

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 706**

**AN ORDINANCE ESTABLISHING THE ZONING OF THE SPECIALTY  
PRODUCTS COMPANY ANNEXATION , UPON THE PETITION OF THE  
OWNER THEREOF TO "LI - LIMITED INDUSTRIAL."**

**WHEREAS**, a request for zoning has been filed by FBVAM Investments, LLC, 4045 Specialty Place, Longmont, CO 80504-5400, for the designation of the permitted land use of the following described real property simultaneously with the annexation of the property to the Town, to wit:

Lot 8, Block 2, Sekich Business Park

**WHEREAS**, the zoning (designation of land use) of land while annexation is under way is authorized by C.R.S. § 31-12-115; and

**WHEREAS**, a public hearing was held on said request in combination with the requested annexation of the property on Monday, March 26, 2012; and

**WHEREAS**, it has been determined by the Board of Trustees that it is desirable and necessary that the designated zoning for the described real property be "LI - Limited Industrial" in accordance with the petition for annexation and the Land Use Code of the Town of Mead, Colorado;

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

**Section 1.** The zoning for the above described property is hereby designated "LI - Limited Industrial." All activities conducted on the site shall be in conformance with the Land Use Code for the Town of Mead as though the same were set forth in full.

**Section 2.** The official *Town of Mead Zoning District Map* as adopted by Section 16-3-30 of the *Mead Municipal Code*, and as subsequently amended, shall be amended by the designation of the above described property as "LI - Limited Industrial," as depicted on the zoning map attached hereto as Exhibit B.

**Section 3. Ministerial Action.** The Mayor and Town Clerk are authorized and directed to complete all the necessary procedures required to cause an appropriate revision of the official *Town of Mead Zoning District Map* to be prepared and placed in the official records of the Town.

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

**Section 5. Validity.** 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 parts, sections, subsections, sentence, clauses or phrases are declared invalid.

**Section 6. Necessity.** In the opinion of the Board of Trustees of the Town of Mead, this ordinance is necessary for the immediate preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Mead.

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

INTRODUCED, READ, PASSED, AND ADOPTED THIS 26<sup>th</sup> DAY OF March, 2012.

ATTEST:

TOWN OF MEAD

By *Sandi F. Sugden*  
Sandi F. Sugden, Acting Town Clerk

By *Richard W. Macomber*  
Richard W. Macomber, Mayor



**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 705**

**AN ORDINANCE ANNEXING LOT 8, BLOCK 2, SEKICH BUSINESS PARK,  
UPON THE PETITION OF THE OWNER THEREOF, TO BE KNOWN AS THE  
SPECIALTY PRODUCTS COMPANY ANNEXATION TO THE TOWN OF  
MEAD, COLORADO, AND APPROVING THE REQUESTED LAND USE  
THEREOF.**

**WHEREAS**, a petition for Annexation has been filed by FBVAM Investments, LLC, 4045 Specialty Place, Longmont, CO 80504-5400, for the annexation to the Town of the following described real property, to wit:

Lot 8, Block 2, Sekich Business Park

**WHEREAS**, the above described property consists of private property under single ownership;  
and

**WHEREAS**, a public hearing was held on said Petition pursuant to statute on Monday, March 26, 2012; and

**WHEREAS**, the Board of Trustees by Resolution No.16-R-2012, determined that the applicable parts of C.R.S. 31-12-104 and C.R.S. 31-12-105 have been met; and

**WHEREAS**, it has been determined by the Board of Trustees that it is desirable and necessary that the described real property be annexed to the Town of Mead, Colorado; and

**WHEREAS**, a land use for the property was requested in the petition for annexation as allowed by C.R.S. 31-12-115, said land use to be accomplished by separate ordinance to become effective following final adoption of this annexation ordinance; and

**WHEREAS**, the annexation of said property shall be subject to the Pre-Annexation Agreement dated December 5, 2011, executed by the Petitioner and the Board of Trustees;

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

**Section 1. Annexation of Property.** The above described property is hereby annexed and included within the town limits of the Town of Mead.

**Section 2. Three-mile Annexation Plan.** The "*TOWN OF MEAD COMPREHENSIVE PLAN, March 2009*" published by the Town of Mead Planning Commission in March 2009, along with accompanying maps, plats, charts and descriptive material, has been adopted as the master plan for the three-mile area surrounding the Town of Mead as required by C.R.S. 31-12-105 (1) (e). The "Three Mile Annexation Plan" as adopted by Ordinance 654, on August 10, 2009, is hereby amended to the extent necessary to incorporate the above described property and to update said Plan thereby.

**Section 3. Pre-Annexation Agreement.** A Pre-Annexation Agreement has been executed and incorporated herein by this reference.

**Section 4. Land Use of the Property.** The land use of the property shall be LI- Limited Industrial as requested in the petition for annexation. Said land use shall be accomplished by separate ordinance, the effective date of which shall be not sooner than the effective date of this annexation ordinance.

**Section 5. Ministerial Action.** The Mayor and Town Clerk are authorized and directed to complete all the necessary procedures required for annexation of said property to the Town including, filing the required certified copies of the annexation ordinance, a map of the area to be annexed containing a legal description of such area, and the Annexation Agreement with the Weld County Clerk and Recorder.

**Section 6. Effective Date.** This ordinance shall be published and become effective as provided by law.

**Section 7. Validity.** 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 parts, sections, subsections, sentence, clauses or phrases are declared invalid.

**Section 8. Necessity.** In the opinion of the Board of Trustees of the Town of Mead, this ordinance is necessary for the immediate preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Mead.

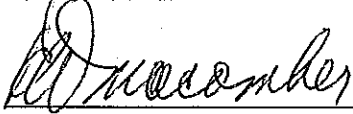
**Section 9. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 26<sup>th</sup> DAY OF March, 2012.**

ATTEST:

TOWN OF MEAD

By   
Sandi F. Sugden, Acting Town Clerk

By   
Richard W. Macomber,