

**TOWN OF FREDERICK, COLORADO  
RESOLUTION NO. 18-R-07**

**A RESOLUTION REGARDING THE REVIEW OF DREAMERS RIDGE  
PHASE 1 PRELIMINARY/FINAL PLAT AND ADOPTING CERTAIN  
FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO  
DREAMERS RIDGE PHASE 1**

**WHEREAS**, the Board of Trustees of the Town of Frederick, Colorado, on January 9, 2018 considered the application of Dream Weaver Holdings, LLC, for the approval of the preliminary/final plat for the following real property; to wit:

See attached Exhibit A.

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

**Section 1. Findings of Fact.**

- a. Notice of the public hearing to consider the preliminary/final plat was published by posting on December 5, 2017, and published in the Longmont Times-Call on December 5, 2017. Both the posting and publication by newspaper took place more than 15 days before the date of the public hearing as required by *Frederick Land Use Code Article 4*.
- b. Notice of the public hearing to consider the preliminary/final plat was mailed to the owners of property within 1000 feet of the boundary of the subject property on December 5, 2017, more than 15 days before the date of the public hearing as required by *Frederick Land Use Code Article 4*.
- c. The public hearing before the Board of Trustees was held at the time and place as noticed and all those in attendance desiring to give testimony on the matter before the Board of Trustees were given that opportunity.
- d. During the public hearing, the Board of Trustees received and considered the recommendations made by the Frederick Planning Commission following the public hearing on the proposed preliminary/final plat on July 18, 2017, and the comments and recommendations from the Town staff, the developer, the public, and comments and questions from the Trustees.
- e. Upon testimony received during the public hearing, it is evident that the applicant's application and supporting documents are in substantial compliance with "*Article 4 of the Frederick Land Use Code.*"
- f. Upon testimony received during the public hearing, it is evident that the plat is compatible with the approved land uses on adjacent property and conforms with

the requirements and standards established in Article 4, of the *Frederick Land Use Code*.”

- g. A satisfactory Memorandum of Agreement for Public Improvements (MOAPI) has been prepared, or will be completed prior to the recording of the Final Plat.
- h. The property will be served by septic sewers and the developer must comply with Weld County regulations regarding septic systems.

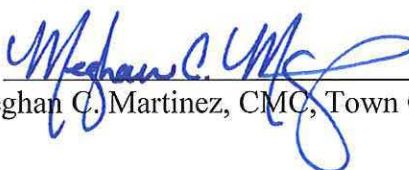
**Section 2. Conclusions and Order Approving the preliminary/final plat of Dreamers Ridge Subdivision Phase 1.**

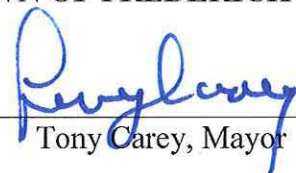
- a. The proposal complies with the applicable sections of Article 4 of the *Frederick Land Use Code*.”
- b. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the platting process is completed.
- c. The property will be served by septic sewers and the developer must comply with Weld County regulations regarding septic system.
- d. The developer should ensure that its private roads are able to withstand the cumulative weight of fire and sanitation trucks.
- e. The proposed Preliminary/Final Plat of the Dreamers Ridge Subdivision Phase 1, is approved subject to the above conditions.

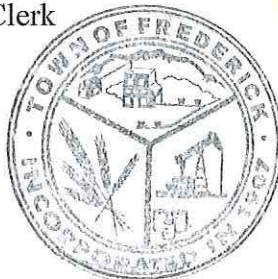
**INTRODUCED, READ, PASSED, AND SIGNED THIS 9TH DAY OF JANUARY, 2018.**

**ATTEST:**

**TOWN OF FREDERICK**

By   
Meghan C. Martinez, CMC, Town Clerk

By   
Tony Carey, Mayor



## Exhibit A

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING PART OF THAT PROPERTY DESCRIBED IN DEED RECORDED MAY 22, 2014 AT RECEPTION NO. 4017834, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 21; THENCE S89°35'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 1288.24 FEET; THENCE N48°23'39"E A DISTANCE OF 51.26 FEET; THENCE N22°35'25"E A DISTANCE OF 41.65 FEET; THENCE N42°58'02"E A DISTANCE OF 68.08 FEET; THENCE N47°13'49"E A DISTANCE OF 68.16 FEET; THENCE N51°31'19"E A DISTANCE OF 76.89 FEET; THENCE N60°37'32"E A DISTANCE OF 93.31 FEET; THENCE N65°10'10"E A DISTANCE OF 151.59 FEET; THENCE N53°50'09"E A DISTANCE OF 87.55 FEET; THENCE N49°53'41"E A DISTANCE OF 125.69 FEET; THENCE S83°13'11"E A DISTANCE OF 62.67 FEET; THENCE N76°49'05"E A DISTANCE OF 49.46 FEET; THENCE N61°49'25"E A DISTANCE OF 42.95 FEET; THENCE N42°20'35"E A DISTANCE OF 74.99 FEET; THENCE N28°52'44"E A DISTANCE OF 71.21 FEET; THENCE N53°05'32"E A DISTANCE OF 108.19 FEET; THENCE N28°37'37"E A DISTANCE OF 203.98 FEET TO A POINT ON THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN DEED AT RECEPTION NO. 4017834; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING EIGHT (8) COURSES:

- 1) S32°33'54"E A DISTANCE OF 16.76 FEET;
- 2) S32°41'25"E A DISTANCE OF 274.49 FEET;
- 3) S32°12'29"E A DISTANCE OF 216.63 FEET;
- 4) S00°13'23"E A DISTANCE OF 58.72 FEET;
- 5) S31°58'16"E A DISTANCE OF 253.06 FEET;
- 6) S33°00'28"E A DISTANCE OF 64.67 FEET;
- 7) S44°23'40"E A DISTANCE OF 91.13 FEET;
- 8) S67°35'50"E A DISTANCE OF 33.81 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE S89°43'33"W A DISTANCE OF 263.06 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 597,354 SQUARE FEET OR 13.713 ACRES, MORE OR LESS.