



Planning Commission Meeting

441 3rd Street, Mead

May 21, 2025

Agenda

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

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chairman Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Gerald Abshier
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Alternate Timothy Corliss (1)
Commissioner Alternate Chad Rademacher (2)

2. Pledge of Allegiance to the Flag

3. Review and Approve Agenda

4. Public Comment:

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

5. Approval of Minutes

a. Approval of Minutes - Regular Meeting April 16, 2025

6. Message From the Mayor

7. Public Hearing

a. Resolution 06-PC-2025 – A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the AMK Annexation 2, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Light Industrial (LI)

8. New Business

a. POST Master Plan Logo and Branding

9. Adjournment

10. Work Session

- a. Training: Legal and Procedural refresh
- b. Training: AMM Board Portal demonstration

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



MINUTES

6:00 p.m.

REGULAR MEETING

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:01p.m.

1. Call to Order – Roll Call

PRESENT

Chairman Karen Peterson
Commissioner Charles Gehringer
Commissioner Alternate Chad Rademacher (1)

ABSENT

Chair Pro Tem Ryan Sword
Commissioner Gerald Abshier
Commissioner William Jorgensen
Commissioner Alternate Timothy Corliss (2)

Also Present: Community Development Director Jason Bradford; Town Planners Colling Mieras & Alexander Ailey; Attorney Silvia Buchenic via remote access; Administrative Clerk Karla Motley; Consultant Logan Simpson representatives Taylor Broyhill & Rachel Geoffrion; Executive Director at High Plains Library District Matthew Hortt via remote access; Deputy Chief and Fire Marshal for Mountain View Fire Protection District Jeff Webb.

Motion was made by Chair Peterson, seconded by Commissioner Gehringer, to seat Commissioner Alternate Chad Rademacher as a regular member for purposes of this meeting. Motion carried 3-0, on a roll call vote.

2. Pledge of Allegiance to the Flag

All present pledged allegiance to the flag.

Town Community Development Jason Bradford requested to move item #8 before the Public Hearing items.

Motion was made by Chair Peterson, seconded by Commissioner Gehringer, to amend the agenda to move item #8 before the Public Hearing items. Motion carried 3-0, on a roll call vote.

3. Review and Approve Agenda

Motion was made by Commissioner Gehringer, seconded by Commissioner Rademacher, to approve the agenda as amended. Motion carried 3-0, on a roll call vote.

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

There was no public comment at this time.

5. Approval of Minutes

a. Approval of March 19, 2025, Meeting Minutes

Motion was made by Commissioner Gehringer, seconded by Commissioner Rademacher, to approve the minutes of the March 19th, 2025, Planning Commission meeting, as written. Motion carried 3-0, on a roll call vote.

6. New Business

a. Trails MP Project – Update

Community Development Director Jason Bradford introduced Logan Simpson representatives Taylor Broyhill & Rachel Geoffrion who proceeded with the presentation and provide an overview of the Open Space, Parks, and Trails Master Plan update (“Update”) to be conducted in the following months.

Planning Commission members asked the consultants questions regarding the scope of the Update and other related matters. The consultants provided responses.

7. Public Hearing- Liberty Ranch Filing No. 2, 3rd Amendment Minor Subdivision Plat

Chair Peterson opened the public hearing at 6:21 p.m.

Town Community Development Director Jason Bradford presented the Liberty Ranch Filing No. 2, 3rd Amendment Minor Subdivision Plat and the resolution recommending conditional approval of same.

Mr. Bradford introduced Jeff Webb, Deputy Chief and Fire Marshal for Mountain View Fire Protection District, who also provided a brief presentation of the project.

Dr. Matthew Hortt, Executive Director at High Plains Library District, was available via Zoom to answer questions related to the library.

Planning Commission members presented their questions, and Mr. Webb, Director Bradford and Dr. Hortt provided responses.

Commissioner Rademacher disclosed that he volunteers for the Mountain View Fire Protection District and that this does not impact his ability to make impartial decisions regarding the public hearing items on Planning Commission’s agenda.

Chair Peterson opened the Public Comment portion of the meeting, and the following members of the public provided comments:

Mr. Ryan Arp with an address at 2764 Branding Iron Way`

Mr. Tom Stelley with an address at 2770 Bridle Dr.

Ms. Laura Arp with an address at 2764 Branding Iron Way.

Comments and concerns were related to development plans, land use, future growth consideration, and parking.

Chair Peterson closed the public hearing at 7:04 p.m.

- a. **Resolution No. 04-PC-2025** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of Liberty Ranch Filing No. 2, 3rd Amendment – Minor Subdivision Plat

Motion was made by Commissioner Gehringer, seconded by Commissioner Rademacher, to adopt Resolution No. 04-PC-2025 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending Conditional Approval of Liberty Ranch Filing No. 2, 3rd Amendment – Minor Subdivision Plat

Motion carried 3-0, on a roll call vote.

8. Public Hearing- Mountain View Fire Rescue Station #14 Conditional Use Permit

Chair Peterson opened the public hearing at 7:05 p.m.

Town Community Development Director Jason Bradford presented the Recommending of Approval of Mountain View Fire Rescue Station #14 Conditional Use Permit.

Mr. Bradford introduced the applicant, Deputy Chief and Fire Marshal Jeff Webb on behalf of Mountain View Fire Protection District, who also provided a brief presentation of the project.

Planning Commission members presented their questions, and Mr. Webb provided responses.

There were no public comments.

Chair Peterson closed the public hearing at 7:27 p.m.

- a. **Resolution No. 05-PC-2025** – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending of Approval of Mountain View Fire Rescue Station #14 Conditional Use Permit

Motion was made by Commissioner Gehringer, seconded by Commissioner Rademacher, to adopt Resolution No. 05-PC-2025 – A Resolution of the Planning Commission of the Town of Mead, Colorado, Recommending of Approval of Mountain View Fire Rescue Station #14 Conditional Use Permit

Motion carried 3-0, on a roll call vote.

9. Community Development Update

Town Community Development Director Jason Bradford presented the Community Development Update. Planning Commissioners asked questions and Mr. Bradford provided responses.

10. Adjournment

Motion was made by Commissioner Rademacher, seconded by Commissioner Gehringer, to adjourn the meeting. Motion carried 3-0, on a roll call vote.

The regular meeting of the Planning Commission for April 16th, 2025, was adjourned at 7:51 p.m.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary



Agenda Item Summary

Agenda Date: 5/21/2025

Subject: Resolution 06-PC-2025 – A Resolution of the Planning Commission of the Town of Mead, Colorado Recommending Approval of the AMK Annexation 2, and Further Recommending the Establishment of Initial Zoning for the Subject Property as Light Industrial (LI)

Presented by: Collin Mieras

Summary:

The Board of Trustees has referred the proposed AMK Annexation 2 (“Annexation”) and initial zoning (“Zoning”) to the Planning Commission for review in accordance with Section 16-8-90 of the Mead Municipal Code (“MMC”). MMC Section 16-8-90 requires that the Planning Commission review all annexations and make a recommendation to the Board of Trustees regarding the annexation. If zoning is requested with the annexation, the Planning Commission shall also hold a public hearing on the proposed zoning.

The Annexation area includes approximately 13.206 acres located north of Weld County Road (“WCR”) 34 and east of I-25 (“Property”), as more fully described in the AMK Zoning Amendment 2 Map attached as Exhibit 2 to Resolution No. 06-PC-2025. The Property is in unincorporated Weld County and zoned for agricultural use. The Owner, AMK Properties, LLC, has requested Light Industrial (LI) zoning upon annexation.

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

Detail of Request

Applicant(s): AMK Properties, LLC

Property Owner(s): AMK Properties, LLC

Property Location: 4727 WCR 34, Platteville, CO 80651; generally located north of WCR 34 and east of Interstate 25

Current Zoning (Weld County): Agricultural

Proposed Zoning (Mead): Light Industrial (LI) Zoning District

Comp. Plan Designation: Business Park (BP)

Surrounding Land Uses:

North: Raterink and Postle Industrial Developments; Town of Mead Light Industrial (LI) Zoning

East: Single-Family Home; Weld County Agricultural Zoning.

South: Single-Family Home; Weld County Agricultural Zoning

West: Original AMK Annexation; Town of Mead Light Industrial (LI) Zoning

Overview

The Owner submitted a Petition for Annexation of the Property (“Petition”) to the Town on or about January 27, 2025. The Petition is attached to this AIS. The Board of Trustees approved Resolution No. 22-R-2025 (“Resolution”) on April 14, 2025, which: establishes that the Petition is in substantial compliance with state law requirements; schedules the eligibility hearing to consider annexing and zoning the Property for May 27, 2025; and refers the Annexation and Zoning to the Planning

Commission.

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

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

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

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

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

C.R.S. § 31-12-104(1)(a) states that an area is eligible for annexation when the Town determines “That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality.” The area proposed to be annexed exceeds the minimum of one-sixth of the perimeter contiguity with 1,917 feet contiguous with current Town boundaries. The total perimeter of the Property is 3,578 feet, and the minimum allowable contiguity is 596 feet.

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

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

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

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

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

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

landowners. 100% of the landowners have consented to the Annexation, exclusive of any public rights-of-way included within the boundaries of the Property.

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.

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

The Property will remain in the Weld County School District.

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

The Annexation will not extend the Town's boundaries more than three miles in any direction.

C.R.S. § 31-12-105(1)(e) also requires, in relevant part, that prior to completion of any annexation within the three-mile area, the Town shall have in place a plan for that area proposed to be annexed. As set forth in the MMC, the Town of Mead Comprehensive Plan, as amended, constitutes the "plan in place" referenced in C.R.S. § 31-12-105(1)(e).

Staff Recommendation:

The proposed Annexation satisfies the applicable requirements of C.R.S. § 31-12-104 and § 31-12-105. Town Staff recommends that the Planning Commission recommend approval of the AMK Annexation to the Board of Trustees. This recommendation is set forth in Resolution No. 06-PC- 2025.

Zoning Review Criteria, MMC Section 16-3-160

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

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

To correct a manifest error in an ordinance establishing the zoning for a specific property.

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.

The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the Comprehensive Plan.

The proposed rezoning is necessary to provide land for community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan.

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

A rezoning to Planned Unit Development overlay district is requested to encourage innovative and creative design and to promote a mix of land uses in the development.

The zoning request meets criterion 2 listed below:

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

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

Staff Recommendation:

Staff recommends that the Planning Commission recommend approval of the establishment of initial zoning for the Property as LI to the Board of Trustees. This recommendation and the recommendation regarding approval of the Annexation of the Property are set forth in Resolution No. 06-PC-2025.

Financial Considerations:

None.

Staff Recommendation / Actions Required:

Staff recommends that, following the conclusion of the public hearing, the Planning Commission approve Resolution XX-PC-2025 via the following motion.

Suggested Motion:

"I MOVE APPROVAL OF RESOLUTION NO. 06-PC-2025, A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO, RECOMMENDING APPROVAL OF THE AMK ANNEXATION 2, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)."

Attachments:

1. Resolution 06-PC-2025 AMK 2-UA
2. AMK Zoning Amendment #2 Map
3. Petition for Annexation

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 06-PC-2025**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF MEAD, COLORADO RECOMMENDING APPROVAL OF THE AMK ANNEXATION 2, AND FURTHER RECOMMENDING THE ESTABLISHMENT OF INITIAL ZONING FOR THE SUBJECT PROPERTY AS LIGHT INDUSTRIAL (LI)

WHEREAS, by petition for annexation submitted to the Town of Mead by AMK Properties, LLC (the “Annexation Petition”), annexation proceedings have been initiated for certain real property generally described as the AMK Annexation 2, consisting of a total of 13.206 acres more or less, as described more particularly in **Exhibit 1** attached hereto (“Subject Property”); and

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

WHEREAS, copies of the Annexation Petition and AMK Annexation 2 Map (“Annexation Map”) have been distributed to the Planning Commission and are on file with the Town Clerk; and

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

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

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

WHEREAS, in accordance with Sections 16-8-90 and 16-3-160 of the *Mead Municipal Code* (“MMC”), the Planning Commission held a duly noticed public hearing on May 21, 2025, to consider the proposed annexation of the Subject Property and the establishment of initial zoning of the Subject Property; and

WHEREAS, the Planning Commission has reviewed the Annexation Petition, the Annexation Map, the Proposed Zoning Map, and other materials distributed to the Planning Commission by Town Staff at or prior to the May 21, 2025 meeting and public hearing, and desires to recommend to the Board of Trustees that the Board of Trustees proceed to annex the Subject Property and establish the initial zoning designation of the Subject Property as Light Industrial (LI) Zoning District, as specifically shown in the Proposed Zoning Map.

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

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

Section 16-8-90 of the MMC. The Planning Commission further finds that the public hearing on the proposed establishment of initial zoning for the Subject Property was held, conducted and concluded in accordance with Section 16-3- 160 of the MMC

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

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

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

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

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

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION:**

By: _____
Ana Bohl, Secretary

By: _____
Karen Peterson, Chair

**Exhibit 1
Legal Description
AMK ANNEXATION 2**

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

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

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

THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;

THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;

THENCE along the west, north and east lines of Lot B the following five courses;

THENCE North 07°06'53" West a distance of 368.49 feet;

THENCE North 30°00'04" West a distance of 243.52 feet;

THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;

THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;

THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

Exhibit 2

AMK ZONING AMENDMENT #2 MAP

(attached)

AMK ZONING AMENDMENT #2

LOT B, RECORDED EXEMPTION 1207-11-4-RE2311

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

13.206 ACRES

CERTIFICATE OF OWNERSHIP

The undersigned is the owner of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

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

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;
 THENCE South 00°23'17" East a distance of 30.00 feet to the south Right-of-Way line of Weld County Road 34;
 THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;
 THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;
 THENCE along the west, north and east lines of Lot B the following five courses:
 THENCE North 07°06'53" West a distance of 368.49 feet;
 THENCE North 30°00'04" West a distance of 243.52 feet;
 THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;
 THENCE North 89°30'25" East a distance of 509.00 feet;
 THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

and does hereby lay out and establish this Zoning Amendment Map of the above-described land under the name and style of AMK ZONING AMENDMENT #2; and further acknowledge(s) that: a) the change in zoning shall be from AGRICULTURAL to LIGHT INDUSTRIAL zoning, in accordance with the requirements of Chapter 16 of the Mead Municipal Code; b) all conditions, terms and specifications designated or described herein shall be binding on the owner(s) and the heirs, successors and assigns of the owner(s); and c) the signature hereon of any representative of a partnership, limited liability company, or corporate entity, as applicable, indicates that all required approvals have been obtained.

Thus-described Zoning Amendment Map contains 13.206 Acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record.

In witness whereof, we have hereunto set our hand(s) and seal(s) this ____ day of _____, 20__.

AMK Properties, LLC

By: _____
 Name: _____
 Title: _____

State of Colorado)
) ss
 County of Weld)

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

Witness My Hand and Seal: _____
 Notary Public

My commission expires: _____

CERTIFICATE OF LIENHOLDER/DEED OF TRUST HOLDER

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

Lienholder: Independent Financial

LIENHOLDERS

By: _____
 Name: _____
 Title: _____

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF MEAD)

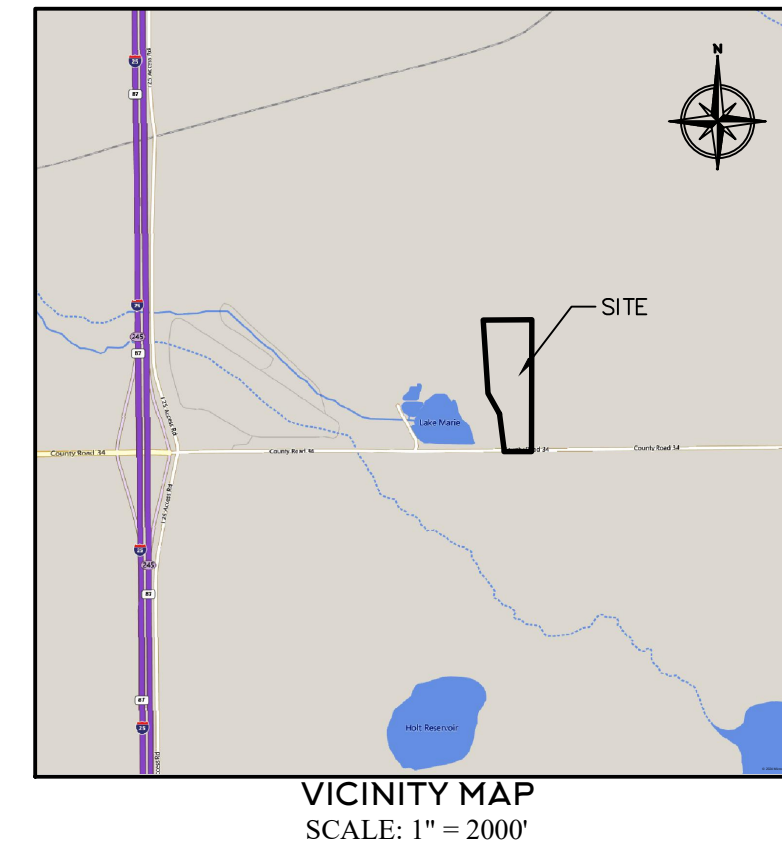
The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



Owner: AMK Properties, LLC
 C/O Randy Stippich
 11840 Highway 52
 Fort Lupton, CO

Engineer: I2 Consultants Inc.
 C/O Troy Campbell
 16911 Potts Place
 Mead, CO

Surveyor: Majestic Surveying, LLC
 C/O Steven Parks, PLS
 1111 Diamond Valley Drive, Suite 104
 Windsor, CO 80550
 970-833-5698

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

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

Mayor _____ Attest: _____
 Town Clerk

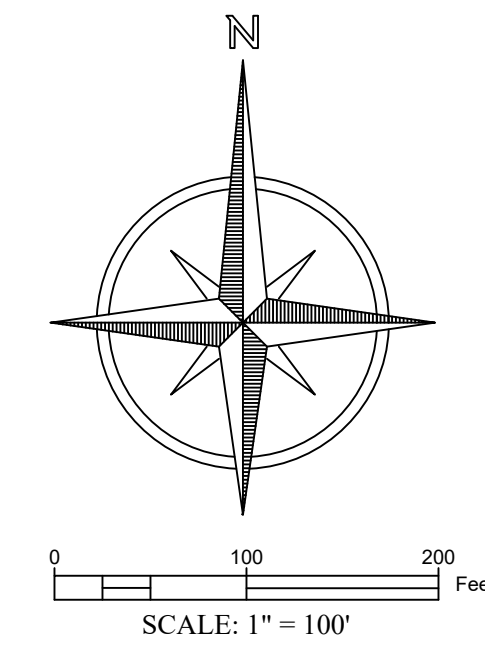
Planning Commission Certificate

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

Chairperson _____ ATTEST: _____
 Secretary

LEGEND

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



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the SE Quarter of Section 11, Township Three North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet and with all other bearings contained herein relative thereto.

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

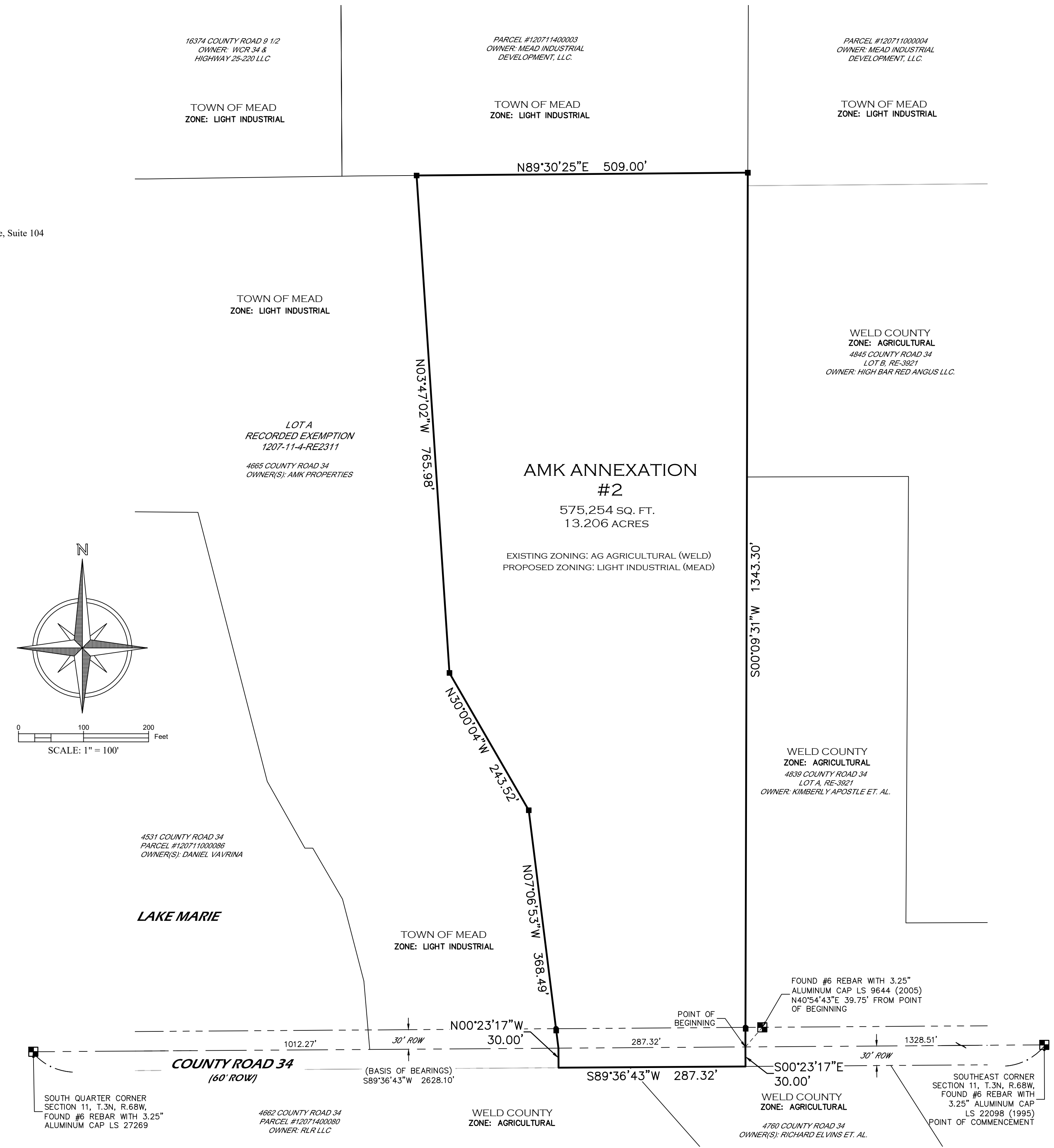
TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 171-F07204-24, dated June 7, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

SURVEYOR'S CERTIFICATE

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

I further certify that this Zoning Amendment Map was prepared under my personal supervision and in accord with applicable State of Colorado requirements.



PRELIMINARY

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



PROJECT NO: 2024251	NAME: 4727 WCR 34	REVISIONS:	DATE:
DATE: 10-1-2024	CLIENT: CLAYSTONE	REDLINES	1-8-25
DRAWN BY: MAK	FILE NAME: 2024251ZONE		
CHECKED BY: SIP	SCALE: 1" = 100'		

PETITION FOR ANNEXATION
AMK ANNEXATION #2

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-1** attached hereto and incorporated herein by reference ("**Property**").

The Property may be generally described as the AMK Annexation #2.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

Respectfully submitted this 27th day of January, 2025.

Signature of Petitioner, owner of property described in Exhibit A-2:

AMK Properties, LLC

By: 
Name: Randy St. Mich
Title: Managing Member

Date of Signature: 1/27/2025

Mailing Address:

11840 Highway 52
Fort Lupton, CO
80621

EXHIBIT A-1
TO PETITION FOR ANNEXATION

Legal Description of Property (includes WCR 34 right-of-way)

LEGAL DESCRIPTION

AMK ANNEXATION #2

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

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

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

THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;

THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;

THENCE along the west, north and east lines of Lot B the following five courses;

THENCE North 07°06'53" West a distance of 368.49 feet;

THENCE North 30°00'04" West a distance of 243.52 feet;

THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;

THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;

THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

Thus-described Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

EXHIBIT A-2
TO PETITION FOR ANNEXATION

Legal Description of Property (Platted Lot)

LEGAL DESCRIPTION

AMK ANNEXATION #2 LOT B

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

Lot B, RE-2311, as recorded November 18, 1998 as Reception No. 3654501 of the Weld County Clerk & Recorder, County of Weld, State of Colorado.

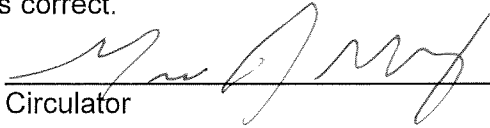
Thus-described parcel contains 557,958 Square Feet or 12.809 Acres, more or less (\pm); together with and subject to all easements and rights-of-way existing and/or of public records.

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

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

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Mead, Colorado, consisting of ____ () pages, including **Exhibit A-1, Exhibit A-2** and **Exhibit C** and the map attached hereto, but excluding the page of this **Exhibit B**, and that the signature of the petitioner(s) AMK Properties, LLC, thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of such signature is correct.



Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Weld)


The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 27th day of January, 2025, by Randy Hippich.

Witness my hand and official seal.

My commission expires:

02/28/2028

DENISE L. MOHR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004005190
MY COMMISSION EXPIRES FEBRUARY 28, 2028



Notary Public

EXHIBIT C
TO PETITION FOR ANNEXATION

Annexation Map

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

AMK ANNEXATION #2

LOT B, RECORDED EXEMPTION 1207-11-4-RE2311

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

13.206 ACRES

CERTIFICATE OF OWNERSHIP

The undersigned is the owner of certain lands in Mead, Colorado, described as follows, except public rights-of-way:

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

COMMENCING at the Southeast Corner of said Section 11 and assuming the South line of the Southeast Quarter of Section 11, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet, monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 27269 at the South Quarter Corner and monumented by a #6 rebar with a 3.25" aluminum cap stamped LS 22098 at the Southeast Corner of said Section 11, and with all other bearings contained herein relative thereto;

THENCE South 89°36'43" West, along said south line, a distance of 1,328.51 feet to the Southeast Corner of Lot B, Recorded Exemption No. RE-2311, as recorded November 18, 1998, at Reception No. 2654501 of the records of the Weld County Clerk and Recorder, and the POINT OF BEGINNING;

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

THENCE South 89°36'43" West, along said south line, a distance of 287.32 feet;

THENCE North 00°23'17" West a distance of 30.00 feet to the Southwest Corner of Lot B;

THENCE along the west, north and east lines of Lot B the following five courses;

THENCE North 07°06'53" West a distance of 368.49 feet;

THENCE North 30°00'04" West a distance of 243.52 feet;

THENCE North 03°47'02" West a distance of 765.98 feet to the south line of Postle Annexation, as recorded November 8, 2021, as Reception No. 4774032;

THENCE North 89°30'25" East, along said south line, a distance of 509.00 feet;

THENCE South 00°09'31" West a distance of 1,343.30 feet to the POINT OF BEGINNING.

has petitioned the Town of Mead for the annexation of the property described herein, hereby lays out and establishes this Annexation Map under the name and style of AMK ANNEXATION #2, and further acknowledges that: A) all conditions, terms, and specifications designated or described herein shall be binding on the owner and the heirs, successors and assigns of the owner; 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 Annexation Map contains 575,254 Square Feet or 13.206 Acres, more or less (±); together with and subject to all easements and rights-of-way existing and/or of public records.

Executed this ____ day of _____, 20__.

In witness whereof, we have hereunto set our hand(s) and seal(s) this ____ day of _____, 20__.

AMK Properties, LLC

By: _____
Name: _____
Title: _____

State of Colorado)
County of Weld) ss

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

Witness My Hand and Seal: _____
Notary Public

My commission expires: _____

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 Annexation Map, does hereby certify that it acknowledges the establishment of this Annexation Map, and accepts the conditions and restrictions (if any) set forth in this Annexation Map.

Lienholder: Independent Financial

LIENHOLDERS

By: _____
Name: _____
Title: _____

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

NOTARIAL CERTIFICATE

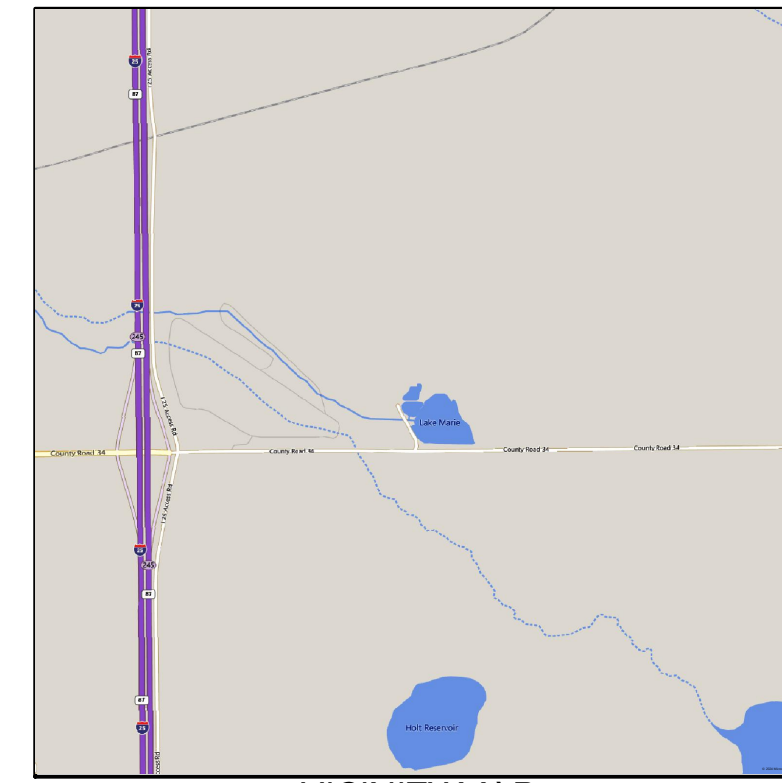
STATE OF COLORADO)
COUNTY OF MEAD) ss
The foregoing instrument was acknowledged before me by _____ as _____ this ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

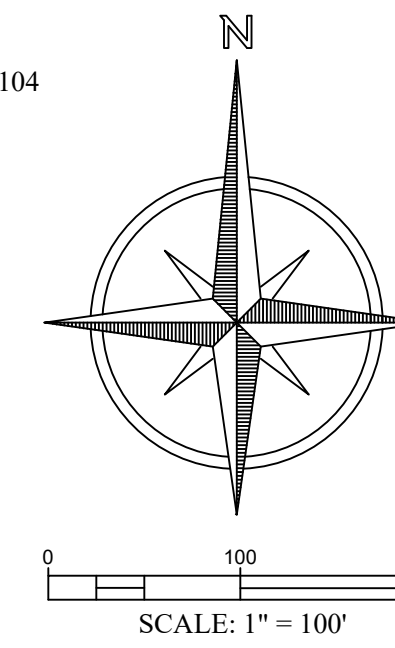


VICINITY MAP
SCALE: 1" = 2000'

Owner: AMK Properties, LLC
C/O Randy Stippich
11840 Highway 52
Fort Lupton, CO

Engineer: I2 Consultants Inc.
C/O Troy Campbell
16911 Potts Place
Mead, CO

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

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

Mayor _____ Attest: _____
Town Clerk

Planning Commission Certificate

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

Chairperson _____ ATTEST: _____
Secretary

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 171-F07204-24, dated June 7, 2024, as prepared by Fidelity National Title Insurance Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the SE Quarter of Section 11, Township Three North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°36'43" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2,628.10 feet and with all other bearings contained herein relative thereto.

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

ANNEXATION TABLE

TOTAL PERIMETER OF PARCEL TO BE ANNEXED: 3,578 FEET
CONTIGUOUS PERIMETER TO PRESENT TOWN BOUNDARY: 1,917 FEET
MINIMUM ALLOWABLE CONTIGUITY (1/6 TOTAL PERIMETER): 596 FEET

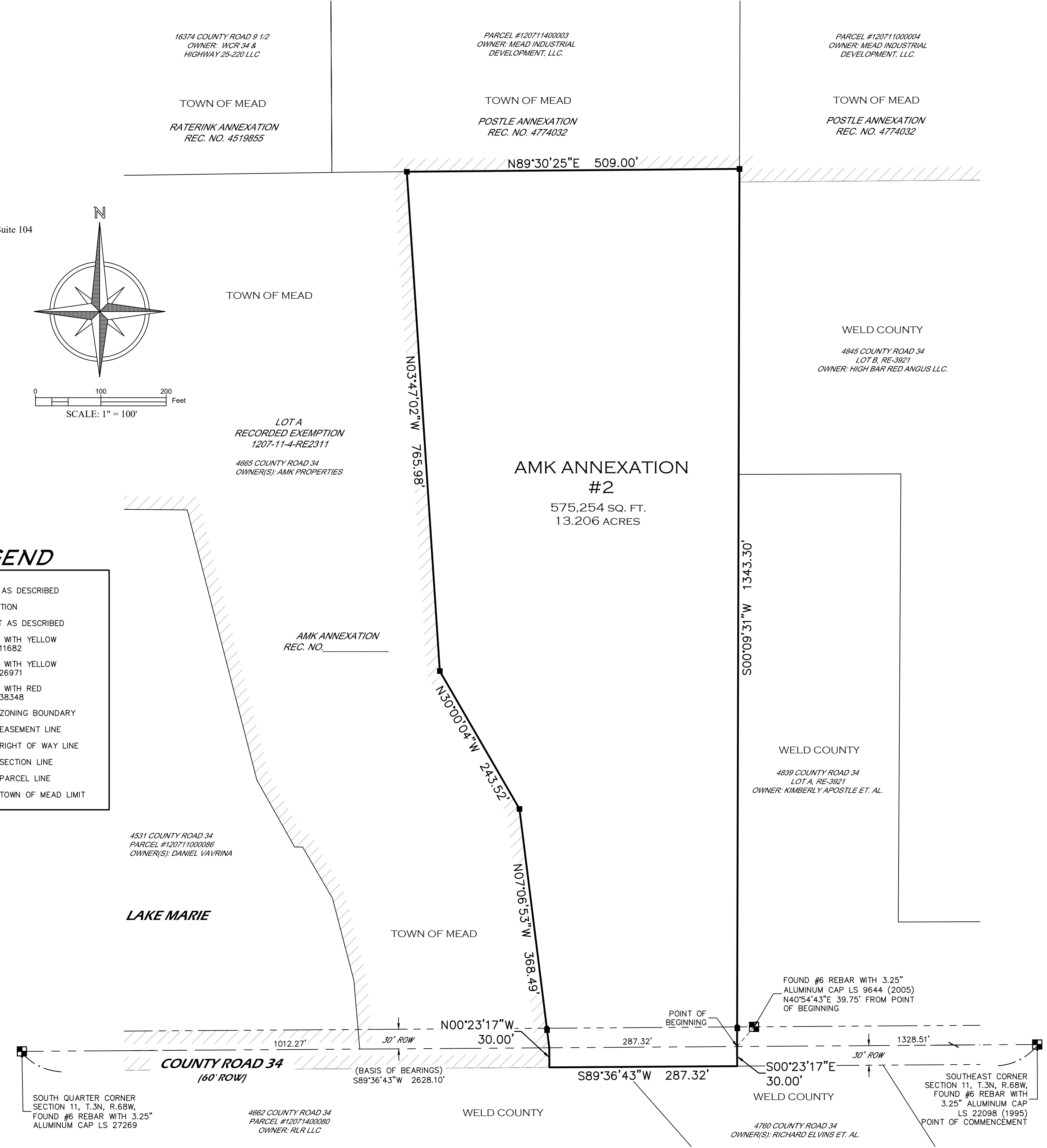
SURVEYOR'S CERTIFICATE

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

I further certify that this Annexation Map was prepared under my personal supervision and in accord with applicable State of Colorado requirements 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.

PRELIMINARY

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



PROJECT NO: 2024251	NAME: 4727 WCR 34	REVISIONS:	DATE:
DATE: 10-1-2024	CLIENT: CLAYSTONE	REDLINES	1-8-25
DRAWN BY: MAK	FILE NAME: 2024251ZONE		
CHECKED BY: SIP	SCALE: 1" = 100'		