAIR, MAINTENANCE, SNOW REMOVAL, LANDSCAPING, AND OTHER ASSOCIATED USES. THE TOWN AND ITS AGENTS, SUCCESSORS, AND PERMITTED ASSIGNS SHALL BE AUTHORIZED TO ENTER, RE-ENTER, OCCUPY, USE, AND ACCESS THE TRAIL EASEMENT AS PROVIDED IN THIS PLAT.

THE GENERAL PUBLIC SHALL BE ALLOWED ACCESS TO AND USE OF THE 10' TRAIL EASEMENT FOR ALL USES CONSISTENT WITH A NON-MOTORIZED RECREATIONAL TRAIL, OTHER THAN USE BY THE TOWN CONSISTENT WITH ITS MAINTENANCE RIGHTS; USE OF MOTORIZED VEHICLES WITHIN THE TRAIL EASEMENT IS PROHIBITED WITH THE EXCEPTION OF ELECTRIC-POWERED BICYCLES.

- THE 31' SHARED ACCESS EASEMENT IDENTIFIED ON THIS PLAT IS GRANTED OVER LOT A FOR THE BENEFIT OF THE OWNER OF LOT B, AND OVER LOT B FOR THE BENEFIT OF THE OWNER OF LOT A AND SHALL ARISE UPON CONVEYANCE OF EITHER LOT A OR LOT B. EACH OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ITS RESPECTIVE PORTION OF THE EASEMENT EXCEPT AS MAY BE SET FORTH BY SEPARATE AGREEMENT.

MEAD CROSSINGS AMENDMENT 2

AN ADMINISTRATIVE REPLAT OF LOT 1A AND 1B, MEAD CROSSINGS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF MEAD, COUNTY OF
WELD, STATE OF COLORADO



PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	1°25'12"	10.58	426.87	S0°30'14"E	10.58
C2	22°52'53"	153.75	385.00	S77°00'37"W	152.73
C3	15°21'52"	87.15	325.00	S73°14'41"W	86.89
C4	8°52'40"	50.36	325.00	N85°20'39"E	50.31
C5	3°43'30"	25.03	385.00	S67°25'56"W	25.03
C6	19°09'22"	128.72	385.00	S78°52'22"W	128.12
C7	90°00'00"	15.72	10.01	S43°26'54"W	14.15
C8	16°45'02"	113.43	388.00	S80°04'32"W	113.03
C9	6°07'50"	41.52	388.00	S68°38'06"W	41.50
C10	24°12'37"	136.09	322.08	S77°40'14"W	135.08
C11	15°00'45"	82.14	313.50	N73°03'15"E	81.91
C12	11°27'29"	79.28	396.44	N71°16'37"E	79.15
C13	11°25'48"	79.08	396.38	N82°43'03"E	78.94
C14	90°00'00"	7.85	5.00	N43°25'46"E	7.07

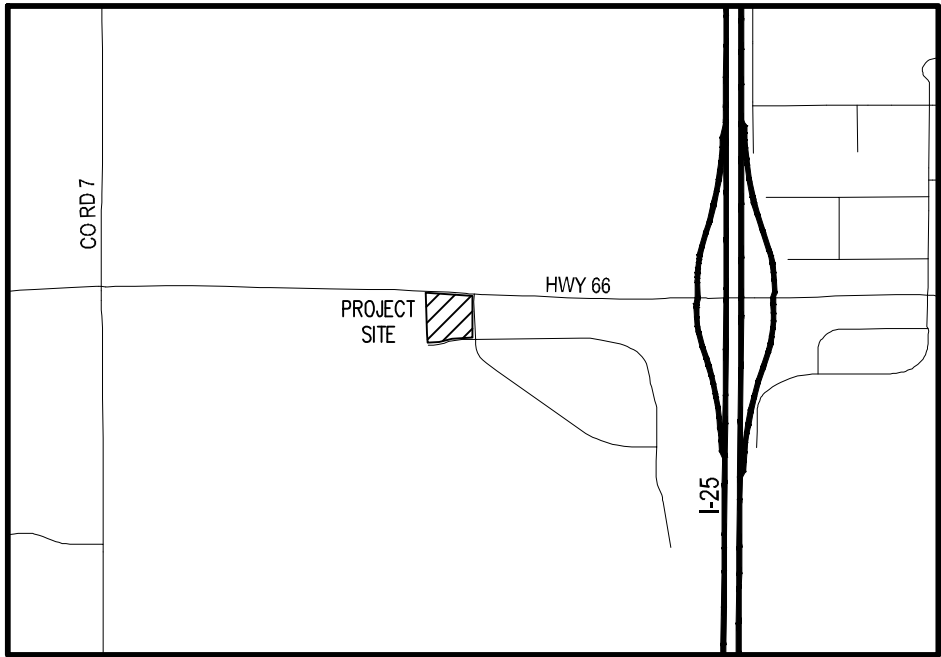
PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L2	S1°34'51"E	13.01
L1	S20°42'19"E	3.00

LEGEND

- ALLOT MONUMENT (DESCRIBED AS FOLLOWS)
- FOUND MONUMENT (DESCRIBED AS FOLLOWS)
- SET MONUMENT (DESCRIBED AS FOLLOWS)
- RECEPTION NUMBER
- RIGHT-OF-WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT

LAND USE	NUMBER OF LOTS	ACRES	PERCENT OF THE PROJECT (ACRES)
LAND USE - COMMERCIAL	2	2.773	99.1
PUBLIC OPEN SPACE	N/A		
RIGHT-OF-WAY	N/A	0.025	0.9
HOA OWNED & MAINTAINED OPEN SPACE	N/A		
GROSS ACRES:		2.798	100.0

PREVIOUS LAND ACREAGE	SQUARE FOOT	ACRE
LOT 1A	52,763	1.211
LOT 1B	71,818	1.649



VICINITY MAP
NOT TO SCALE

TOWN ENGINEER CERTIFICATE:

THE ADMINISTRATIVE PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE TOWN ENGINEER AND APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

TOWN ENGINEER

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS ADMINISTRATIVE PLAT OF MEAD CROSSINGS AMENDMENT 2, A SUBDIVISION IN THE TOWN OF MEAD, COLORADO, 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 RECORDED ON _____ AS RECEPTION NO. _____ IN THE RECORDS OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS, IF ANY, OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON AND SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES; PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS AND WALKWAYS; ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES; DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE SUBDIVISION IMPROVEMENT AGREEMENT.

THIS ACCEPTANCE OF THE ADMINISTRATIVE PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR
ATTEST:

TOWN CLERK

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL:

THE ADMINISTRATIVE PLAT SHOWN HEREON HAS BEEN REVIEWED AND APPROVED BY THE TOWN OF MEAD STAFF, WITH SUBMITTAL THEREAFTER TO THE BOARD OF TRUSTEES FOR ACCEPTANCE BY ORDINANCE, THIS _____ DAY OF _____, 20____.

TOWN MANAGER

SURVEYOR'S CERTIFICATE:

I, READE COLIN ROSELLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ADMINISTRATIVE PLAT SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE DESCRIBED PARCEL OF LAND.

I FURTHER CERTIFY THAT THIS ADMINISTRATIVE PLAT (AND LEGAL DESCRIPTION) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS _____ DAY OF _____, 20____.

BY:
READE C. ROSELLES, PLS# 37911

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayus.com

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MEAD CROSSINGS AMENDMENT 2

AN ADMINISTRATIVE REPLAT OF LOT 1A AND 1B,
MEAD CROSSINGS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF MEAD, COUNTY OF WELD, STATE OF
COLORADO

#	Date	Issue / Description	Init.
1	01/21/2023	COMMENTS	ACS
2	04/04/2023	COMMENTS	ACS
3	05/11/2023	COMMENTS	RCR
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Project No:	CCW000005.10
Drawn By:	ACS
Checked By:	RCR
Date:	12/05/2022



Agenda Item Summary

MEETING DATE: June 12, 2023

SUBJECT: **Resolution 42-R-2023** – A Resolution of the Town of Mead, Colorado, Approving the First Amendment to QuikTrip Store #4227 Site Plan Agreement and Accepting Right-of-Way Conveyance

PRESENTED BY: Marcus McAskin, Town Attorney

SUMMARY

Resolution 42-R-2023 (“Resolution”) approves an amendment to that certain Site Plan Agreement by and between the Town of Mead, and QuikTrip Corporation, an Oklahoma corporation (“Developer”) dated October 10, 2022, and recorded in the official records of Weld County, Colorado, on January 26, 2023, at Reception No. 4878712 (“Agreement”) regarding improvements to be made in relation to the QuikTrip Store #4227 Site Plan (“Site Plan”). Section 9.10 of the Agreement states that the Agreement may be amended only by an instrument in writing signed by the Town and the Developer.

The Agreement requires that Developer provide an improvement guaranty (typically a letter of credit) for the estimated cost of improvements outlined in Exhibit B to the Agreement. Staff and Developer have determined that additional improvements are required for the extension of Highland Drive and Developer seeks approval of the First Amendment to the Agreement (“Amendment”) to effectuate this change to Exhibit B of the Agreement.

In addition, the Resolution accepts right-of-way conveyance necessary for the additional improvements to Highland Drive (“ROW Conveyance”).

The Resolution delegates authority to the Town Manager to execute and Town Clerk to attest the Amendment and ROW Conveyance, subject to the review and approval by the Town Attorney. A copy of the Amendment is attached to the Resolution as **Exhibit 1**. A copy of the ROW Conveyance is attached to the Resolution as **Exhibit 2**.

FINANCIAL CONSIDERATIONS

The Amendment requires Developer to issue an updated improvement guaranty/letter of credit to include the estimated costs of the additional Highland Drive improvements. The Town retains such collateral pursuant to all site plan agreements requiring public improvements.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends approval of the Resolution. A motion to approve the June 12, 2023, consent agenda will approve the Resolution. If the Board decides to remove this item from the consent agenda for questions or discussion, staff recommends the following motion for approval after conclusion of discussion:

“I move to approve Resolution 42-R-2023, A Resolution of the Town of Mead, Colorado, Approving the First Amendment to QuikTrip Store #4227 Site Plan Agreement and Accepting Right-of-Way Conveyance.”

ATTACHMENTS

Resolution 42-R-2023

Exhibit 1 to Resolution (FIRST AMENDMENT TO QUIKTRIP STORE #4227 SITE PLAN AGREEMENT)

Exhibit 2 to Resolution (Special Warranty Deed [Conveyance of Right-of-Way to Town of Mead])

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 42-R-2022**

**A RESOLUTION OF THE TOWN OF MEAD, COLORADO, APPROVING THE
FIRST AMENDMENT TO QUIKTRIP STORE #4227
SITE PLAN AGREEMENT AND ACCEPTING
RIGHT-OF-WAY CONVEYANCE**

WHEREAS, pursuant to *Mead Municipal Code* (“MMC”) Section 16-4-100(b)(10)(h), the Town of Mead (“Town”) may require an applicant for a site plan to enter into a site plan agreement to assure construction of required on-site and off-site improvements; and

WHEREAS, the Town and QuikTrip Corporation, an Oklahoma corporation (“Developer”) entered into that certain Site Plan Agreement dated October 10, 2022, and recorded in the official records of Weld County, Colorado, on January 26, 2023, at Reception No. 4878712 (“Agreement”); and

WHEREAS, the Agreement constitutes a site plan agreement regarding the improvements for development pursuant to the QuikTrip Store #4227 Site Plan, approved by Town Ordinance No. 1014 on September 26, 2022; and

WHEREAS, Developer requests and Town staff recommends amending the Agreement to include additional Public Improvements, as defined in the Agreement, as well as updating the required guaranty, as further set out in the First Amendment to Site Plan Agreement, attached to this Resolution as **Exhibit 1** and incorporated herein by reference (“First Amendment”); and

WHEREAS, the Town seeks to accept conveyance of additional right-of-way for the extension of Highland Drive, as further described in the Special Warranty Deed attached hereto as **Exhibit 2** and incorporated by this reference (“ROW Conveyance”); and

WHEREAS, the Board of Trustees desires to approve the First Amendment and further desires to authorize the Town Manager to execute the First Amendment on behalf of the Town.

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

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

Section 2. Approval. The Board of Trustees hereby: (a) approves the First Amendment in substantially the same form as is attached hereto as **Exhibit 1**; (b) authorizes the Town Attorney in cooperation with the Town Manager to make non-material changes to the First Amendment that do not increase the Town’s obligations; (c) accepts the ROW Conveyance as attached hereto as **Exhibit 2**; and (d) authorizes the Town Manager to execute and the Town Clerk to attest the First Amendment and ROW Conveyance on behalf of the Town once in final form, subject to review and approval by the Town Attorney.

Section 3. Recordation. Following the execution of the First Amendment and ROW Conveyance by the Town Manager, the Town Clerk shall cause the First Amendment and ROW Conveyance to be recorded in the real property records of Weld County, Colorado.

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 12th DAY OF JUNE, 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1

First Amendment to QuikTrip Store #4227 Site Plan Agreement

Exhibit 2

Special Warranty Deed [Conveyance of Right-of-Way to Town of Mead]

FIRST AMENDMENT TO QUIKTRIP STORE #4227

SITE PLAN AGREEMENT

This FIRST AMENDMENT TO QUIKTRIP STORE #4227 SITE PLAN AGREEMENT (“First Amendment”) is made and entered into by and between the Town of Mead, Colorado, a Colorado municipal corporation whose address is 441 Third Street, Mead, Colorado 80542 (the “Town”) and QuikTrip Corporation, an Oklahoma corporation, whose address is 4705 S. 129th East Ave., Tulsa, OK 74134 (the “Developer”). The Developer and the Town are each referred to individually as “Party” or together as the “Parties.” This First Amendment shall be effective as of the date of mutual execution hereof by the Parties (“Effective Date”).

RECITALS

WHEREAS, the Town and the Developer entered into that certain QUIKTRIP STORE #4227 (LOT 1, BLOCK 1, MEAD CROSSINGS AMENDMENT NO. 1) SITE PLAN AGREEMENT, dated October 10, 2022, and recorded with the Weld County Clerk and Recorder on January 26, 2023, at Reception No. 4878712 (“SPA”); and

WHEREAS, pursuant to Section 16—4-100(b)(10)(h) of the Mead Municipal Code, the SPA constitutes a site plan agreement regarding the improvements for development pursuant to the QuikTrip Store #4227 Site Plan, approved by Town Ordinance No. 1014 on September 26, 2022 (“Site Plan”); and

WHEREAS, the SPA sets forth the obligations of the Parties, including the Developer obligation to provide a guaranty for construction of the Public Improvements, as defined in the SPA; and

WHEREAS, the Parties desire to update the SPA to account for additional roadway improvements to Highland Drive west of Foster Ridge Drive, as further described herein.

NOW THEREFORE, in consideration of the foregoing, the Parties hereto promise, covenant, and agree as follows:

1. Amendment. Exhibit B is hereby amended to include Exhibit 1 to this First Amendment.
2. Improvement Guaranty. Developer shall provide a new guaranty for the updated cost of Public Improvements in accordance with Section 1.6 of the SPA at the time of execution of this First Amendment.
3. Definitions. All capitalized terms in this First Amendment shall have the definition set forth in the SPA unless otherwise defined herein.
4. Full Force and Effect. The Agreement remains in full force and effect without any further amendments, alterations, or modifications thereto except as expressly set forth in this Amendment.

5. Recordation. This Amendment shall be recorded in the Weld County Records, and the provisions of this Amendment shall be binding upon and shall inure to the benefit of the beneficiaries, successors, and assigns of the Parties. Recordation shall not occur prior to the Effective Date.
6. Counterparts. This Amendment may be executed in counterparts, each of which will be an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this First Amendment as of the date(s) set forth below, to be effective as of the Effective Date.

[Signature pages follow.]

[Developer signature page to First Amendment]

QUIKTRIP CORPORATION, an Oklahoma
corporation

By: _____

Printed Name: _____

Title: _____

Date of execution: _____, 202__

STATE OF _____)

) ss.

COUNTY OF _____)

The foregoing First Amendment was subscribed, sworn to and acknowledged before me this ____
day of _____, 202__, by _____ as
_____ of QuikTrip Corporation, an Oklahoma corporation.

My commission expires: _____

Notary Public

[SEAL]

[Town signature page to First Amendment]

TOWN OF MEAD, COLORADO

By: _____

Helen Migchelbrink, Town Manager,
Authorized pursuant to Resolution
No. _____

ATTEST:

Town Clerk

EXHIBIT 1
PUBLIC IMPROVEMENTS TO BE CONSTRUCTED
(HIGHLAND DRIVE EXTENSION)

[Attached.]

Cost Estimate - Streets and Parking Areas

Engineer's Estimate of Probable Cost
 Highland Drive Extension
 for
 Lot 1, Block 1, Mead Crossings Amendment No. 1

Date 06/02/2023

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
Highland Drive - Extension				
Road Subgrade	SY	1151	\$ 12.62	\$ 14,525.62
Full-Depth Asphalt (Assumed Depth)	SY	1151	\$ 43.00	\$ 49,493.00
6-inch Type IIB Curb and Gutter	LF	757	\$ 22.00	\$ 16,654.00
4-foot Detached Sidewalk (6-inch)	LF	0	\$ -	\$ -
6-foot Detached Sidewalk (6-inch)	LF	316	\$ 49.50	\$ 15,642.00
8-foot Detached Sidewalk (6-inch)	LF	0	\$ -	\$ -
10-foot Detached Sidewalk (6-inch)	LF	0	\$ -	\$ -
4-inch Mountable Curb, Gutter and Walk	LF	0	\$ -	\$ -
Type II B Integral Sidewalk/Bikepath	LF	0	\$ -	\$ -
ADA Ramps	EA	1	\$ 757.50	\$ 757.50
Crosspans	SY	0	\$ 159.00	\$ -
Street Lights	EA	0	\$ 4,950.00	\$ -
Street Signs	EA	1	\$ 425.00	\$ 425.00
Striping	SF	1208	\$ 3.75	\$ 4,530.00
Remove Existing Asphalt	SY	23	\$ 15.13	\$ 347.99
Remove Existing Curb and Gutter	LF	12	\$ 12.00	\$ 144.00
Remove Existing Sidewalk	SY	0	\$ -	\$ -
Rotomill	SY	0	\$ -	\$ -
Landscaping and Irrigation (General)	SF	5666	\$ 0.50	\$ 2,833.00
Sub Total Highland Drive - Extension				\$ 105,352.11

Grading and Erosion Control

Description	Unit	Quantity	Unit Cost	Amount
Grading & Erosion Control				
Clearing and Grubbing	AC	0.65	\$1,100	\$715
Earthwork (Cut)	CY	157	\$3.25	\$510
Earthwork (Fill)	CY	604	\$3.25	\$1,963
Inlet Protection	EA	0	\$322.42	\$0
Silt Fencing	LF	442	\$2.21	\$977
Vehicle Tracking Control Pad	EA	0	\$1,968.61	\$0
Concrete Washout Area	EA	0	\$1,238.13	\$0
Stabilized Staging Area	SF	0	\$3.00	\$0
Diversion Ditch	LF	0	\$2.63	\$0
Sub Total Grading and Erosion Control				\$4,165
Sub-Total Improvements				\$ 109,517.18
Contingency (15%)				\$ 16,427.58
Total Project Cost				\$ 125,944.76

Cost Estimate - Water System

Engineer's Estimate of Probable Cost
 Highland Drive Extension
 for
 Lot 1, Block 1, Mead Crossings Amendment No. 1

Date 06/02/2023

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
-------------	------	----------	-----------	--------

Water System

6-inch DIP	LF	19	\$ 50.00	\$ 950.00
12-inch PVC	LF	290	\$ 59.19	\$ 17,165.10
12-inch Gate Valve	EA	1	\$ 3,023.35	\$ 3,023.35
12-inch wet tap	EA	0	\$ -	\$ -
12-inch - 11.25 Bend w/restraint	EA	0	\$ -	\$ -
12-inch - 22.5 Bend w/restraint	EA	1	\$ 1,372.84	\$ 1,372.84
12-inch - 45 Bend w/restraint	EA	0	\$ -	\$ -
12-inch - 90 Bend w/restraint	EA	0	\$ -	\$ -
12-inch by 6-inch Tee w/restraint	EA	1	\$ 1,372.84	\$ 1,372.84
12-inch by 8-inch Tee w/restraint	EA	0	\$ -	\$ -
12-inch by 12-inch Tee w/restraint	EA	1	\$ 1,372.84	\$ 1,372.84
12-inch by 12-inch Cross	EA	0	\$ -	\$ -
12-inch by X-inch Cross	EA	0	\$ -	\$ -
12-inch Plug w/B.O.	EA	1	\$ 1,900.00	\$ 1,900.00
ARV	EA	0	\$ -	\$ -
PRV (X-inch)	EA	0	\$ -	\$ -
Steel Sleeve	LF	0	\$ -	\$ -
Tie Into Existing System	EA	1	\$ 3,300.00	\$ 3,300.00
Fire Hydrant Assembly	EA	1	\$ 5,500.00	\$ 5,500.00
Water Service and Meter Pit	EA	1	\$ 6,000.00	\$ 6,000.00
X-inch Irrigation Meter and Vault/Pit	EA	0	\$ 3,300.00	\$ -

Subtotal Water System	\$ 41,006.97
Contingency (15%)	\$ 6,151.05
Total Project Cost	\$ 47,158.02

Cost Estimate - Sanitary Sewer

Engineer's Estimate of Probable Cost
 Highland Drive Extension
 for
 Lot 1, Block 1, Mead Crossings Amendment No. 1

Date 06/02/2023

Public Improvements

Description	Unit	Quantity	Unit Cost	Amount
3. Sanitary Sewer System				
4-inch PVC	LF	0	\$ 43.50	\$ -
6-inch PVC	LF	0	\$ 49.50	\$ -
8-inch PVC	LF	253	\$ 52.80	\$ 13,358.40
12-inch PVC	LF	0	\$ -	\$ -
15-inch PVC	LF	0	\$ -	\$ -
5-foot I.D. Manhole	EA	2	\$ 7,050.00	\$ 14,100.00
6-inch services	EA	0	\$ 49.50	\$ -
Connect to Existing MH	EA	1	\$ 3,300.00	\$ 3,300.00
Steel Sleeve	LF	0	\$ -	\$ -

Subtotal Sanitary Sewer	\$ 30,758.40
Contingency (15%)	\$ 4,613.76
Total Project Cost	\$ 35,372.16

Town Clerk
Town of Mead
441 Third Street
P.O. Box 626
Mead, CO 80542

SPECIAL WARRANTY DEED
[Conveyance of Right-of-Way to Town of Mead]

126

ACCEPTED on behalf of the TOWN OF MEAD,
a municipal corporation of the State of Colorado

By: _____

Name: _____

Title: _____

Dated: _____, 2023

ATTEST:

Town Clerk

Exhibit A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1C AND LOT 1D, MEAD CROSSINGS IN THE TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, PER THE PLAT RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID TOWN, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

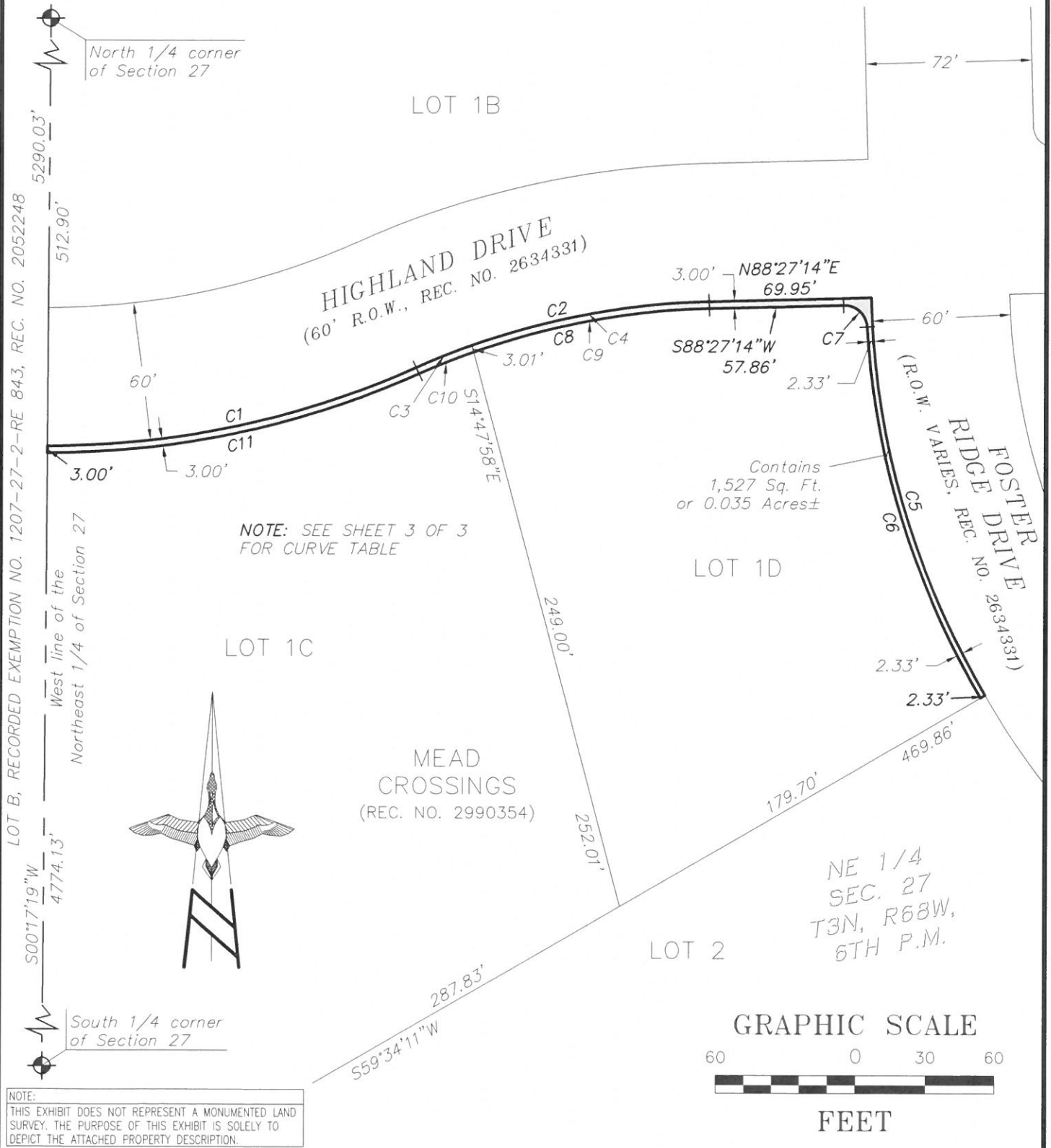
THE NORTH 3.00 FEET OF LOT 1C AND LOT 1D AND THE EAST 2.33 FEET OF LOT 1D.

CONTAINS 1,527 SQUARE FEET OR 0.035 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.

JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION



ALTURA
LAND CONSULTANTS

SHEET 2 OF 3

JOB NO. 21004

DATE: 05/01/23

SCALE: 1" = 60'

6050 S. T. Way, Unit C Centennial, CO 80112 Phone: (720) 488-1303



Agenda Item Summary

MEETING DATE: June 12, 2023 (second reading of Ordinance)

SUBJECT: **Ordinance No. 1036** – An Ordinance of the Town of Mead, Colorado, Amending Certain Provisions of Article II, Article III, Article VI, Article VII, Article XI and Article XII of Chapter 18 of the Mead Municipal Code Concerning Building and Fire Code Regulations, Adopting by Reference, Respectively, and the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, Both Promulgated by the International Code Council, the National Electrical Code NFPA 70, 2023 Edition, Promulgated by the National Fire Protection Association, Inc. and as Adopted by the State of Colorado, and the International Fire Code, 2021 Edition, also Promulgated by the International Code Council

PRESENTED BY: Tim Moroney, Town Chief Building Official (SAFEbuilt)
Jeff Webb, Deputy Chief, Mountain View FPD

THROUGH: Marcus McAskin, Town Attorney

SUMMARY

Before the Board of Trustees (“Board”) for consideration on second reading is Ordinance No. 1036 which will adopt by reference the 2021 International Plumbing Code, the 2023 National Electrical Code, the 2021 International Energy Conservation Code and the 2021 International Fire Code in the Town of Mead. Respectively, the building codes (IPC, NEC and IECC) regulate construction of plumbing systems and electrical systems and the design and construction of buildings for the effective use of energy. The fire code (IFC) establishes minimum standards consistent with nationally recognized good practice for providing a reasonable level of life safety and property protections from the hazards of fire, explosions, and other dangerous conditions. Ordinance No. 1036 was approved on first reading at the May 30, 2023 regular meeting.

The Town is currently operating under the 2018 version of the International Plumbing Code, the 2017 version of the National Electrical Code, the 2012 version of the International Energy Conservation Code and the 2006 version of the International Fire Code.

The Town last updated its building regulations (Chapter 18 of the *Mead Municipal Code*) in 2019, by and through approval of Ordinance No. 892.

As was the case with the adoption of Ordinance No. 892, Ordinance No. 1036 is a little different than most of the ordinances that come before the Board. It does not within itself contain all the regulatory language. Instead, it adopts by reference separate codified sets of regulations that are published by other entities.

Adopting codes by reference is a more complex procedure governed by state statute, specifically Part 2 of Article 16 of Title 31, C.R.S.

C.R.S. § 31-16-203 requires that the ordinance be introduced at one meeting and also considered at a public hearing ordered by the Board. The statute requires the Town to publish notice of the public hearing two times, once at least 15 days prior to the scheduled hearing and once at least 8 days before the hearing.

At the May 30th regular meeting, the Board scheduled the public hearing on Ordinance No. 1036 for Monday, June 12, 2023 at 6:00 PM, to be held at Town Hall.

In order to comply with the requirements of C.R.S. § 31-16-203, notice of the June 12th public hearing has been published in The Longmont Times-Call.

A copy of the publisher's affidavit will be made part of the legislative record for the Ordinance.

BACKGROUND

Building Codes

In 2007 (HB 07-1146) and 2019 (HB 19-1260), the Colorado legislature passed legislation establishing minimum requirements for building energy efficiency codes adopted by local governments. This legislation ensured that municipalities and counties with building codes adopt up-to-date energy codes.

A 2022 legislative act (HB 22-1362) requires all of the state's jurisdictions, beginning July 1, 2023, to adopt and enforce the 2021 International Energy Conservation Code (IECC) or an energy code that achieves equivalent or better energy performance when one or more building codes are updated. This 2022 legislation replaces a previous policy requiring that jurisdictions adopting a building code must adopt an energy code that meets or exceeds one of the three prior editions of the IECC. Summarily, the State is requiring jurisdictions to adopt the 2021 IECC and additional items when adopting any codes after July 1, 2023.

It is SAFEbuilt's recommendation that the Town adopt the 2021 International Energy Conservation Code in order to avoid adopting more restrictive elements now. This approach is the least impactful option the State will allow. Eventually, the Town will be required to adopt codes with greater energy conservation design requirements.

The Town's Chief Building Official (Tim Moroney, with SAFEbuilt) and Deputy Chief Jeff Webb (with Mountain View Fire Protection District) presented at the May 30th regular meeting. Mr. Moroney and Deputy Chief Webb are expected to be in attendance at the June 12th regular meeting to answer any remaining questions that Board members may have about Ordinance No. 1036.

Fire Code

As set forth above, the Town is currently operation under the 2006 version of the International Fire Code.

Notable differences between the 2006 and 2021 International Fire Code relate to the detection of carbon monoxide and setting standards for distillery operations and extraction operations. These standards are focused on quantity of volatile materials, creating safe manufacturing environments, and protecting employees, public, business owners and operators, and firefighters. In addition, the 2021 IFC is designed to work together with other codes as currently adopted by the Town of Mead. Adopting the 2021 IFC will allow plan review to have fewer discrepancies between the Town's current building codes and fire code requirements (due to significant difference in the currently adopted building codes and the 2006 International Fire Code). The 2021 International Fire Code was adopted by Mountain View Fire Protection District (MVFPD) on February 21, 2023 (by MVFPD Resolution No. 2023-2). Pursuant to Section 1 of MVFPD's adopting Resolution, "the date on which this resolution shall take effect shall be the date of approval by the governing bodies of each county and municipality whose borders overlap the service area of the Mountain View Fire Protection District."

FINANCIAL CONSIDERATIONS

None.

STAFF RECOMMENDATION/ACTION REQUIRED

Suggested motion:

"I move to adopt Ordinance No. 1036, An Ordinance of the Town of Mead, Colorado, Amending Certain Provisions of Article II, Article III, Article VI, Article VII, Article XI and Article XII of Chapter 18 of the Mead Municipal Code Concerning Building and Fire Code Regulations, Adopting by Reference, Respectively, and the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, Both Promulgated by the International Code Council, the National Electrical Code NFPA 70, 2023 Edition, Promulgated by the National Fire Protection Association, Inc. and as Adopted by the State of Colorado, and the International Fire Code, 2021 Edition, also Promulgated by the International Code Council, on second reading."

ATTACHMENTS

Ordinance No. 1036

Publisher's Affidavit (re notice of public hearing on Ordinance No. 1036)

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1036**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, AMENDING CERTAIN PROVISIONS OF ARTICLE II, ARTICLE III, ARTICLE VI, ARTICLE VII, ARTICLE XI AND ARTICLE XII OF CHAPTER 18 OF THE MEAD MUNICIPAL CODE CONCERNING BUILDING AND FIRE CODE REGULATIONS, ADOPTING BY REFERENCE, RESPECTIVELY, AND THE INTERNATIONAL PLUMBING CODE, 2021 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, BOTH PROMULGATED BY THE INTERNATIONAL CODE COUNCIL, THE NATIONAL ELECTRICAL CODE NFPA 70, 2023 EDITION, PROMULGATED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, INC. AND AS ADOPTED BY THE STATE OF COLORADO, AND THE INTERNATIONAL FIRE CODE, 2021 EDITION, ALSO PROMULGATED BY THE INTERNATIONAL CODE COUNCIL

WHEREAS, pursuant to the authority set forth in Part 2, Article 16, Title 31, C.R.S., the Town of Mead, Colorado (“Town”) previously adopted certain uniform codes as codified in Chapter 18 of the *Mead Municipal Code* (“MMC”); and

WHEREAS, the Board of Trustees of the Town (“Board”) possesses the authority to enact ordinances for the promotion of public health and welfare pursuant to C.R.S. § 31-15-401 and has the authority to enact ordinances for the regulation of building and fires pursuant to C.R.S. § 31-15-601; and

WHEREAS, pursuant to this authority, and in furtherance of the public health, safety and welfare of the Mead community, the Board desires to update Chapter 18 of the MMC to include the International Plumbing Code, 2021 Edition, the International Energy Conservation Code, 2021 Edition, the National Electrical Code NFPA 70, 2023 Edition, and the International Fire Code, 2021 Edition (collectively, the “Codes”); and

WHEREAS, the purpose of the codes adopted by the Town (and as specifically set forth in Chapter 18 of the MMC) is to establish standards for and to regulate the materials, design and construction methods for the planning, design and construction of buildings and other improvements and to provide a comprehensive fire code; and

WHEREAS, the standards established in Chapter 18 of the MMC are the minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, and to provide a reasonable level of life safety to fire fighters and emergency responders during emergency operations; and

WHEREAS, the Board held a public hearing, with proper notice provided in accordance with Title 31, Article 16, Part 2 of the Colorado Revised Statutes, to consider adoption of the Codes on the date, time and place noticed; and

WHEREAS, copies of the Codes are available in the Town Clerk’s Office located at Town Hall, 441 Third Street, Mead, CO 80542 for review and inspection by the public during regular business hours; and

WHEREAS, the Board has determined, based on the evidence and testimony presented at the public hearing, that the adoption of the Codes, as amended herein, will further the health, safety and welfare of the public and therefore desires to amend certain provisions of Chapter 18 of the MMC, as more specifically set forth in this 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. Subsection (4) of Sec. 18-2-30 of the MMC, titled “Amendments” is hereby amended as follows, with portions to be removed struck through and portions to be added in bold and underlined.

(4) IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" with "~~2012~~ **2021** International Energy Conservation Code".

Section 3. Subsections (20) of Sec. 18-2-30 of the MMC, titled “Amendments” is hereby amended as follows, with portions to be removed struck through and portions to be added in bold and underlined.

(20) IBC Section 1301.1.1 (Criteria) is amended by replacing the words "International Energy Conservation Code" with "~~2012~~ **2021** International Energy Conservation Code".

Section 4. Subsection (31) of Sec. 18-3-40 of the MMC, titled “Amendments” is hereby amended as follows, with portions to be removed struck through and portions to be added in bold and underlined.

(31) IRC Chapter 11 (Energy Efficiency) is deleted in its entirety and replaced with the ~~2012~~ **2021** International Energy Conservation Code, as adopted and amended by the town.

Section 5. Amendment of Article VI of Chapter 18 of the MMC. Article VI of Chapter 18 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VI

Plumbing Code

Sec. 18-6-10. Title.

This Article shall be known as the *Mead Plumbing Code*.

Sec. 18-6-20. Adoption.

- (1) The International Plumbing Code, 2021 Edition, as published by the International Code Council, 4051 W. Flossmoor Road, Country Club Hills, IL 60478 (“IPC”), is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the plumbing code of the Town. Except as otherwise provided, the IPC is adopted in its entirety. Appendices to the IPC are adopted only to the extent specified.
- (2) One (1) copy of the IPC, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-6-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-6-40. Amendments.

The International Plumbing Code, 2021 Edition (“IPC”), is hereby amended as follows:

- (1) IPC Section 101.1 (Title) is amended by the addition of the term “Town of Mead” where indicated.
- (2) IPC Section 301.8 (Baby Changing Station) is amended to add “All public restrooms will require a baby changing station.”
- (3) IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated BY [NUMBER] to read “12 inches (305 mm)”.
- (4) IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first paragraph.
- (5) IPC Section 903.1 (Roof extension) is amended by inserting the number “12 inches (152.4 mm)” where indicated by [NUMBER] in the second sentence.
- (6) IPC Section 1304 (Reclaimed Water Systems) this section is deleted in its entirety.

Section 6. Amendment of Article VII of Chapter 18 of the MMC. Article VII of Chapter 18 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE VII

Energy Conservation Code

Sec. 18-7-10. Title.

The provisions of this Article shall be known and cited as the *Mead Energy Conservation Code*.

Sec. 18-7-20. Adoption.

- (1) The International Energy Conservation Code, 2021 Edition, as published by the International Code Council, 4051 W. Flossmoor Road, Country Club Hills, IL 60478, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the energy conservation code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Energy Conservation Code, 2021 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-7-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Sec. 18-7-40. Amendments.

The International Energy Conservation Code, 2021 Edition ("IECC"), is hereby amended as follows:

- (1) IECC Section C101.1 and Section R101.1 (Title) are amended by the addition of the term "Town of Mead" where indicated.
- (2) IECC Section C109.1 and R109.1 addressing the Board of Appeals are amended by deleting the language and inserting the following:

In order to hear and decide appeals of orders, decisions and determinations made by the Building Official relative to the application and interpretation of this code, there shall be a Board of Appeals, the membership of which shall be comprised of all members of the Town Board of Trustees. All proceedings of the Board of Appeals are subject to the provisions of Section 18-1-80 of the Mead Municipal Code.

- (3) IECC Section C109.3 and R109.3 (Qualifications) are amended by the deletion of these sections in their entirety.

(4) The following appendices of the IECC are deleted in their entirety:

CA	Board of Appeals Commercial
CB	Solar Ready Zone – Commercial
CC	Zero Energy Commercial Building Provisions
RA	Board of Appeals Residential
RB	Solar Ready Provisions Detached One and Two Family Dwellings and Townhouses
RC	Zero Energy Residential Building Provisions

Section 7. Amendment of Article XI of Chapter 18 of the MMC. Article XI of Chapter 18 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE XI

Electrical Code

Sec. 18-11-10. Title.

The provisions of this Article shall be known and cited as the *Mead Electrical Code*.

Sec. 18-11-20. Adoption.

- (1) The National Electrical Code NFPA 70, 2023 Edition, as published by the National Fire Protection Association, Inc., One Batterymarch Park, Quincy, MA 02169-7471, is hereby adopted by reference and incorporated into this Article as though fully set forth herein as the electrical code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the National Electrical Code NFPA 70, 2023 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted.

Sec. 18-11-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Section 8. Amendment of Article XII of Chapter 18 of the MMC. Article XII of Chapter 18 of the MMC is hereby repealed in its entirety and replaced to read in full as follows:

ARTICLE XII

Fire Code

Sec. 18-12-10. Title.

The provisions of this Article shall be known and cited as the *Mead Fire Code*.

Sec. 18-12-20. Adoption.

- (1) The International Fire Code, 2021 Edition, as published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001-2070, and Appendices A, B, C, F and I, are hereby adopted by reference and incorporated into this Article as though fully set forth herein as the fire code of the Town. Except as otherwise provided, this code is adopted in its entirety. Appendices to the code are adopted only to the extent specified.
- (2) One (1) copy of the International Fire Code, 2021 Edition, as amended by this Article, certified to be a true copy by the Mayor and Town Clerk, shall be on file in the office of the Town Clerk and may be inspected by any interested person between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, holidays excepted. At least one copy of the Fire Code shall also be on file in the office the fire code official of the Mountain View Fire Protection District, 3561 Stagecoach Road, Longmont, Colorado 80504.

Sec. 18-12-30. Definition.

Jurisdiction, as used in this code, means the Town of Mead and includes all areas within the corporate limits of the Town and any area annexed to the Town.

Wherever the term “*Board of Directors*” is used, it shall mean the Board of Directors of the Mountain View Fire Protection District.

Wherever the term “*District*” or “*Fire District*” is used, it shall mean the Mountain View Fire Protection District.

Sec. 18-12-40. Enforcement of the Fire Code.

The Fire Code as adopted and amended herein shall be enforced by the District.

Sec. 18-12-50. Amendments.

The International Fire Code, 2021 Edition (“Fire Code”), is hereby amended as follows:

- (1) The Fire Code is amended by substituting the words "the Town of Mead" in lieu of the words "[NAME OF JURISDICTION]" wherever said words may appear in the Fire Code, except where the context indicates the original wording is appropriate.
- (2) The Fire Code is amended by substituting the words "National Electrical Code, as adopted by the Town" in lieu of the words "ICC Electrical Code" wherever said words may appear in the *International Fire Code*.

- (3) Wherever the term "Administrator" is used, it shall mean the Town Manager of the Town of Mead.
- (4) Wherever the term "Board of Directors" is used, it shall be held to mean the Board of Directors of the Mountain View Fire Protection District.
- (5) Where the term "Board of Trustees" is used, it shall be held to mean the Board of Trustees of the Town of Mead.
- (6) Where the term "Fire District" or "District" is used, it shall be held to mean the Mountain View Fire Protection District.
- (7) Wherever the term "Fire Department" is used, it shall mean the Mountain View Fire Protection District.
- (8) Wherever the term "International Building Code" is used, it shall be held to mean the *International Building Code* as adopted, amended and incorporated into Chapter 18 of the *Mead Municipal Code* (Building Regulations).
- (9) Wherever the term "International Residential Code" is used, it shall be held to mean the *International Residential Code* as adopted, amended and incorporated into Chapter 18 of the *Mead Municipal Code* (Building Regulations).
- (10) Section 101.1 of the Fire Code is amended to read as follows:

101.1 Title.

These Regulations shall be known as the Fire Code of the Town of Mead, Colorado, hereinafter referred to as "this code."

- (11) A new section 102.13 is added: *102.13 Conflicts with Other Adopted Codes*. Where a conflict arises between this code and the International Building Code and/or the International Residential Code, the more stringent applicable of the respective codes shall apply. Exception: Where the Town Building Official and the Fire Code Official agree upon any provision from the respective codes as being applicable and acceptable.
- (12) A new section 102.14 is added: *102.14 Other Adopted Codes*. Where the code refers to other ICC codes, the currently adopted code, as currently adopted, amended and incorporated into Chapter 18 of the *Mead Municipal Code* (Building Regulations) shall apply.
- (13) Section 103.1 of the Fire Code is hereby repealed in its entirety and reenacted to read as follows:

103.1 Code Compliance Agency. The Fire District shall be the code compliance agency. The District official in charge of the District's Life Safety Division shall be known as the *fire code official*. The function of the code compliance agency shall be the implementation, administration, and enforcement of the provisions of this code.

- (14) Section 104.7 of the Fire Code (Liability) shall be amended by the addition of the following sentence at the end of the section: "Nothing herein shall be construed as a waiver of any immunities provided by section C.R.S. §§ 24-10-101, *et seq.*, or by other statutes, or by common law."

- (15) Section 104.11 of the Fire Code (Fire investigations) shall be amended by the addition of the following sentence at the end of the section: “The authority of the Chief of the District, or authorized designee(s), including all fire code officials, to act as peace officers shall extend to the limits as authorized in C.R.S. § 16-2.5-109.”
- (16) Section 104.12 of the Fire Code (Authority at fires and other emergencies) shall be amended by the addition of the following sentence at the end of the section: “The authority of the Chief of the District, or authorized designee(s), including all fire code officials, to act as peace officers shall extend as far as the authority set forth in C.R.S. § 32-1-1002, C.R.S. § 16-2.5-109, and other applicable state statutes.”
- (17) Section 105.1.1 of the Fire Code (Permits required) is hereby repealed in its entirety and reenacted to read as follows:

105.1.1 Permits required. Permits and inspections required by this code will be administered by and through the Mountain View Fire Protection District. Permit fees, if any, shall be paid to the District prior to issuance of the permit. Issued permits shall be kept on the premises designated therein at all times and shall be readily available for inspection by the Fire Department or fire code official. For permit applications and inspections, contact the Fire District (<https://www.mvfpd.org/>).

- (18) The following subsections of the Fire Code are deleted in their entirety: 105.5.1 through 105.5.3, 105.5.6 through 105.5.9, 105.5.11 through 105.5.31, 105.5.33, 105.5.35 through 105.5.41, 105.5.43 through 105.5.48, and 105.5.50 through 105.5.52.
- (19) Subsection 105.5.34 of the Fire Code is amended to read as follows:

105.5.34 Open Burning. An operational permit is required for the kindling or maintaining of an open fire or a fire on any public street alley road or other public or private ground. Instructions and stipulations of the permit shall be adhered to.
Exception: No permit shall be required if burning is regulated under the regulations promulgated under C.R.S. § 25-7-123 or regulated by the Weld County Department of Public Health and Environment (<https://www.weld.gov/Government/Departments/Health-and-Environment>).

- (20) Section 107 of the Fire Code is deleted in its entirety and replaced with the following:

107.1 Fees. Fees for services under this code shall be established from time to time by resolution of the Board of Directors under Section 32-1-1002(1)(e) C.R.S. Said fees and charges may include a charge for reimbursement to the fire district of any consultation fees, expenses or costs incurred by the fire district in performing inspection related services under provisions of this code.

107.2 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid; nor shall an amendment to a permit be released until additional fees, if any, have been paid.

107.3 Operational permit fee. An inspection fee may be charged for any operational permit required by Section 105.5. The inspection fee shall be based

upon the time required to conduct inspections authorized by Section 105.2.2 and associated activities, to determine compliance with this code and other applicable laws and ordinances as required by Section 105.2.4, and to issue the permit as specified in Section 105.3.7.

107.4 Construction permit fee. A fee may be charged for any construction permit required by Section 105.6 of this code. The construction permit fee is intended to cover the cost of inspections required or requested in connection with the work for which the permit is granted, and the associated costs of processing the application. An application shall include an estimate of the total value of the work, including materials and labor, for which the permit is being sought. If, in the opinion of the fire code official, the valuation is underestimated on the application, the permit shall be denied, unless written estimates are provided in a form acceptable to the fire code official, and that support the valuation set forth in the application. Final construction permit valuation shall be set by the fire code official.

107.5 Other inspection fee. Fees for re-inspections, for inspections outside normal business hours, or for inspections for which no fee is otherwise established may be charged.

107.6 Plan review fee. The plan review fee is intended to cover the significant costs and expenses incurred by the fire district in reviewing materials necessary to perform appropriate inspections of construction, uses, processes, and operations. The fee shall be assessed based on the reasonable, customary, and necessary time associated with reviewing or evaluating site plans; construction documents and calculations; changes, additions, or revisions to approved plans; construction documents resubmitted after the fire code official's issuing a statement explaining the reasons that a previous submittal does not conform to the requirements of this code. When submittal documents are incomplete or changed and require additional plan review, an additional plan review fee shall be charged. The plan review fee required by this Section 107.6 is separate from the construction permit fee required by Section 107.4.

107.7 Unauthorized Work Inspection Fee. Any person or entity that begins any work before obtaining a construction permit required by Section 105.6 shall be subject to an inspection fee in an amount equal to the amount of the construction permit fee. The fee shall be separate from and in addition to a permit fee. Payment of the inspection fee shall not relieve any person from compliance with all other provisions of this code or from any penalty prescribed by law. The inspection fee shall be assessed regardless of whether a construction permit is then or subsequently issued. Exception: When approved in writing by the fire code official, work may begin prior to obtaining a construction permit.

107.8 Related Fees. The payment of the fee for construction, uses, processes, or operations authorized by an operational permit or construction permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or required by Section 107.

(21) Section 111.1 of the Fire Code is repealed in its entirety and reenacted to read as follows:

111.1 Appeals Procedure-General. Any person, firm, or corporation who are

grieved by an application, interpretation, or order made by fire district personnel, pursuant to any provision of the code for the standards adopted, may file within three days a written notice of appeal with the fire district requesting a hearing before the Fire Chief. All appeals must be made in writing to the Fire Chief at the District's administrative office. The Fire Chief shall establish reasonable rules for such appeals and shall make a record of all proceedings. The decision of the Fire Chief shall be considered a final administrative decision.

111.1.1 Appeals Procedure-Administrative Decisions. To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of this code, upon request of an interested party, including the Fire Chief or designee, there shall be, and is hereby created a board of appeals consisting of five members who are qualified by experience and training to pass judgment upon pertinent matters. The board of appeals shall be appointed by the Board of Directors and shall hold office at its pleasure. The board of appeals shall adopt reasonable rules of procedure for conducting its business, and shall render all interpretations, decisions, and findings in writing to the appellant or requesting party with a duplicate copy to the Fire Chief. All appeals of the Fire Chief's decision shall be made in writing, within three days of the Fire Chief's decision, to the Board of Directors by delivery to the district Fire Chief or his representative at the district's administrative office.

111.1.2 Appeals Board and Procedures. See Appendix A, as adopted, for the makeup and procedures of the Board of Appeals.

- (22) Subsection 112.4 of the Fire Code (Violation penalties) is amended to read as follows: Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall correct install alter repair or do work in violation of the approved construction documents or directions of the fire code official or of a permit or certificate used under this code, shall be guilty of a misdemeanor, punishable by a fine of not more than \$250. Each day that violation continues after due notice has been served shall be deemed a separate offense.
- (23) Subsection 113.4 of the Fire Code (Failure to comply) is amended to read as follows: Any person who shall continue any work after having been served a stop work order from the District, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine and/or imprisonment up to the maximum specified in C.R.S. § 32-1-1001 and C.R.S. § 32-1-1002. Each day in which such violation occurs shall constitute a separate violation under C.R.S. § 32-1-1002(3)(d).
- (24) Subsection 503.2.9 is added to read: **503.2.9 Driveway Access.** Driveways from platted roads to single-family residences shall be sized to meet all applicable Town of Mead construction standards. Inside and outside curve radii will be determined by the fire code official to accommodate the fire apparatus expected to respond to the residence.
- (25) Subsection 507.2.3 is added to read: **507.2.3 In-ground Cisterns.** In ground cisterns for fire protection shall be designed, installed, and maintained to meet the requirements of the *Mead Municipal Code* and the fire code official.
- (26) Subsection 507.2.4 is added to read: **507.2.4 Community Cisterns.** Where an occupancy is close enough and has adequate access by firefighting apparatus, in the opinion of the fire code

official , a community cistern may provide firefighting water supply, instead of an In-ground Cistern, as described in Subsection 503.2.3.

- (27) Section 507 of the Fire Code is amended to add Section 507.5.3.1 and 507.5.7 to read as follows:

507.5.3.1. Privately Owned Hydrant Maintenance. Privately owned hydrants shall be maintained at the expense of the private property owner, subject to the direction and requirements of the fire code official. Such private hydrants shall be flushed and tested periodically according to the Fire Code. In the event such testing reveals that the flow from private hydrants is inadequate according to applicable standards, modifications necessary to meet these standards shall be ordered by the fire code official and made at the expense of the property owner. All private hydrants shall be painted the same color as hydrants on public rights-of-way or elsewhere throughout the Town with a different color cap, that being white, to designate a private fire hydrant. Appropriate markings or signs restricting parking in front of or next to fire hydrants shall be designated by the fire code official and implemented at the expense of the owner of the property. No point of connection to any private fire hydrant shall be left uncapped without permission of the fire code official.

507.5.7 Existing Private Fire Hydrants. Existing hydrants that do not conform to the Mountain View Fire Protection District specifications or that do not face in the direction most consistent with emergency use by the Fire Department, as established by the fire code official , shall be changed to meet the District's requirements by the property owner and at the property owner's expense, within fifteen (15) days of service of notice of the required changes upon the property owner or its resident agent.

- (28) Subsection 903.2.8.1 of the Fire Code is amended to read as follows: **903.2.8.1 Group R.** An automatic sprinkler system installed under Section 903.3.1.3 shall be permitted in group R-3 occupancies. Single family and two-family residences are exempt from this requirement.

- (29) Subsection 903.1.3 is amended to read as follows:

903.3.1.3 Residential Sprinkler Systems. Automatic sprinkler systems installed in group R-3, and R-4, condition 1, and townhouses shall be permitted to be installed throughout in accordance with the town of Mead's Building Code, its amendments, and Subsections 903.3.1.3.1 through 903.3.1.3.3.

- (30) Subsection 903.3.1.3.1 is added to read as follows:

903.3.1.3.1 Fire Department Connections. Residential sprinkler systems which are supplied by atmospheric pressure tanks and fire pumps shall be installed with a Fire Department Connection, the size and location of which shall be determined by the fire code official and Section 912.

- (31) Subsection 903.3.1.3.2 is added to read as follows:

903.3.1.3.2 Attached Garage Sprinklers. Residences with attached garages, where the garage may serve as an egress path, shall have the garage sprinkled, as determined by the fire code official.

- (32) Subsection 903.3.1.3.3 is added to read as follows:

903.3.1.3.3 Interior and Exterior Notification. Residential sprinkler systems shall have adequate interior notification of the occupants provided to alert them that the sprinkler system is activated, in accordance with NFPA 72. Additionally, a horn and strobe device shall be installed above the Fire Department Connection noted in Section 903.3.1.3.1. Such sprinkler waterflow alarm devices shall be activated by the water flow equivalent to the flow of single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

- (33) Subsection 903.4.2 of the Fire Code is amended to read as follows: **903.4.2 Alarms.** An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. An approved audible alarm shall be provided in the interior of the building, in a normally occupied location, to alert building occupants of sprinkler discharge. Such sprinkler waterflow alarm devices shall be activated by the water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.
- (34) Section 907 of the Fire Code is amended to add Section 907.6.7 to read as follows: **907.6.7 Extent of coverage.** The fire code official shall approve the extent of zone coverage for fire alarm systems in all buildings and structures.
- (35) Appendix A of the Fire Code is modified to read: **Appendix A - Board of Appeals and Procedures**
- (36) Section A101.3 of Appendix A of the Fire Code is amended to read: **A101.3 Membership of Board.** The board shall consist of five voting members appointed by the chief appointing authority on an ad hoc basis to hear matters that come up for appeal. The fire chief shall be the chief appointing authority. The fire code official shall be an ex officio member of the board and shall not vote on matters before the board.
- (37) Section A101.3.3 of Appendix A of the Fire Code is deleted due to the ad hoc makeup of the board.
- (38) Section A101.3.4 of Appendix A of the Fire Code is amended to read: **A101.3.4 Chairperson.** The board shall select one of its members to function as chairperson to hear the matter brought before the board

Sec. 18-12-60. - Enforcement and appeals.

- (1) The Fire Chief shall enforce this code in accordance with the procedures set forth in this Article and C.R.S. § 32-1-1002(3), C.R.S.
- (2) A notice of violation or hazard may be issued by the Fire Chief or his or her designee concerning violations or hazards which are not corrected on site during an inspection.
- (3) An order to comply may be issued by the Fire Chief or his or her designee:

- (a) For failure to correct a violation or hazard with the time specified in a previously issued notice of violation or hazard; or
 - (b) For violating this Fire Code or state statute and said violation renders the building, structure or premises especially liable to fire or is hazardous to the safety of the occupants thereof, or which is so situated as to endanger other property as set forth in C.R.S. § 32-1-1002(3), whether or not a notice of violation or hazard has been previously issued.
- (4) An appeal of a notice of violation or hazard may be made in accordance with the provisions of this code.
 - (5) An appeal of an order to comply may be made in accordance with the provisions of this code only if no previous appeal has been made of a previously issued notice of violation or hazard concerning the same violation or hazard.
 - (6) In the event no appeal is made pursuant to this Fire Code or to the court pursuant to C.R.S. § 32-1-1002(3), and compliance with an order to comply and/or correction of a hazard has not occurred, the Fire Chief or his or her designee may issue a summons and complaint to the Municipal Court, or refer the matter to the district attorney of the county in which the violation occurs.
 - (7) An appeal shall suspend the time limits for compliance or correction of a fire hazard or hazards, until the appeal is resolved for appeals of a notice of violation or hazard which is issued pursuant to Subparagraph 18-12-60(2) herein. An appeal shall not suspend the time limit for compliance or correction of life safety deficiencies or violations. An appeal of an order to comply issued pursuant to Subparagraph 18-12-60(3) herein shall not suspend the time limits for compliance or correction, and compliance or correction shall be made or rendered forthwith, unless the order to comply is suspended pursuant to the procedures set forth in this Article.

Section 9. Effective Date. This ordinance shall be published and become effective as provided by law. The amendments to the MMC set forth in this Ordinance have been adopted by the Board of Trustees prior to the July 1, 2023 date referenced in C.R.S. § 31-15-602(3.5)(a). The amendments to the MMC set forth in this Ordinance will be enforced on and after June 30, 2023. The Board hereby authorizes Town staff to delay enforcement of the amendments to the MMC set forth in the Ordinance during a transition period to the new/updated Codes not to exceed thirty (30) days from June 30, 2023.

Section 10. Remaining provisions. Except as specifically amended hereby, all other provisions of the MMC shall continue in full force and effect.

Section 11. Codification Amendments. The codifier of the MMC is hereby authorized to make such numerical, technical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the MMC.

Section 12. 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 13. 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 14. 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 ON FIRST READING, AND NOTICE OF PUBLIC HEARING ORDERED PUBLISHED PURSUANT TO C.R.S. SECTION 31-16-203 AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES THE 30TH DAY OF MAY, 2023.

READ, PASSED, AND ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING, AT A REGULAR MEETING OF THE TOWN OF MEAD BOARD OF TRUSTEES, THE 12TH DAY OF JUNE, 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Collen G. Whitlow, Mayor

Public Notice

TOWN OF MEAD, COLORADO

NOTICE OF PUBLIC HEARING

RE THE ADOPTION OF THE CERTAIN INTERNATIONAL AND OTHER CODES RELATING TO BUILDING SAFETY AND FIRE SAFETY

NOTICE is hereby given of a public hearing before the Board of Trustees of the Town of Mead, Colorado, at 6:00 P.M. on June 12, 2023, at Town Hall, 441 Third Street, Mead, CO 80542, for the purpose of considering Ordinance No. (#to be determined) (the "Adopting Ordinance") relating to the adoption by reference of the following versions of certain national and international codes relating to building safety and fire safety, specifically including the following:

1. The International Plumbing Code, 2021 version.
2. The International Energy Conservation Code, 2021 version.
3. The International Fire Code, 2021 version.

(together, the "International Codes").

In addition, the Adopting Ordinance proposes the adoption by reference of the following:

4. The National Electric Code NFPA 70, 2023 Edition (the "NEC").

The International Codes are published by the International Code Council, 500 New Jersey Avenue, NW, 6th Floor, Washington, DC 20001. The NEC is published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts, 02169-7147.

The purpose of the International Codes and the NEC are generally to regulate and control plumbing, energy conservation, electrical systems and fire protection, as components of building regulations applicable to residential and commercial structures within the Town of Mead.

NOTICE IS FURTHER GIVEN that the June 12, 2023 regular meeting of the Board (at which the public hearing regarding the consideration of the Adopting Ordinance is scheduled) will be conducted as a "Remote 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, given that an in-person meeting is not practical or prudent due to the ongoing renovations at Town Hall. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

Copies of the International Codes and the NEC are on file at the office of the Town Clerk and may be inspected during regular business hours. If enacted as an ordinance of the Town of Mead, the International Codes and NEC will not be published in full, but in accordance with state law, copies will be kept on file with the Town Clerk.

Following the conclusion of the June 12, 2023 (6:00 PM) public hearing, the Board of Trustees will consider passage of the Adopting Ordinance. All interested parties will be afforded an opportunity to be heard.

This notice given and published by the order of the Board of Trustees of the Town of Mead, Colorado.

TOWN OF MEAD, COLORADO

By: Mary E. Strutt, MMC, Town Clerk

Dated: May 18, 2023

Published: Longmont Times Call May 26, June 2, 2023-1978801

PUBLIC HEARING
BOULDER COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

DATE: June 29, 2023
TIME: 12:30 p.m.

PLACE: All Commissioners' public hearings and meetings will be offered in a hybrid format where attendees can join through Zoom or in-person at the Boulder County Courthouse, 3rd Floor, 1325 Pearl Street, Boulder.

Notice is hereby given that a public hearing will be held by the Board of County Commissioners at the date and time specified above. All persons interested in the following item(s) are requested to attend such hearing and aid the Commissioners in their consideration.

Public Notice

ation. To sign up in advance for in-person or virtual public comment, please visit www.boco.org/HP-23-0001 or www.boco.org/LU-22-0034-SPR-22-0136. There will also be a kiosk located in the lobby of the 3rd Floor to sign up for in-person public comment. For questions regarding in-person hearings, please email Brianna Barber at bbarber@bouldercounty.org or call 303-441-3500.

Docket HP-23-0001: Seigle-Juhl House and Garage

Boulder County Historic Landmark Designation of the Craftsman house and garage.

Docket LU-22-0034/SPR-22-0136: Juhl Woody Residence, Barn, Non-foundational earthwork, and Historic ADU

Limited Impact Special Review for 4,815 CY of nonfoundational earthwork and a Historic ADU and Site Plan Review for a 6,550 sq ft residence and a 13,900 sq ft barn on a 40-acre parcel where the PSM is 4,654 sq ft at 5307 Independence Road.

The proposals are submitted by Ranmali and James Woody (applicants) with Robert & Earl Juhl (owners) and are in the Rural Residential (RR) zoning district at 5307 Independence Road, approximately 3,300 feet east of the intersection of Independence Road and State Highway 119, Section 21, Township 1N, Range 70W.

Detailed information regarding these items is available online at www.boco.org/HP-23-0001 (for the Historic Landmark Designation) and www.boco.org/LU-22-0034-SPR-22-0136 (for the Limited Impact Special Review/Site Plan Review), or you may contact the Community Planning & Permitting Department (planner@bouldercounty.org / 303-441-3930) to request application materials or view them at our office (2045 13th Street, Boulder) during our open public hours.

Persons needing special services provided under the Americans with Disabilities Act, please contact Julia Larsen, ADA Coordinator for the Boulder County Human Resources Office at (303 441 3525) at least 72 hours before the scheduled hearing.

Please note that the County Commissioners' agenda is subject to change. To receive updates to the agenda, please subscribe to the Boulder County Commissioners Agenda list at <http://www.boco.org/BOCCAgendaSignup>.

Published: Longmont Times Call June 2, 2023-1964791

NOTICE OF PROPOSED SCHOOL BUDGET

Notice is hereby given that a proposed budget has been submitted to the Board of Education of St. Vrain Valley School District RE-1J for the fiscal year beginning July 1, 2023 and ending June 30, 2024 and has been filed in the Superintendent's Office and on www.svvsd.org where it is available for public inspection. Such proposed budget will be considered for adoption at a regular meeting of the Board of Education of said District at the Educational Services Center, 395 South Pratt Parkway, Longmont, Colorado, on June 28, 2023 at 6:00 p.m.

A public hearing on the budget will be held Wednesday, June 14, 2023 at 6:00 p.m. at the Educational Services Center, 395 South Pratt Parkway, Longmont, Colorado. Any person paying school taxes in said district may at any time prior to the final adoption of the budget file or register their objections thereto.

Dated: May 26, 2023

s/o Jim Berthold
Board of Education
Jim Berthold, Secretary
St. Vrain Valley School District RE-1J

Published: Longmont Times Call May 31 & June 1, 2, 2023 - 1979586

NOTICE OF PUBLIC HEARINGS
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, June 21, 2023 at 6:30 PM, or as soon as possible thereafter Via Zoom UNLESS otherwise noted in the Agenda Center on the Town's website (please see www.erieco.gov for Zoom information and meeting location. Agenda Center: <https://erie.legistar.com>), PUBLIC HEARINGS will be held by the Erie Planning Commission to consider recommending:

(1) An ordinance amending Chapter 7 of Title 10 of the Erie Municipal Code related to the process for creating and adopting the Town's Comprehensive Plan; and

(2) An ordinance amending Chapters 6 and 7 of Title 10 of the Erie Municipal Code related to alternative standards for affordable housing projects in the Town.

Any person may appear at the public hearings and be heard regarding the same.

Public Notice

ing the matters under consideration. A copy of the proposed ordinances are on file and available for public inspection in the office of the Town Clerk.

Debbie Stamp
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Published: Longmont Times Call June 2, 2023-1981328

NOTICE OF ACTION
Boulder
BEFORE THE BOARD OF NURSING

IN RE: The license to practice Licensed Practical Nursing

Alexander Rodriguez, L.P.N.
1106 Venice Street
Longmont, CO 80501

1937 Warren Avenue, Unit 303
Longmont, CO 80501
CASE NO.: 2022-06975
LICENSE NO.: PN5202251

The Department of Health has filed an Administrative Complaint against you, a copy of which may be obtained by contacting, Shannon Nelson, Assistant General Counsel, Prosecution Services Unit, 4052 Bald Cypress Way, Bin #C65, Tallahassee Florida 32399-3265, (850) 558-9859.

If no contact has been made by you concerning the above by June 30, 2023, the matter of the Administrative Complaint will be presented at an ensuing meeting of the Board of Nursing in an informal proceeding.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the individual or agency sending this notice not later than seven days prior to the proceeding at the address given on the notice. Telephone: (850) 245-4640, 1-800-955-8771 (TDD) or 1-800-955-8770 (V), via Florida Relay Service.

Published: Longmont Times Call May 19, 26, June 2, 9, 2023-1977428

NOTICE OF CREATION OF VESTED RIGHT UNDER
BOULDER COUNTY LAND USE CODE
BOULDER COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Pursuant to Part 1 of Article 68 of Title 24, Colorado Revised Statutes, as amended, and Article 3-207 of the Boulder County Land Use Code, as amended, the Boulder County Community Planning & Permitting Department hereby gives notice that the Board of County Commissioners of the County of Boulder has approved a site specific development plan, and created a vested property right for the term stated in that approval, pursuant to Resolution 2023-037 authorizing the following request for development under the Boulder County Land Use Code.

Docket SU-22-0011: REED Vacation Rental

Special Use review for a Vacation Rental on a 2.4-acre parcel located at 18651 Peak to Peak Highway. The application is submitted by Deborah Schoenwald & Micci S. Reed (applicants/owners). The subject property is in the Forestry zoning district at 18651 Peak to Peak Highway (State Highway 7), located on the east side of Peak to Peak Highway, approximately 0.6 mile northwest of the intersection of State Highway 7 and State Highway 72 in Section 32, Township 3N, Range 72W.

Details regarding this special review and site specific development plan are available for public examination at the Boulder County Community Planning & Permitting Department, 2045 13th Street, Boulder, CO, or by calling (303) 441-3930.

Published: Longmont Times Call June 2, 2023-1980494

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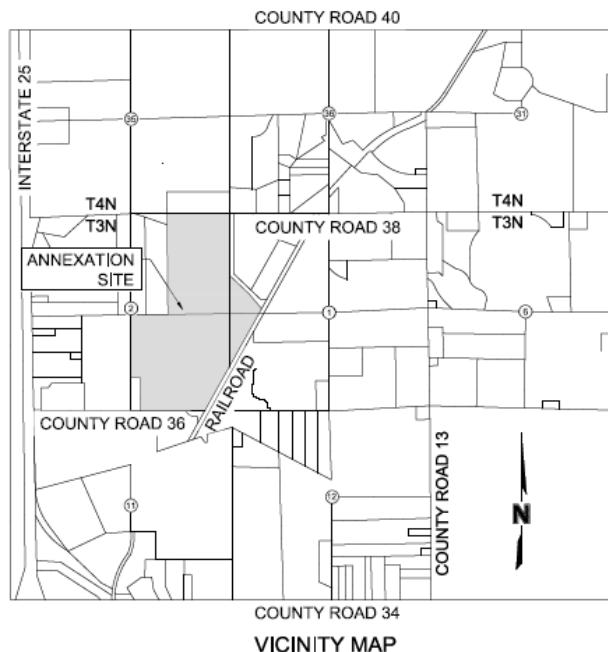
Agenda Item Summary

MEETING DATE: Board of Trustees – June 12, 2023
SUBJECT: Buffalo Highlands Annexation Nos. 1-4 and Assignment of Zoning
PRESENTED BY: Jason Bradford, Community Development Director
Collin Mieras, Planner II

SUMMARY

- **Resolution No. 43-R-2023** – Eligibility Resolution
- **Ordinance No. 1040** – Approving the Buffalo Highlands Annexation
- **Ordinance No. 1041** – Establishing Initial Zoning
- **Ordinance No. 1042** – Approving the Annexation Agreement

This Agenda Item Summary (AIS) has been prepared for the proposed annexation known as the Buffalo Highlands Annexation Nos. 1-4 (“Annexation”). The property is located in unincorporated Weld County, northeast of the intersection of I-25 and WCR 36, and consists of a total of 278.952 acres, more or less, as shown on the annexation maps for Buffalo Highlands Annexation Nos. 1-4 attached to this AIS (“Property”).



The Applicant and Owner, BAS 2020 LLC, requests that the Town annex the Property and assign initial zoning as Residential Single-Family-4 (RSF-4), Light Industrial (LI) and Agricultural (A) Districts, consistent with the 2018 Mead Comprehensive Plan (“Comprehensive Plan”) Land Use Designations of Single Family Residential (SFR), Planned Industrial Mixed Use (PI) and Agriculture (A). Staff finds

that the Annexation meets statutory requirements as further set out in this AIS, including contiguity with Town boundaries, and recommends approval of the requested zoning.

DETAIL OF REQUEST

Applicant(s):	BAS 2020 LLC, a Colorado limited liability company
Property Owner(s):	BAS 2020 LLC, a Colorado limited liability company
Property Location:	4950 WCR 38, Platteville, CO 80651; generally located between WCR 36 and WCR 38, north and northeast of the Postle Annexation
Current Zoning (Weld County):	Agriculture
Proposed Zoning (Mead):	Residential Single Family-4 (RSF-4); Light Industrial (LI); and Agricultural (A) Districts
Comp. Plan Designation:	Single Family Residential (SFR); Planned Industrial Mixed-Use (PI); and Agriculture (A)

Surrounding Land Uses:

- North:** Existing Agricultural and Rural Residential, with the Turion PUD approved for future development
 - South:** Existing Agricultural and Rural Residential (Weld County), as well as, the Postle Annexation located to the south and southwest (Light Industrial designation)
 - East:** Agricultural and Rural Residential (Weld County)
 - West:** Agricultural and Rural Residential (Weld County) with the planned extension of WCR 9 ½ (High Plains Boulevard)
-

OVERVIEW

Applicant initiated annexation proceedings and submitted a Petition for Annexation on or about February 13, 2023 (“Petition”). On April 10, 2023, the Board of Trustees found that the Petition substantially complies with statutory requirements and adopted Resolution No. 29-R-2023 (“Resolution”), which also set the hearing date to consider annexing and zoning the Property (“Eligibility Hearing”) for June 12, 2023. The Resolution further referred the annexation and initial zoning application to the Planning Commission, which recommended approval of the annexation and establishment of initial RSF-4, LI, and A zoning after a hearing held on May 17, 2023 (Resolution No. 07-PC-2023 attached hereto). Section 31-12-108, C.R.S. requires that the eligibility hearing be scheduled on a date not less than (30) thirty days nor more than sixty (60) days from the effective date of the substantial compliance resolution. The June 12, 2023 public hearing complies with this section of state law.

Staff provided the draft Annexation Agreement (“Agreement”) to the Applicant in accordance with Sec. 16-8-110 of the MMC. The Agreement has been finalized by the Applicant and Town Staff, and has been executed by the Applicant. An executed copy of the Agreement is on file with the Town Clerk.

Pursuant to the statutory requirements of the Municipal Annexation Act of 1965, C.R.S. §§ 31-12-101 et seq., as amended (the “Act”), the Eligibility Hearing is the final step of the annexation process. The Board of Trustees is asked to determine whether the Property is eligible for annexation and consider approval of the Annexation and Agreement, as well as initial zoning. 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 and Agreement; and (2) establish the initial zoning of the Annexation parcels as Residential Single-Family-4 (RSF-4), Light Industrial and Agricultural (A) Districts.

REVIEW CRITERIA ANALYSIS

Annexation Eligibility Review Criteria (MMC Section 16-8-50)

Section 16-8-50 of the Mead Municipal Code (MMC) provides that eligibility for annexation shall be determined by conformity with the requirements of the Act. These requirements and Staff's analysis are set forth on the following pages.

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

The Annexation satisfies the applicable requirements of C.R.S. § 31-12-104 and § 31-12-105 as follows:

a. C.R.S. § 31-12-104(1)(a) requires that not less than one sixth (1/6) of the perimeter of the proposed annexation area be contiguous with the existing boundaries of the municipality annexing it.

This request is comprised of four (4) serial annexations, each of which comply with the requirements of state law regarding contiguity. The total perimeter of the Property and contiguity for each of the annexation maps are listed below. The one-sixth contiguity requirement under state law is met.

Annexation Map	Perimeter (feet)	Contiguity (feet)	Minimum Contiguity 1/6th
Annexation No. 1	360	60.01	60.00
Annexation No. 2	1,799.76	299.96	299.96
Annexation No. 3	4,999.79	1,499.79	833.29
Annexation No. 4	19,815.53	3,560.01	3,302.58

Because this is a serial annexation for purposes of contiguity, each of Nos. 1-4 will be recorded and effectuated in sequential order if approved.

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

C.R.S. § 31-12-104(1)(b) states that these requirements, related to community of interest, urbanization and integration into the Town, are automatically satisfied because the Property satisfies the contiguity requirements discussed previously.

c. In establishing the boundaries of the annexation area, no land has been divided into separate parcels without the written consent of the landowner(s) unless such parcels are separated by a dedicated street, road or other public way. C.R.S. § 31-12-105(1)(a).

The Petition has been executed by all landowners of the Property. The Annexation will not separate or subdivide any portion of the existing parcels.

d. In establishing the boundaries of the annexation area, no land comprising 20 acres or more (with an assessed value in excess of \$200,000.00 for the year preceding the annexation) shall be included without the written consent of the landowners. C.R.S. § 31-12-105(1)(b).

The Petition has been executed by 100 percent of the landowners of the Property. No land was included in the Annexation without the written consent of the landowner(s).

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

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

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

The Property will remain in the St. Vrain RE1J School District.

g. The proposed annexation may not have the effect of extending the boundary of the annexing municipality more than three miles in any direction within one year. C.R.S. § 31-12-105(1)(e).

The proposed Annexation will not extend the Town's boundaries more than three miles.

2. That an election is not required under Section 31-12-107(2), C.R.S., which requires compliance with Article II, Section 30 of the State Constitution, which states that an unincorporated area may be annexed if "the annexing municipality has received a petition for the annexation of such area signed by persons comprising more than fifty percent of the landowners in the area and owning more than fifty percent of the area, excluding public streets, and alleys and any land owned by the annexing municipality."

A petition for annexation has been submitted to the Town, signed by 100 percent of the landowners in the area, owning 100 percent of the land in the area, exclusive of streets and alleys. As a result, no election is required.

3. No additional terms and conditions are to be imposed.

No additional terms/conditions are recommended by staff.

Zoning Review Criteria, MMC Section 16-3-160

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

1. To correct a manifest error in an ordinance establishing the zoning for a specific property;
2. To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;
3. The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan;
4. The proposed rezoning is necessary to provide land for 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 zoning request meets criterion #2 listed above, specifically the following:

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

Following the effective date of the Annexation of the Property (if ultimately approved by the Board of Trustees), the jurisdiction that governs the Property will change from Weld County to the Town of Mead. State law requires that property annexed to the Town be zoned within 90 days of the effective date of annexation. Town staff is recommending that the initial zoning of the property be established as Residential Single-Family-4 (RSF-4); Light Industrial (LI); and Agricultural (A) as more particularly shown and set forth on the Zoning Map, in compliance with the Comprehensive Plan. The Subject Property is designated as Single Family Residential (SFR), Planned Industrial Mixed Use (PI) and Agriculture (A) in the Comprehensive Plan.

ALTERNATIVES/OPTIONS

C.R.S. § 31-12-111 provides as follows:

“If the resolution of the governing body adopted pursuant to Section 31-12-110 determines that the applicable provisions of Section 30 of Article II of the State constitution and Sections 31-12-104 and 31-12-105 have been met, and further determines that an election is not required under Section 31-12-107(2), and does not determine that additional terms and conditions are to be imposed, the governing body may thereupon annex the area proposed to be annexed by ordinance.”

In this case, Town Staff finds as follows:

1. The Annexation is in compliance with the requirements of Sections 31-12-104 and 31-12-105, C.R.S.;
2. An election is not required under Section 31-12-107(2), C.R.S.;
3. The Petition is signed by the owners of one hundred percent (100%) of the area proposed to be annexed, exclusive of streets and alleys; and
4. No additional terms and conditions are to be imposed,

The Board may proceed to annex the Property by ordinance without election. Alternatively, following the conclusion of the Eligibility Hearing, the Board of Trustees may also opt to continue this item to a time and date certain for future consideration if additional information is required by the Board regarding the merits of the annexation of the Property or the proposed RSF-4, LI, and A zoning. Staff recommends that the Board of Trustees confer with the Town Attorney if the Board: (1) seeks to determine that the Property is not eligible for annexation to the Town of Mead; or (2) seeks to deny the Annexation.

FINANCIAL CONSIDERATIONS

None.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that, following the conclusion of the consolidated public hearing, the Board of Trustees proceed to approve Resolution 43-R-2023, declaring the Property eligible for annexation to the Town of Mead, and Ordinances Nos. 1040, 1041, 1042, annexing the Subject Property to the Town of Mead, establishing the initial zoning of the Subject Property, and approving the Annexation Agreement with the Owner/Applicant. Staff recommends approval of the attached resolution:

Suggested Motion:

Resolution No. 43-R-2023 (**Eligibility**)

“I Move to Approve Resolution No. 43-R-2023, 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 Buffalo Highlands Annexation Nos. 1-4, Based on a Finding That all Applicable Criteria Have Been Satisfied.”

Ordinance No. 1040 (**Annexation**)

“I Move to Approve Ordinance No. 1040, An Ordinance of the Town of Mead, Colorado, Annexing Certain Territory Known as the Buffalo Highlands Annexation Nos. 1-4 to the Town of Mead.”

Ordinance No. 1041 (**Establishment of Initial Zoning**)

“I Move to Approve Ordinance No. 1041, An Ordinance of the Town of Mead, Colorado, Approving the Initial Zoning of Property Known as the Buffalo Highlands Annexation Nos. 1-4, and Amending the Official Zoning Map of the Town of Mead, based on a Finding That Applicable Zoning Review Criteria Set Forth in Mead Municipal Code Section 16-3-160 Have Been Satisfied. “

Ordinance No. 1042 (**Annexation Agreement**)

“I Move to Approve Ordinance No. 1042, An Ordinance of the Town of Mead, Colorado, Approving an Annexation Agreement with BAS 2020 LLC for the Buffalo Highlands Annexation Nos. 1-4.”

ATTACHMENTS

Annexation Petition
Annexation Maps
Resolution No. 43-R-2023 (Eligibility Resolution)
Ordinance No. 1040 (Approving Annexation)
Ordinance No. 1041 (Establishing Initial Zoning)
Zoning Map
Ordinance No. 1042 (Approving Annexation Agreement)
PC Resolution No. 07-PC-2023 (Recommending Approval)

**PETITION FOR ANNEXATION
BUFFALO HIGHLANDS ANNEXATION**

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

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

The Property may be generally described as the Buffalo Highlands 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 maps 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 the annexation maps, which have been prepared by a professional surveyor and submitted to the Town Clerk. Copies of the annexation maps are attached to this Petition as **Exhibit C** for reference. The annexation maps contains, among other things, the following information:

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

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

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

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

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

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

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

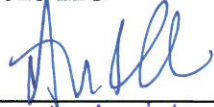
20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore does not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation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

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

Respectfully submitted this 13th day of February, 2023.

Signature of Petitioner:

BAS 2020 LLC

By: 

Name: Andy Klein

Title: Manager

Date of Signature: 2/13/23

Mailing Address:

4100 E. Mississippi Ave.
Suite 500
Denver, CO 80246

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of Property

PARCELS OF LAND DESCRIBED AS FOLLOWS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD:

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

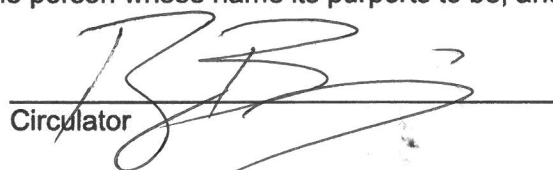
Said tract of land contains 12,098,658 Square Feet or 277.747 Acres of land, more or less.

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

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

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ~~thirteen~~ (13) pages, including Exhibit A and Exhibit C and the map attached hereto, but excluding the page of this Exhibit B, and that the signature of the petitioner(s) Andy Klein, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.

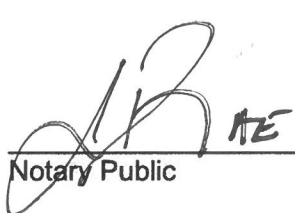

Circulator

STATE OF COLORADO)
) ss.
COUNTY OF LARIMER)

13 The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this day of FEBRUARY, 2023, by RYAN BANNING.

Witness my hand and official seal.

My commission expires: 8/23/25


Notary Public

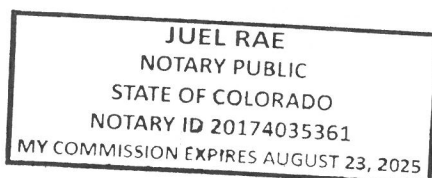
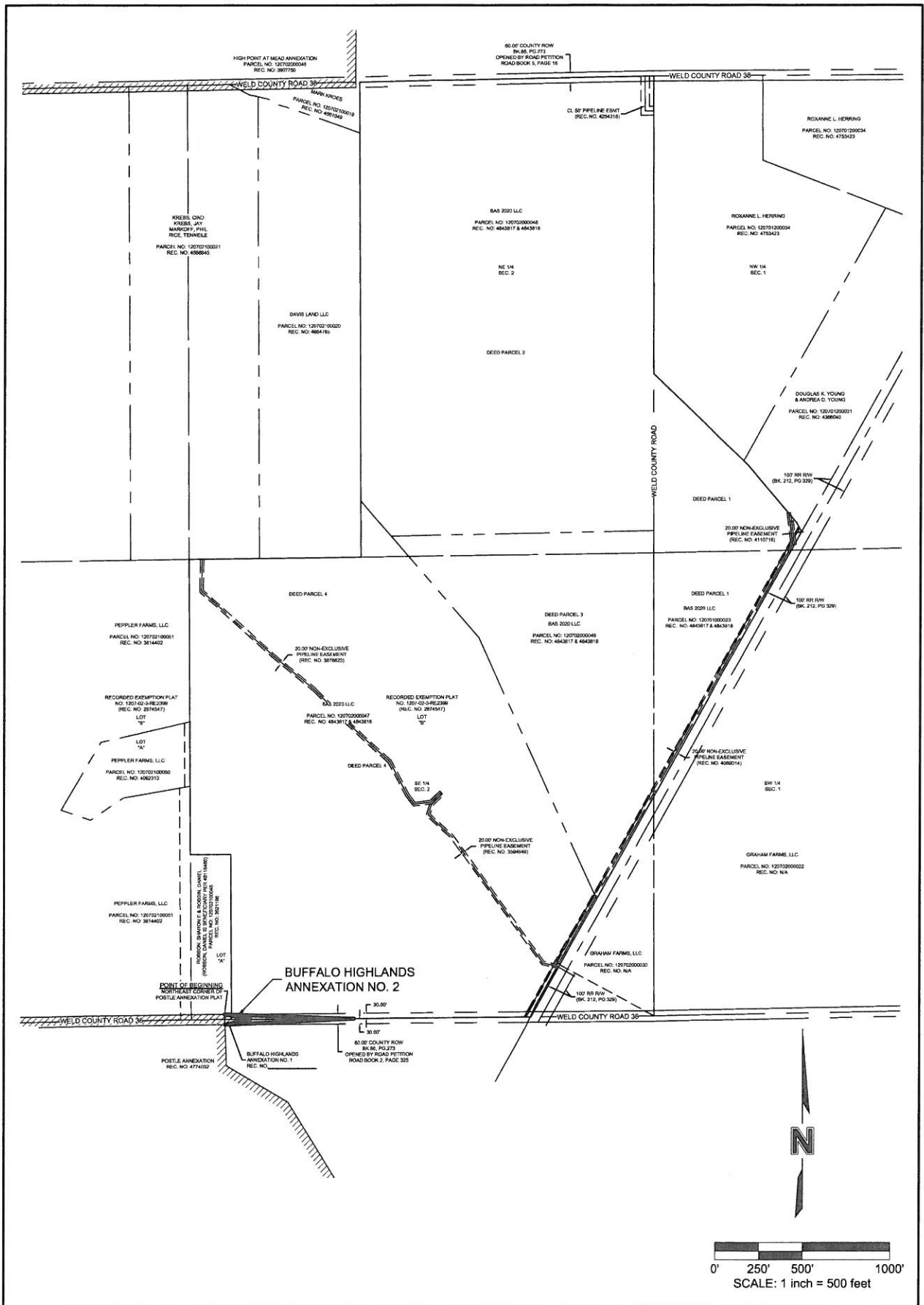


EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Maps

Copies of the annexation maps are attached hereto. Four (4) full size copies of the annexation map have been provided to the Town Clerk of the Town of Mead.



EXH C	approved by the Board of County Commissioners on 1/19/2023 by Resolution No. 2023-001 and Ordinance No. 2023-001	BUFFALO HIGHLANDS ANNEXATION NO. 2 SE 1/4 OF SEC. 2 & NE 1/4 SEC. 11 TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH P.M. WELD COUNTY, COLORADO	2023	

Section b, Item i.

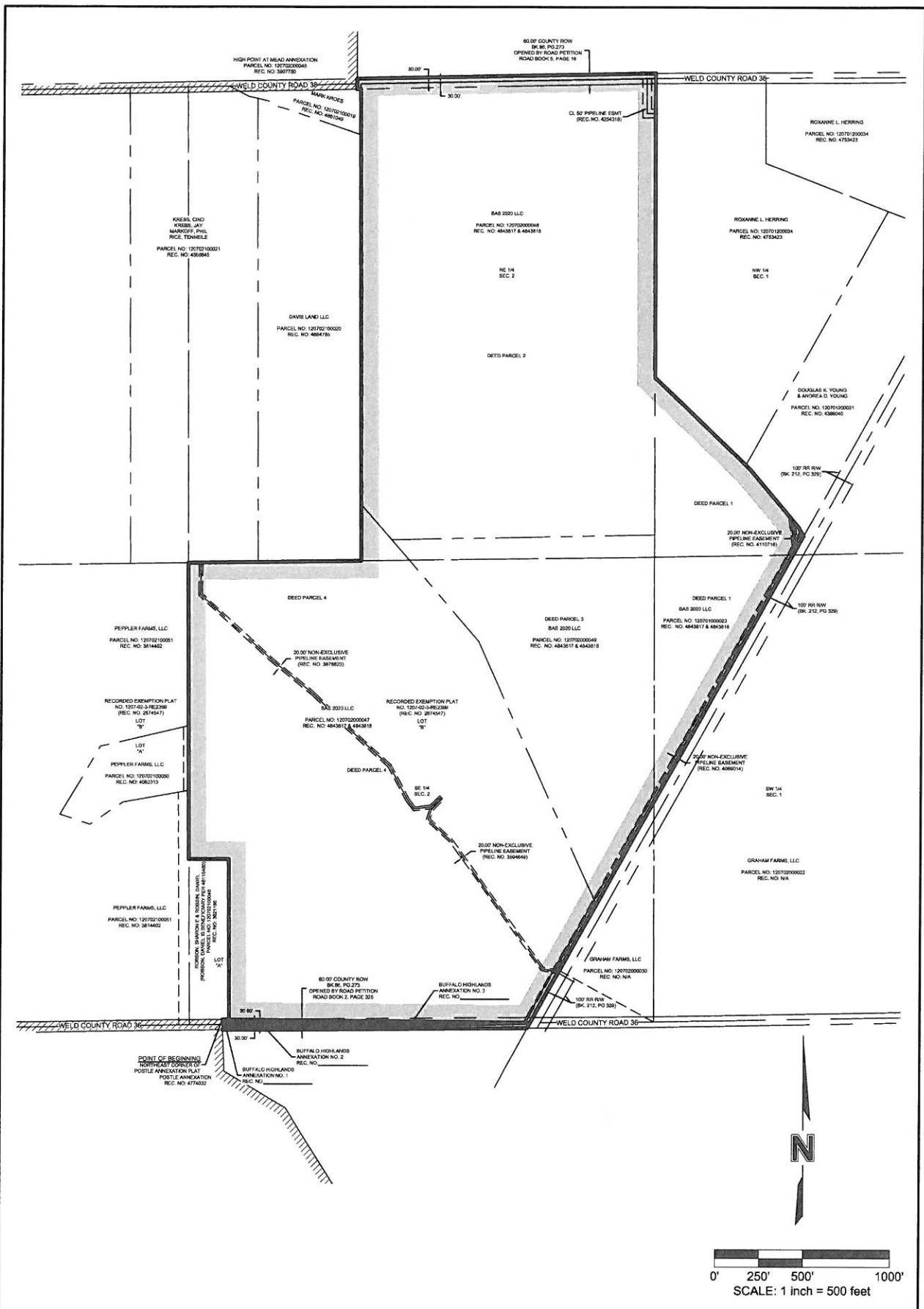


EXHIBIT
C-4

**BUFFALO HIGHLANDS
ANNEXATION NO. 4**

SE 1/4 OF SEC. 2 & NE 1/4 SEC. 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH P.M.

WELD COUNTY, COLORADO

2023

olsson

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11
ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°24'16" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 36 AS RECORDED IN BOOK 86, AT PAGE 273 AND BEING OPENED BY ROAD PETITION IN BOOK 2, AT PAGE 325 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2, NORTH 89°35'30" EAST, A DISTANCE OF 190.46 FEET TO A NORTHEAST CORNER OF THE POSTLE ANNEXATION PLAT AS RECORDED AT RECEPTION NUMBER 4774032 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AND ALSO BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 78°56'39" EAST, A DISTANCE OF 150.94 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 77°58'44" WEST, A DISTANCE OF 149.03 FEET TO A POINT ON THE SOUTH LINE OF THE
AFOREMENTIONED RIGHT-OF-WAY AND ALSO THE EAST LINE OF THE POSTLE ANNEXATION PLAT;

THENCE ALONG THE EAST LINE OF SAID PLAT, NORTH 02°15'45" WEST, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINS 4,408 SQUARE FEET OR 0.101 ACRES OF LAND, MORE OR LESS.



TOTAL PERIMETER OF AREA TO BE ANNEXED.....	360.00'
CONTIGUITY WITH TOWN LIMITS.....	60.01'
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	60.00'

RECOMMENDED FOR APPROVAL/DENIAL BY THE MEAD PLANNING COMMISSION THIS _____ DAY
OF _____, 20_____.

CHAIRMAN

ATTEST: _____
PLANNING COMMISSION SECRETARY

THIS ANNEXATION MAP OF BUFFALO HIGHLANDS ANNEXATION NO. 1 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____

MAYOR

ATTEST: _____
TOWN CLERK

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ORDER NUMBER: FCC25201387
EFFECTIVE DATE: 10/12/2022 AT 5:00 P.M.

NOTE: OLSSON RELIED UPON THE ABOVE TITLE COMMITMENT AND ASSOCIATED DOCUMENTS FOR ALL INFORMATION REGARDING THE PROPERTY SUBDIVIDED HEREON.

1. BASIS OF BEARINGS: BEARINGS ARE GRID NORTH BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE (NAD83) WITH THE SOUTH LINE OF THE THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING NORTH 89°35'30" EAST, A DISTANCE OF 2653.89 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY A FOUND 2.5" ALUMINUM CAP STAMPED "2012 PLS 28285", TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, BEING MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED "1992 LS 22098 KING SURVEYORS INC".
2. UNITS ARE U.S. SURVEY FEET, GROUND DISTANCES, UNLESS OTHERWISE NOTED.
3. THIS ANNEXATION MAP IS ONLY VALID IF IT HAS THE SEAL AND SIGNATURE OF THE SURVEYOR.

1. LIMITED SCOPE OF RESPONSIBILITY STATEMENT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, PUBLIC ROAD RIGHT-OF-WAY AND DEED OF RECORD, OLSSON RELIED UPON THE TITLE COMMITMENT PROVIDED BY CLIENT AND REFERENCED HEREON, OR OTHER DOCUMENTS OBTAINED BY THIS SURVEYOR DUE TO DISCOVERED INFORMATION THAT PROMPTED A SEARCH FOR AND ACQUISITION OF (IF POSSIBLE) SAID OTHER DOCUMENTS. IF ANY OTHER EASEMENTS, RIGHT-OF-WAYS, VACATIONS, COURT DECREES OR OTHER ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND THEREFORE NOT SHOWN.
2. 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.
3. PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OF GUARANTEE EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

I, NICHOLAS S. SCHRADER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS 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 SUPERVISION ON

THIS _____ DAY OF _____, 20____.

NICHOLAS S. SCHRADER, P.L.S. 38693

1525 Raleigh Street
Suite 400
Denver, CO 80204

www.olsson.com

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REV. NO.	DATE	REVISIONS DESCRIPTION
1	8-12-2022	UPDATED PER COMMENTS
2	10-25-2022	UPDATED TITLE COMMITMENT
3	1-19-2023	UPDATED PER 12/16/2022 COMMENTS
		DEVIATIONS

BUFFALO HIGHLANDS ANNEXATION NO. 1

4 OF SEC. 2 & NE 1/4 OF SEC. 11
T3N. R68W OF THE 6TH P.M.

WELD COUNTY, COLORADO

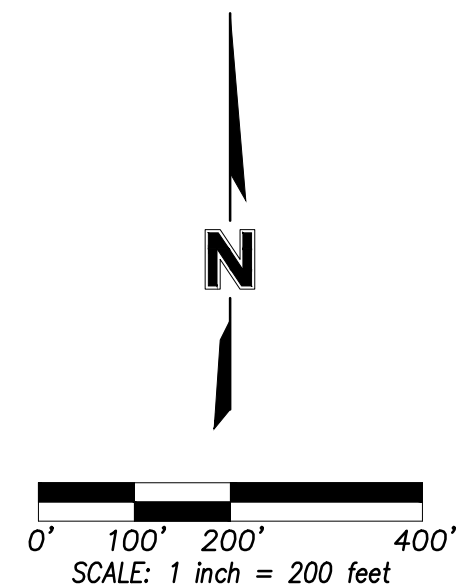
2023

drawn by:	WML
checked by:	NSS
approved by:	NSS
QA/QC by:	NSS
project no.:	021-07891
drawing no.:	V ANNEX
date:	1.19.2023

SHEET

1 of 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO



 ANNEXATION LINE
 CURRENT TOWN OF MEAD LIMITS

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FAX 303.237.2659
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Call before you dig.**
CALL 811 SEVENTY-TWO HOURS
PRIOR TO DIGGING, GRADING OR
EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

REVISIONS

OUNTY, COLORADO	2023
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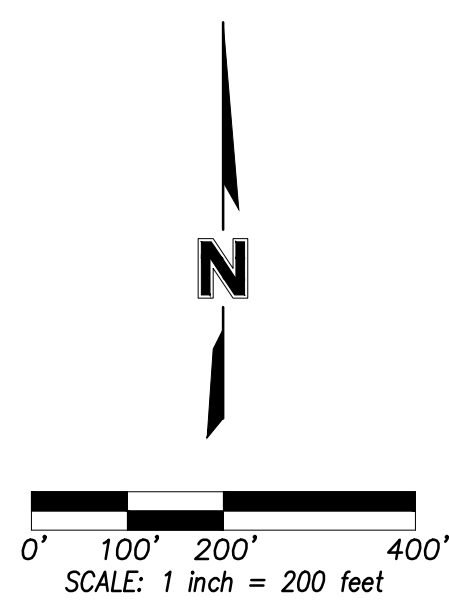
SHEET
2 of 2

DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRVY\Xref\V_ANNEXATION_1_02107891.dwg
DATE: Jun 20, 2023 10:59am XREFS: V_XBNDY_02107891; V_PPROP_ANNEXATION_02107891
USER: nschrader V_XT0PO_02107891

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

170

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO



○ FOUND MONUMENT (AS DESCRIBED)
 ● SECTION CORNER (AS DESCRIBED)
 (M) MEASURE DIMENSION (THIS PLAT)
 (R) RECORD DIMENSION

_____ ANNEXATION LINE
 // CURRENT TOWN OF MEAD LIMITS

WELD COUNTY, COLORADO

SHEET

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EXCAVATING FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

[illegible]

REVISIONS

2023

WELD COUNTY, COLORADO

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1

DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRV\Xref\V_ANNEXATION_2_02107891.dwg
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DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRV\Xref\V_ANNEXATION_2_02107891.dwg
DATE: Jan 20, 2023 11:00am XREFS: V_XBNDY_02107891 V_PPROP_ANNEXATION_02107891

DWG: F:\2021\07501-08000\0
DATE: Jan 20, 2023 11:00am

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11
ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, WELD COUNTY, COLORADO, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°24'16" WEST, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 36 AS RECORDED IN BOOK 86, AT PAGE 273 AND BEING OPENED BY ROAD PETITION IN BOOK 2, AT PAGE 325 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER;

TENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2, NORTH 89°35'30" EAST, A DISTANCE OF 190.46 FEET TO A NORTHEAST CORNER OF THE POSTLE ANNEXATION PLAT AS RECORDED AT RECEPTION NUMBER 4774032 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, ALSO BEING THE NORTHWESTERN MOST CORNER OF BUFFALO HIGHLANDS ANNEXATION NO. 1 AND NO. 2 AND ALSO BEING THE **POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°25'36" EAST, A DISTANCE OF 1750.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2;

THENCE SOUTH 88°36'32" WEST, A DISTANCE OF 1749.03 FEET TO A POINT ON THE SOUTH LINE OF THE
AFOREMENTIONED RIGHT-OF-WAY, ALSO BEING THE SOUTHWEST CORNER OF BUFFALO HIGHLANDS ANNEXATION
NO. 1 AND NO. 2 AND ALSO THE EAST LINE OF THE POSTLE ANNEXATION PLAT;

THENCE ALONG THE SOUTHERN LINE OF BUFFALO HIGHLANDS ANNEXATION NO. 2, NORTH 87°17'46" EAST, A DISTANCE OF 748.92 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 2;

THENCE ALONG THE NORTH LINE OF BUFFALO HIGHLANDS ANNEXATION NO. 2, NORTH 88°07'07" WEST, A DISTANCE OF 750.87 FEET TO THE **POINT OF BEGINNING**.

The map shows a grid of roads. Interstate 25 runs vertically on the left. County Road 40 runs horizontally at the top. County Road 38 runs horizontally in the middle. County Road 36 runs horizontally below County Road 38. County Road 13 runs vertically on the right. A diagonal railroad line crosses the map from the bottom-left towards the top-right. The 'ANNEXATION SITE' is marked with a dot in the area between County Road 36 and County Road 38, west of the railroad. Township and Range markers T4N, T3N, R3E, and R2E are present. A north arrow points upwards, and a scale bar indicates 0 to 1 mile.

TOTAL PERIMETER OF AREA TO BE ANNEXED.....	4,999.79'
CONTIGUITY WITH TOWN LIMITS.....	1,499.79'
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER)	833.29'

ATTEST: _____
PLANNING COMMISSION SECRETARY

ATTEST: _____
TOWN CLERK

THIS _____ DAY OF _____, 20____

olsson

1525 Raleigh Street
Suite 400
Denver, CO 80204

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FAX 303.237.2659
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[illegible]

BUFFALO HIGHLANDS ANNEXATION NO. 3

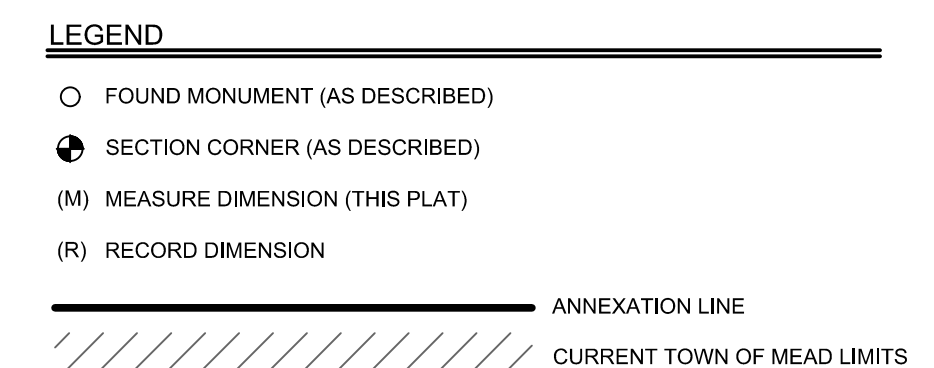
SE 1/4 OF SEC. 2 & NE 1/4 OF SEC. 11
T3N. R68W OF THE 6TH P.M.

WELD COUNTY, COLORADO	2023
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drawn by: _____ WML
checked by: _____ NSS
approved by: _____ NSS
QA/QC by: _____ NSS
project no.: _____ 021-07891
drawing no.: _____ V ANNEX
date: _____ 1.19.2023

SHEET
1 of

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO



1323 Raleigh Street
Suite 400
Denver, CO 80204

TEL 303.237.2072
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[illegible]

BUFFALO HIGHLANDS ANNEXATION NO. 3

SE 1/4 OF SEC. 2 & NE 1/4 OF SEC. 11
T3N, R68W OF THE 6TH P.M.

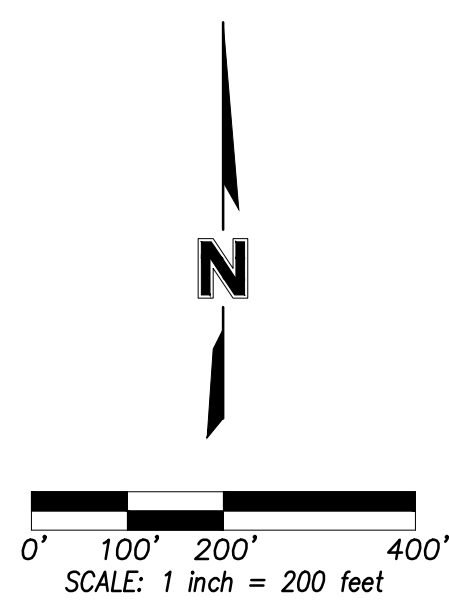
WELD COUNTY, COLORADO

2023

Drawn by: WML
 Checked by: NSS
 Approved by: NSS
 A/QC by: NSS
 Project no.: 021-07891
 Drawing no.: V ANNEX
 Date: 1.19.2023

SHEET
of 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
A PART OF THE WEST HALF OF SECTION 1, ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
AND A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

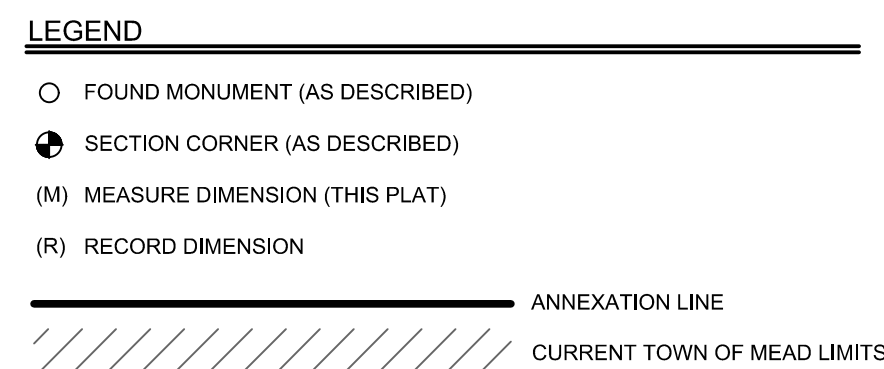


———— ANNEXATION LINE
 // CURRENT TOWN OF MEAD LIMITS

TEL 303.237.2072
FAX 303.237.2659

SHEET
2 of

A PART OF THE SOUTHEAST QUARTER OF SECTION 2 AND A PART OF THE NORTHEAST QUARTER OF SECTION 11
A PART OF THE WEST HALF OF SECTION 1, ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN
AND A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO



1525 Raleigh Street
Suite 400
Denver, CO 80204

[illegible]

COUNTY: COLORADO	2023
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drawn by: _____ WML
checked by: _____ NSS
approved by: _____ NSS
QA/QC by: _____ NSS
project no.: _____ 021-07891
drawing no.: _____ V ANNEX
date: _____ 1.19.2023

3 of 3

**TOWN OF MEAD, COLORADO
RESOLUTION NO. 43-R-2023**

**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
BUFFALO HIGHLANDS ANNEXATION NOS. 1-4**

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. 29-R-2023, 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 June 12, 2023, 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 12TH DAY OF JUNE, 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1040**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ANNEXING
CERTAIN TERRITORY KNOWN AS THE BUFFALO HIGHLANDS
ANNEXATION NOS. 1-4 TO THE TOWN OF MEAD**

WHEREAS, the real property generally described as the Buffalo Highlands Annexation Nos. 1-4, consisting of a total of 278.952 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 finds that, pursuant to the findings set forth in Resolution No. 43-R-2023 dated June 12, 2023:

- That the Property meets the applicable requirements of Section 30 of Article II of the Colo. 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 Colo. 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, 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, 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 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 Maps Nos. 1-4”) with the Weld County Clerk and Recorder; (2) filing the original of this Annexation Ordinance together with a copy of the Annexation Maps Nos. 1-4 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*. Prior to submitting the Annexation Maps Nos. 1-4 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 Maps have been made, if and as applicable.

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 ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF JUNE 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Descriptions
Buffalo Highlands Annexation Nos. 1-4

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld

County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

Said tract of land contains 12,098,658 Square Feet or 277.747 Acres of land, more or less.

Total acreage: 278.952 +/- acres, as more particularly shown in the annexation map(s) on file with the Town Clerk.

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1041**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING
THE INITIAL ZONING OF PROPERTY KNOWN AS THE BUFFALO
HIGHLANDS ANNEXATION NOS. 1-4 AND AMENDING THE OFFICIAL
ZONING MAP OF THE TOWN OF MEAD**

WHEREAS, a petition for annexation was filed with the Town Clerk (the “Petition”) requesting the annexation of certain property commonly known as the Buffalo Highlands Annexation Nos. 1-4, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation map on file with the Town Clerk and in **Exhibit 1** attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, on Monday, June 12, 2023, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 1040 (the “Annexation Ordinance”) approving the annexation of the Property into the Town of Mead; and

WHEREAS, as required by C.R.S. § 31-12-115(2), 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 Ordinance; and

WHEREAS, at the same public hearing held and concluded on June 12, 2023, the Board of Trustees considered establishing the initial zoning for the Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* (“MMC”), specifically, the Board of Trustees considered rezoning the Property from Weld County Agricultural (AG) to Residential Single-Family (RSF-4), Light Industrial (LI), and Agriculture (AG) zone districts under the Town’s Land Use Code as specifically shown on the Buffalo Highlands Zoning Map attached hereto as **Exhibit 2** (the “Zoning Amendment Map”); and

WHEREAS, the Town’s Planning Commission (“Planning Commission”) considered the proposed annexation and initial zoning of the Property at a duly noticed public hearing held on Wednesday, May 17, 2023, and adopted Resolution 07-PC-2023 setting forth its favorable recommendation, which resolution has been forwarded to the Board of Trustees; and

WHEREAS, public notice has been properly given of the proposed initial zoning of the Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

WHEREAS, a public hearing on the proposed initial zoning of the Property was held before the Board of Trustees, at which time evidence and testimony were presented to the Board of Trustees concerning the proposed initial zoning of the Property; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the property owner(s), any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Amendment Map, the annexation maps, and the staff files and reports of the Town’s Community Development Director or planning department pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed zoning of the Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

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. Initial Zoning of Property Approved. The Board of Trustees hereby grants and approves establishing the initial zoning of the Property in the Town of Mead as Residential Single-Family (RSF-4), Light Industrial (LI), and Agriculture (AG) zone districts under the Town's Land Use Code, as specifically shown in the Zoning Amendment Map attached hereto as **Exhibit 2**.

Section 3. Direction to Town Staff. In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Property's Residential Single-Family (RSF-4) zoning. Town Staff is directed to change the zoning of the Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Property established by this Ordinance. The Town Clerk is instructed to record the Zoning Amendment Map for the Property in the real property records of Weld County, Colorado following the date on which the Community Development Director and Town Engineer have made any technical corrections to the Zoning Amendment Map to conform the same to all applicable requirements of the Land Use Code or otherwise requested by the Community Development Director and Town Engineer and the Applicant has fully paid any outstanding fees to the Town related to the Town's review and processing of the Zoning Amendment Map.

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 ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF JUNE 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

Exhibit 1
Legal Description
Buffalo Highlands Annexation Nos. 1-4

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

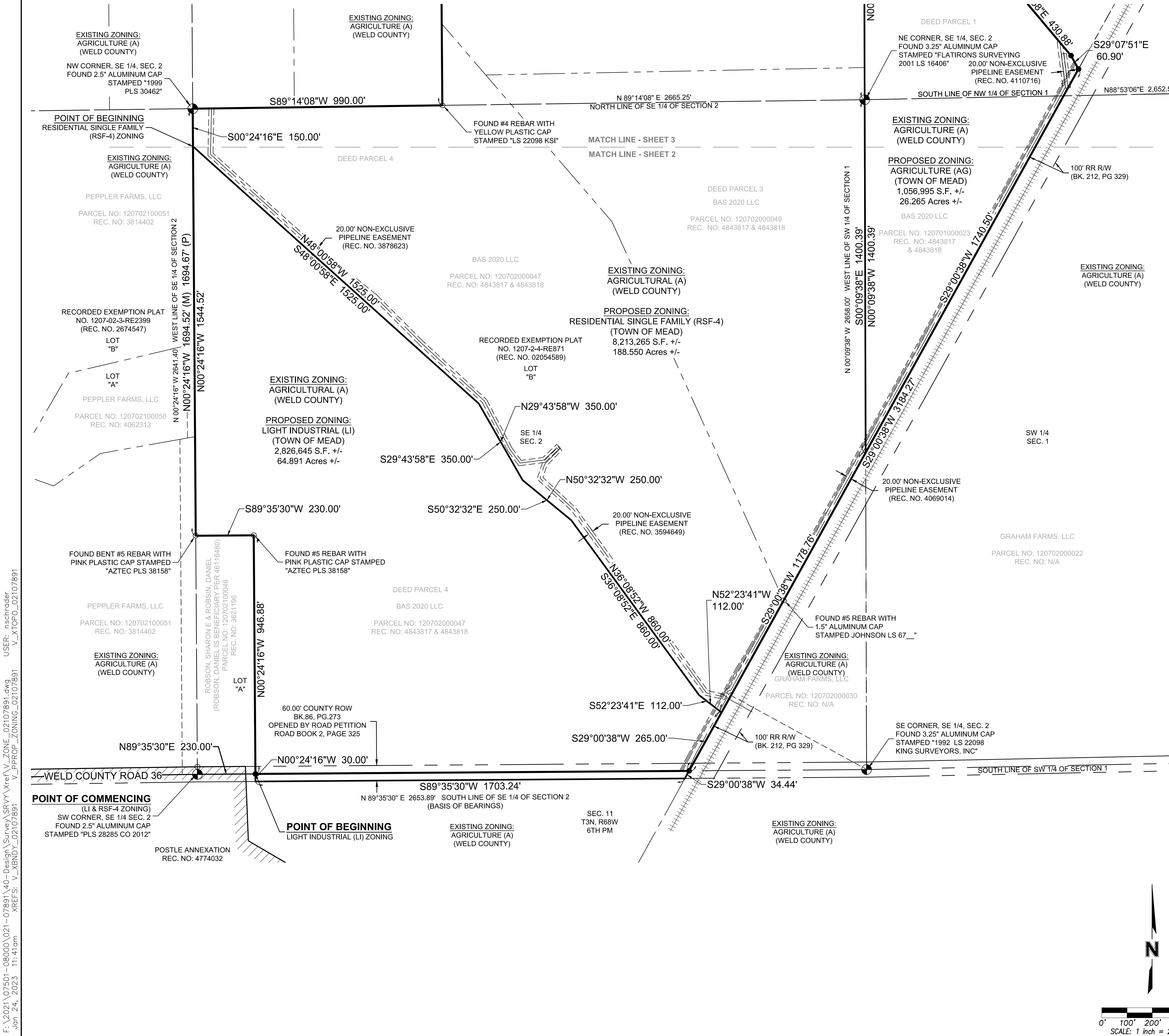
Said tract of land contains 12,098,658 Square Feet or 277.747 acres of land, more or less.

Said property contains approximately 278.952 acres, together with and subject to all easements and rights-of-way existing and/or of public record, as more particularly shown in the annexation map(s) on file with the Town Clerk.

Exhibit 2
Buffalo Highlands Zoning Map
(attached)

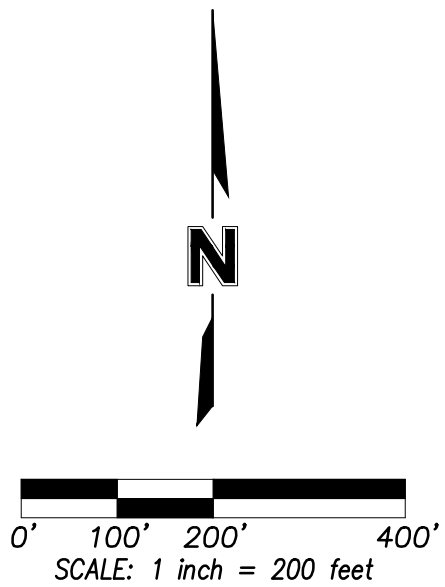
BUFFALO HIGHLANDS ZONING MAP

A Part of the East Half of Section 2 and a Part of the West Half of Section 1, Township 3 North, Range 68 West
of the Sixth Principal Meridian, County of Weld, State of Colorado



TITLE COMMITMENT
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ORDER NUMBER: FCC25201387
EFFECTIVE DATE: 10/12/2022 AT 5:00 P.M.
NOTE: OLSSON RELIED UPON THE ABOVE TITLE COMMITMENT AND ASSOCIATED DOCUMENTS FOR ALL INFORMATION REGARDING THE PROPERTY SUBDIVIDED HEREON.

- SURVEYOR NOTES**
- LIMITED SCOPE OF RESPONSIBILITY STATEMENT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, PUBLIC ROAD RIGHT-OF-WAY AND DEED OF RECORD, OLSSON RELIED UPON THE TITLE COMMITMENT PROVIDED BY CLIENT AND REFERENCED HEREON, OR OTHER DOCUMENTS OBTAINED BY THIS SURVEYOR DUE TO DISCOVERED INFORMATION THAT PROMPTED A SEARCH FOR AND ACQUISITION OF (IF POSSIBLE) SAID OTHER DOCUMENTS. IF ANY OTHER EASEMENTS, RIGHT-OF-WAYS, VACATIONS, COURT DECREES OR OTHER ENCUMBRANCES AFFECT THIS PROPERTY, THEIR EXISTENCE IS UNKNOWN TO THIS SURVEYOR AND THEREFORE NOT SHOWN.
 - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ZONING MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ZONING MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - THIS ZONING MAP IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
 - BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 00° 09' 38" WEST ALONG THE EAST LINE OF THE EAST LINT OF SECTION 2, BETWEEN A FOUND 3.25" ALUMINUM CAP 18" BELOW ASPHALT STAMPED, "McRAE & SHORT, LS 7242 1996" AT THE NORTHEAST QUARTER OF SECTION 2 AND A FOUND 3.25" ALUMINUM CAP STAMPED, "KING SURVEYORS, INC., LS 22098" AT THE SOUTHEAST CORNER OF SAID SECTION 2 AS SHOWN HEREON, COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARING SHOWN HEREON ARE RELATIVE THERETO.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC. 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCHMARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH, 18 U.S.C. § 1858.
 - THE DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
 - SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES ARE NOT NECESSARILY SHOWN, BUILDINGS AND OTHER IMPROVEMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT SHOWN.
 - DATES OF FIELD WORK: DECEMBER 20, 2021
 - THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS ZONING MAP AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - BOUNDARY DETERMINATION IS NOT PART OF THIS EXHIBIT, THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND.
 - OWNERSHIP OF PROPERTY EXTENDS ONLY TO THE SECTION LINES ALONG COUNTY ROADS 36 AND 38. ZONING SHOWN ON THIS MAP INCLUDES FULL WIDTH OF RIGHT-OF-WAY PER TOWN OF MEAD STANDARDS.
 - NO UTILITIES ARE SHOWN HEREON. NO RESEARCH HAS BEEN DONE CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. ALL UNDERGROUND UTILITIES MUST BE FIELD LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.R.S. SEC. 9-1-5-103.



LEGEND	
	FOUND MONUMENT (AS DESCRIBED)
	SET #5 REBAR WITH ORANGE PLASTIC CAP *OLSSON PLS 38693*
	SECTION CORNER (AS DESCRIBED)
(M)	MEASURE DIMENSION (THIS PLAT)
(R)	RECORD DIMENSION
	RIGHT-OF-WAY LINE
	PARCEL LINE
	EASEMENT LINE
	SUBJECT PROPERTY

1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072
FAX 303.237.2659
www.olsson.com

OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below.
Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	
REV. NO.	DATE
1	8-12-2022
2	10-25-2022
3	11/9/2023

ZONING MAP

BUFFALO HIGHLANDS ANNEXATION MAP
EAST 1/2 OF SEC. 2 & WEST 1/2 OF SEC. 1, T3N - R68W
WELD COUNTY, COLORADO

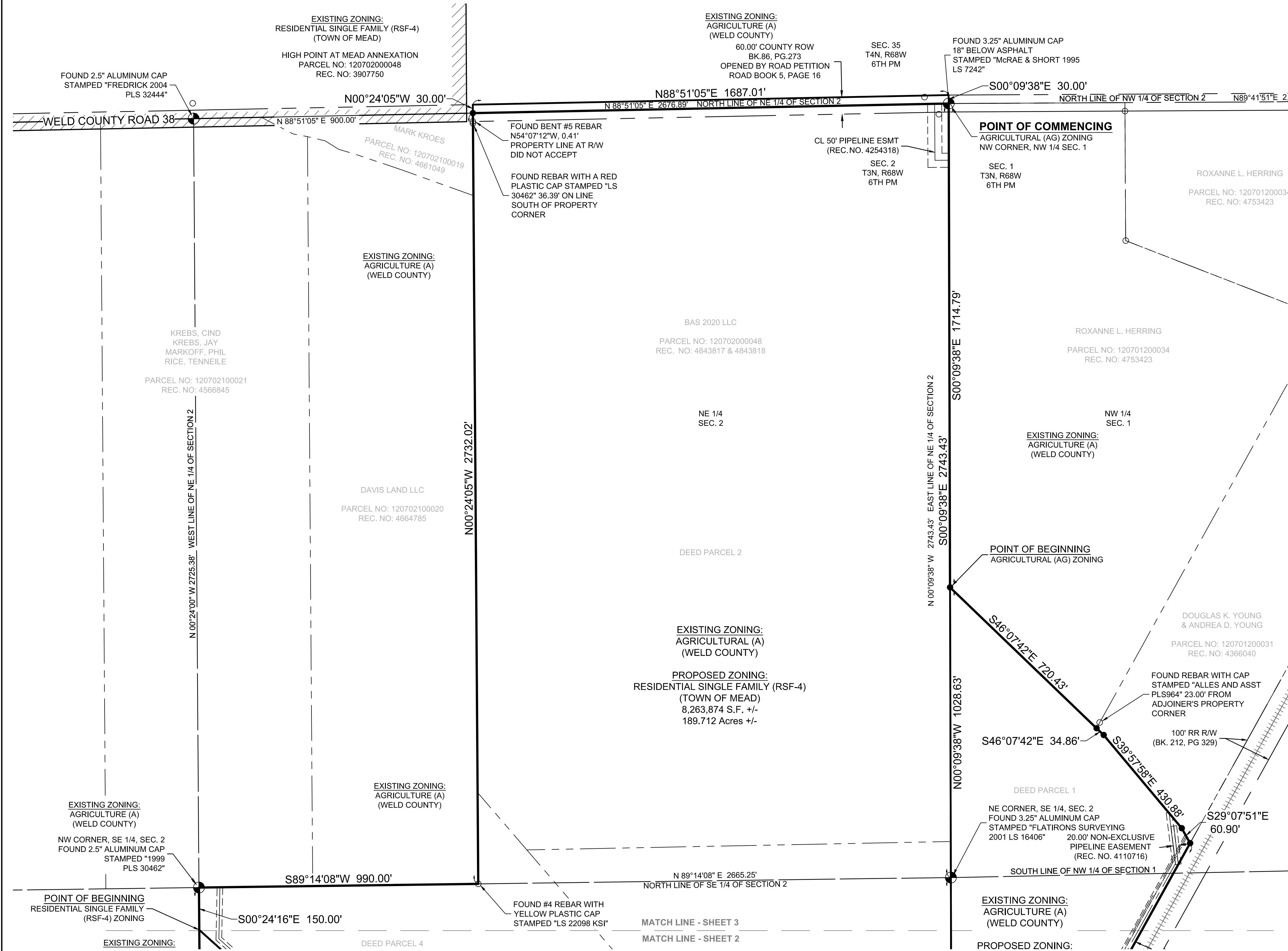
2023

drawn by: WMIL
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 021-07891
drawing no.: V_ANNEX_02107891
date: 1.19.2023

DWG: F:\2021\07501-08000\021-07891\40-Design\Survey\SRV\Xref\V_ZONE_02107891.dwg
DATE: Jan 24, 2023 11:41am
USER: nchroder
V_XTOPD_02107891
V_PPROP_ZONING_02107891
XREFS: V_XBNDY_02107891

BUFFALO HIGHLANDS ZONING MAP

A Part of the East Half of Section 2 and a Part of the West Half of Section 1, Township 3 North, Range 68 West of the Sixth Principal Meridian, County of Weld, State of Colorado



RIGHT-TO-FARM STATEMENT

WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES, TYPICALLY RANKING IN THE TOP TEN COUNTIES IN THE COUNTRY IN TOTAL MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE AND ACCEPT THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG-STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. ALONG WITH THE DRAWBACKS COME THE INCENTIVES WHICH ATTRACT URBAN DWELLERS TO RELOCATE TO RURAL AREAS: OPEN VIEWS, SPACIOUSNESS, WILDLIFE, LACK OF CITY NOISE AND CONGESTION, AND THE RURAL ATMOSPHERE AND WAY OF LIFE. WITHOUT NEIGHBORING FARMS, THOSE FEATURES WHICH ATTRACT URBAN DWELLERS TO RURAL WELD COUNTY WOULD QUICKLY BE GONE FOREVER.

AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE THEIR LONG-ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSIONS OF URBAN USERS INTO A RURAL AREA. WELL-RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF- SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT; SLOW-MOVING FARM VEHICLES ON RURAL ROADS; DUST FROM ANIMAL PENS, FIELD WORK, HARVEST AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; HUNTING AND TRAPPING ACTIVITIES; SHOOTING SPORTS, LEGAL HAZING OF NUISANCE WILDLIFE; AND THE USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. IT IS COMMON PRACTICE FOR AGRICULTURAL PRODUCERS TO UTILIZE AN ACCUMULATION OF AGRICULTURAL MACHINERY AND SUPPLIES TO ASSIST IN THEIR AGRICULTURAL OPERATIONS. A CONCENTRATION OF MISCELLANEOUS AGRICULTURAL MATERIALS OFTEN PRODUCES A VISUAL DISPARITY BETWEEN RURAL AND URBAN AREAS OF THE COUNTY. SECTION 35-3.5-102, C.R.S., PROVIDES THAT AN AGRICULTURAL OPERATION SHALL NOT BE FOUND TO BE A PUBLIC OR PRIVATE NUISANCE IF THE AGRICULTURAL OPERATION ALLEGED TO BE A NUISANCE EMPLOYS METHODS OR PRACTICES THAT ARE COMMONLY OR REASONABLY ASSOCIATED WITH AGRICULTURAL PRODUCTION.

WATER HAS BEEN, AND CONTINUES TO BE, THE LIFELINE FOR THE AGRICULTURAL COMMUNITY. IT IS UNREALISTIC TO ASSUME THAT DITCHES AND RESERVOIRS MAY SIMPLY BE MOVED "OUT OF THE WAY" OF RESIDENTIAL DEVELOPMENT. WHEN MOVING TO THE COUNTY, PROPERTY OWNERS AND RESIDENTS MUST REALIZE THEY CANNOT TAKE WATER FROM IRRIGATION DITCHES, LAKES OR OTHER STRUCTURES, UNLESS THEY HAVE AN ADJUDICATED RIGHT TO THE WATER.

WELD COUNTY COVERS A LAND AREA OF APPROXIMATELY FOUR THOUSAND (4,000) SQUARE MILES IN SIZE (TWICE THE SIZE OF THE STATE OF DELAWARE) WITH MORE THAN THREE THOUSAND SEVEN HUNDRED (3,700) MILES OF STATE AND COUNTY ROADS OUTSIDE OF MUNICIPALITIES. THE SHEER MAGNITUDE OF THE AREA TO BE SERVED STRETCHES AVAILABLE RESOURCES. LAW ENFORCEMENT IS BASED ON RESPONSES TO COMPLAINTS MORE THAN ON PATROLS OF THE COUNTY, AND THE DISTANCES WHICH MUST BE TRAVELED MAY DELAY ALL EMERGENCY RESPONSES, INCLUDING LAW ENFORCEMENT, AMBULANCE AND FIRE. FIRE PROTECTION IS USUALLY PROVIDED BY VOLUNTEERS WHO MUST LEAVE THEIR JOBS AND FAMILIES TO RESPOND TO EMERGENCIES. COUNTY GRAVEL ROADS, NO MATTER HOW OFTEN THEY ARE BLADED, WILL NOT PROVIDE THE SAME KIND OF SURFACE EXPECTED FROM A PAVED ROAD. SNOW REMOVAL PRIORITIES MEAN THAT ROADS FROM SUBDIVISIONS TO ARTERIALS MAY NOT BE CLEARED FOR SEVERAL DAYS AFTER A MAJOR SNOWSTORM. SERVICES IN RURAL AREAS, IN MANY CASES, WILL NOT BE EQUIVALENT TO MUNICIPAL SERVICES. RURAL DWELLERS MUST, BY NECESSITY, BE MORE SELF-SUFFICIENT THAN URBAN DWELLERS.

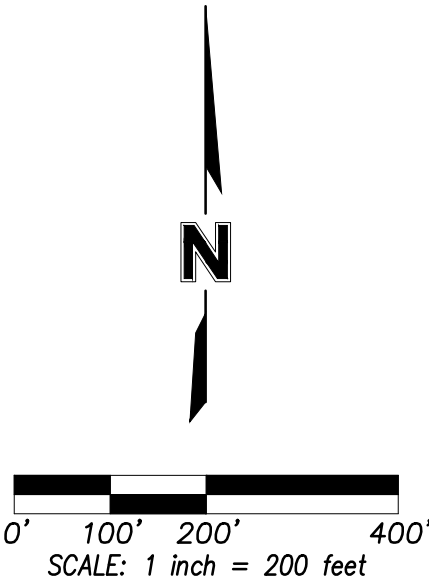
PEOPLE ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH-SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS AND LIVESTOCK AND OPEN BURNING PRESENT REAL THREATS. CONTROLLING CHILDREN'S ACTIVITIES IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.

WELD COUNTY RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT

WELD COUNTY HAS SOME OF THE MOST ABUNDANT MINERAL RESOURCES, INCLUDING, BUT NOT LIMITED TO, SAND AND GRAVEL, OIL, NATURAL GAS, AND COAL. UNDER TITLE 34 OF THE COLORADO REVISED STATUTES, MINERALS ARE VITAL RESOURCES BECAUSE (A) THE STATE'S COMMERCIAL MINERAL DEPOSITS ARE ESSENTIAL TO THE STATE'S ECONOMY; (B) THE POPULOUS COUNTIES OF THE STATE FACE A CRITICAL SHORTAGE OF SUCH DEPOSITS; AND (C) SUCH DEPOSITS SHOULD BE EXTRACTED ACCORDING TO A RATIONAL PLAN, CALCULATED TO AVOID WASTE OF SUCH DEPOSITS AND CAUSE THE LEAST PRACTICABLE DISRUPTION OF THE ECOLOGY AND QUALITY OF LIFE OF THE CITIZENS OF THE POPULOUS COUNTIES OF THE STATE.

MINERAL RESOURCE LOCATIONS ARE WIDESPREAD THROUGHOUT THE COUNTY AND PEOPLE MOVING INTO THESE AREAS MUST RECOGNIZE THE VARIOUS IMPACTS ASSOCIATED WITH THIS DEVELOPMENT. OFTEN TIMES, MINERAL RESOURCE SITES ARE FIXED TO THEIR GEOGRAPHICAL AND GEOPHYSICAL LOCATIONS. MOREOVER, THESE RESOURCES ARE PROTECTED PROPERTY RIGHTS AND MINERAL OWNERS SHOULD BE AFFORDED THE OPPORTUNITY TO EXTRACT THE MINERAL RESOURCE.

- LEGEND
- FOUND MONUMENT (AS DESCRIBED)
 - SET #5 REBAR WITH ORANGE PLASTIC CAP "OLSSON PLS 38693"
 - ⊕ SECTION CORNER (AS DESCRIBED)
 - (M) MEASURE DIMENSION (THIS PLAT)
 - (R) RECORD DIMENSION
 - RIGHT-OF-WAY LINE
 - - - - - PARCEL LINE
 - - - - - EASEMENT LINE
 - SUBJECT PROPERTY



1525 Raleigh Street
Suite 400
Denver, CO 80204
TEL 303.237.2072
FAX 303.237.2659
www.olsson.com

REVISIONS			
REV. NO.	DATE	DESCRIPTION	
1	8-12-2022	UPDATED PER COMMENTS	
2	10-25-2022	UPDATED TITLE COMMITMENT	
3	1-19-2023	UPDATED PER 12/16/2022 COMMENTS	

ZONING MAP

BUFFALO HIGHLANDS ANNEXATION MAP
EAST 1/2 OF SEC. 2 & WEST 1/2 OF SEC. 1, T3N - R68W

WELD COUNTY, COLORADO

drawn by: WML
checked by: NSS
approved by: NSS
QA/QC by: NSS
project no.: 021-07891
drawing no.: V_ANNEX_02107891
date: 1.19.2023

SHEET
3 of 3

DWG: F:\2021\07501-08000\021-07891\Survey\SRV\Xref\V_ZONE_02107891.dwg
DATE: Jan 24, 2023 11:42am
USER: ncschroder
V_XTPO_02107891
V_PPROP_ZONING_02107891
V_XBNDY_02107891
XREFS: V_ZONE_02107891

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1042**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING AN
ANNEXATION AGREEMENT WITH BAS 2020 LLC FOR THE BUFFALO
HIGHLANDS ANNEXATION NOS. 1-4**

WHEREAS, BAS 2020 LLC, a Colorado limited liability company (the “Owner”) is the record owner of approximately 278.952 acres of land located within the boundaries of the Buffalo Highlands Annexation Nos. 1-4 (the “Property”), which Property has been annexed to the Town of Mead by Ordinance No. 1040; and

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

Section 3. Direction to Town Staff. The Board of Trustees hereby directs Staff to complete all necessary 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 of record with the Town Clerk of the Town of Mead, Colorado.

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 ordinance available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 12TH DAY OF JUNE, 2023.

ATTEST:

TOWN OF MEAD:

By: _____
Mary E. Strutt, MMC, Town Clerk

By: _____
Colleen G. Whitlow, Mayor

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 07-PC-2023**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE BUFFALO HIGHLANDS ANNEXATION NOS. 1-4, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS RESIDENTIAL SINGLE FAMILY-4 (RSF-4), LIGHT INDUSTRIAL (LI), AND AGRICULTURAL (A)

WHEREAS, by petition for annexation submitted to the Town of Mead by BAS 2020 LLC (the “Annexation Petition”) annexation proceedings have been initiated for certain real property generally described as the Buffalo Highlands Annexation, consisting of a total of 278.952 acres more or less, and which is described in **Exhibit 1** attached hereto (the “Subject Property”); and

WHEREAS, BAS 2020 LLC is the fee owner of the Subject Property (“Owner”); and

WHEREAS, a copies of the Annexation Petition and Annexation Maps have been distributed to the Planning Commission and are on file with the Town Clerk; and

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

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

WHEREAS, the Owner has initiated zoning proceedings for the Subject Property and is proposing that the Subject Property be rezoned from Weld County Agricultural to Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, as more particularly shown and set forth in the “**BUFFALO HIGHLANDS ZONING MAP**” a copy of which is attached to this Resolution as **Exhibit 2** (the “Proposed Zoning Map”); and

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 17, 2023 to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Maps, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 17, 2023 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, as specifically shown in the Proposed Zoning Map.

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

Section 1. The Planning Commission finds that it has reviewed the proposed annexation of the Subject Property prior to making a recommendation to the Board of Trustees, as required by Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed

establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3-160 of the MMC.

Section 2. The Planning Commission recommends approval of the annexation of the Subject Property, and therefore recommends that the Board of Trustees proceed to approve the annexation of the Subject Property, as more particularly described in the Annexation Petition and Annexation Map Nos. 1-4, on terms and conditions acceptable to the Board of Trustees.

Section 3. The Planning Commission recommends approval of the Residential Single-Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) zoning designations of the Subject Property, based on a finding that the criteria set forth in Section 16-3-160(e)(2) have been satisfied; specifically an amendment to the Town's official zoning map is supported due to changed or changing conditions in a particular area or in the Town generally. The Planning Commission recommends that the Board of Trustees proceed to establish the initial zoning of the Subject Property as Residential Single Family-4 (RSF-4), Light Industrial (LI), and Agricultural (A) Districts, in accordance with the Proposed Zoning Map.

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

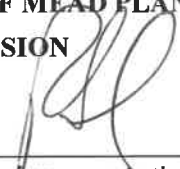
Section 5. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 17TH DAY OF MAY, 2023.

ATTEST:

By 
Secretary

**TOWN OF MEAD PLANNING
COMMISSION**

By 
Chairman or Acting Chair

Exhibits:

EXHIBIT 1 – Legal Descriptions of Subject Property

EXHIBIT 2 – Proposed Zoning Map



Exhibit 1
Legal Descriptions
Buffalo Highlands Annexation Nos. 1-4

Annexation #1 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 78°56'39" East, a distance of 150.94 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 77°58'44" West, a distance of 149.03 feet to a point on the South line of the aforementioned right-of-way and also the East line of the Postle Annexation plat;

Thence along the East line of said plat, North 02°15'45" West, a distance of 60.03 feet to the **POINT OF BEGINNING**.

Said tract of land contains 4,408 Square Feet or 0.101 Acres of land, more or less.

Annexation #2 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the

Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 88°07'07" East, a distance of 750.87 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 87°17'46" West, a distance of 748.92 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 1, North 77°58'44" East, a distance of 149.03 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the Northern line of Buffalo Highlands Annexation No. 1, North 78°56'39" West, a distance of 150.94 feet to the **POINT OF BEGINNING**.

Said tract of land contains 18,070 Square Feet or 0.415 Acres of land, more or less.

Annexation #3 – Legal Description

A tract of land in the Southeast Quarter of Section 2 and the Northeast Quarter of Section 11 all in Township 3 North, Range 68 West of the 6th Principal Meridian, Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder, also being the Northwestern most corner of Buffalo Highlands Annexation No. 1 and No. 2 and also being the **POINT OF BEGINNING**;

Thence leaving said North right-of-way line, South 89°25'36" East, a distance of 1750.97 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence South 88°36'32" West, a distance of 1749.03 feet to a point on the South line of the aforementioned right-of-way, also being the Southwest corner of Buffalo Highlands Annexation No. 1 and No. 2 and also the East line of the Postle Annexation plat;

Thence along the Southern line of Buffalo Highlands Annexation No. 2, North 87°17'46" East, a distance of 748.92 feet to a point on the South line of said Southeast Quarter of Section 2;

Thence along the North line of Buffalo Highlands Annexation No. 2, North 88°07'07" West, a distance of 750.87 feet to the **POINT OF BEGINNING**.

Said tract of land contains 30,013 Square Feet or 0.689 Acres of land, more or less.

Annexation #4 – Legal Description

A tract of land in the Southeast Quarter and the Northeast Quarter of Section 2, and the Northeast Quarter of Section 11, and the West Half of Section 1 all in Township 3 North, Range 68 West of the 6th Principal Meridian, and the Southeast Quarter of Section 35 in Township 4 North, Range, 68 West of the 6th Principal Meridian, all in Weld County, Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 2;

Thence along the West line of said Southeast Quarter, North 00°24'16" West, a distance of 30.00 feet to the North right-of-way line of Weld County Road 36 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said North right-of-way line and parallel with the South line of said Southeast Quarter of Section 2, North 89°35'30" East, a distance of 190.46 feet to a Northeast corner of the Postle Annexation plat as recorded at Reception Number 4774032 in the Office of the Weld County Clerk and Recorder and also being the **POINT OF BEGINNING**;

Thence continuing along said right-of-way line, North 89°35'30" East, a distance of 39.54 feet to a point on the West line of Lot B of Recorded Exemption No. 1207-2-4-RE871 as recorded at Reception Number 02054589 in the Office of the Weld County Clerk and Recorder;

Thence along said West line North 00°24'16" West, a distance of 916.88 feet to a corner of said Lot B;

Thence along a Southerly line of said Lot B South 89°35'30" West, a distance of 230.00 feet to the West line of said Lot B, also being the West line of the Southeast Quarter of Section 2;

Thence along said West line North 00°24'16" West, a distance of 1694.52 feet (1694.67 feet platted) to the Northwest corner said Lot B, also being the Northwest corner of said Southeast Quarter of Section 2;

Thence along the North line of said Southeast Quarter of Section 2, North 89°14'08" East, a distance of 990.00 feet to a corner of said Lot B;

Thence leaving said North line of said Southeast Quarter and along a western line of said Lot B and extended line of Lot B North 00°24'05" West, a distance of 2702.02 feet to the South right-of-way line of Weld County Road 38 as recorded in Book 86, at Page 273 and being opened by road petition in Book 2, at Page 325 in the Office of the Weld County Clerk and Recorder;

Thence along said South right-of-way and 30.00 feet South of and parallel to the North line of the Northeast Quarter of said Section 2, South 88°51'05" West, a distance of 22.12 feet to a Southeastern corner of the High Point at Mead Annexation Map as recorded at Reception Number 3907750 in the Office of the Weld County Clerk and Recorder;

Thence along the East line of said Annexation Map, North 00°17'15" West, a distance of 60.01 feet to the North right-of-way line of said Weld County Road 38;

Thence along said right-of-way line and 30.00 feet North of and parallel to the North line the Northeast Quarter of said Section 2, North 88°51'05" East, a distance of 1,709.02 feet;

Thence leaving said right-of-way line, South 00°09'38" East, a distance of 30.00 feet to the Northeast corner of the Northeast Quarter of said Section 2;

Thence along the East line of said Northeast Quarter, South 00°09'38" East, a distance of 1714.79 feet to the Southwest corner of a tract of land described and recorded at Reception Number 4753423 in the Office of the Weld County Clerk and Recorder;

Thence leaving said East line and along the Southerly line of said tract South 46°07'42" East, a distance of 720.43 feet to the Southeast corner of said tract of land, also being the Southwest corner of a tract of land described and recorded at Reception Number 4366040 in the Office of the Weld County Clerk and Recorder;

Thence along the Southerly line of said tract, South 46°07'42" East, a distance of 34.86 feet;

Thence continuing along said Southerly line South 39°57'58" East, a distance of 430.88 feet;

Thence continuing along said Southerly line South 29°07'51" East, a distance of 60.90 feet (60.84 feet record) to the Southeast corner of said tract, also being the Westerly right of way line of a railroad as described and recorded in Book 212 at Page 329 in the Office of the Weld County Clerk and Recorder;

Thence along said Westerly right-of-way line, South 29°00'38" West, a distance of 3,218.71 feet to a point on the South right-of-way line of aforementioned Weld County Road 36;

Thence along said South right-of-way line and 30.00 feet South of and parallel to the South line of the Southeast Quarter of said Section 2, South 89°35'30" West, a distance of 1740.84 feet to the East line of the aforementioned Postle Annexation plat, also being the Southwest corner of Buffalo Highlands Annexation No. 1, 2, and 3;

Thence along the Southern line of Buffalo Highlands Annexation No. 3, North 88°36'32" East, a distance of 1749.03 feet;

Thence along the Northern line of Buffalo Highlands Annexation No. 3, North 89°25'36" West, a distance of 1750.97 feet to the **POINT OF BEGINNING**.

Said tract of land contains 12,098,658 Square Feet or 277.747 Acres of land, more or less.



Agenda Item Summary

MEETING DATE: June 12, 2023

SUBJECT: Applicant for Planning Commission

PRESENTED BY: Jason Bradford, AICP, Community Development Director
Collin Mieras, Planner II

SUMMARY

The Planning Commission consists of five (5) regular members and two (2) alternate members who are appointed by the Board of Trustees. Currently there is one vacancy in the alternate position.

In September 2022, an amendment was made to the Planning Commission Procedures and Rules to allow for two alternate members on the Commission. In February 2023, we received an application for the second alternate member position on the Planning Commission from Mr. Chad Rademacher.

Mr. Rademacher has been a resident of the Town of Mead for just under three years and has attended the minimum required two (2) Planning Commission meetings. He has introduced himself to the Commissioners, and met with staff, and has expressed an interest in contributing to the community by serving on the Planning Commission. Therefore, staff and the Planning Commissioners recommend his appointment to the Planning Commission.

FINANCIAL CONSIDERATIONS

None

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees appoint Chad Rademacher as an alternate member of the Planning Commission for the remainder of the second alternate member term ending on 12/31/2026.

ATTACHMENTS

Committee Application: Chad Rademacher



Town of Mead
Application for Committee/Commission Membership

Name Chad Rademacher

Address [REDACTED]

City/State/Zip Code Mead, CO 80542

Home Telephone Number [REDACTED]

Business Telephone Number [REDACTED]

E-Mail Address [REDACTED]

Length of Residency in Mead 34 months

Committee or Commission Applying For Planning Commission

Are You a Registered Voter in the Town of Mead Yes

What is Your Occupation Firefighter - Battalion Chief

What Background or Interest Do You Bring to This Position and What Would You Like To Work On? I was born and raised on a farm in the Mead area, still living in Mead where I now raise my own family. I understand the importance of responsible growth, recognizing the demand for resources, the infrastructure necessary to build and support the community, and implementing a strategy that will allow for sustainability.

I would like to work with the other members of the Commission to develop and implement the above mentioned items to help Mead continue to be a great community.

Signature: [Signature] Date: 02/23/2023

Qualifications: All Committee Members must be U. S. Citizens, bona fide residents and qualified electors who have resided in the Town of Mead for at least twelve (12) consecutive months immediately preceding the date of appointment.

Committee/Commission Meeting Days

Finance Committee - Quarterly, Tuesday Mornings
Planning Commission - Third Wednesday of Month
Events Committee - Second Tuesday of Month