

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 774**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
ADMINISTRATIVE PLAT OF THE MEAD PLACE SUBDIVISION.**

**WHEREAS**, Equinox Mead, LLC, 10450 E. 159<sup>th</sup> Court, Brighton, CO 80602, hereinafter known as the “Developer” has submitted an Administrative Plat of those certain lands within the Town of Mead, Colorado, to be known as the Mead Place Subdivision, under the authority provided by “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*;” and

**WHEREAS**, the Board of Trustees of the Town of Mead has found the Administrative Plat to be complete and that good and sufficient reason has been shown to be present to justify the platting of the property; and

**WHEREAS**, the Board of Trustees has determined by Resolution No. 17-R-2015 duly adopted and approved on the 8<sup>th</sup> day of June, 2015, that the proposed Administrative Plat of the Mead Place Subdivision is compatible with the adjacent land uses, that it conforms with the requirements and standards established in “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*;” and that it preserves the health, safety, welfare and interests of the citizens of the Town of Mead, Colorado:

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

**Section 1.** That property owned by Equinox Mead, LLC, 10450 E. 159<sup>th</sup> Court, Brighton, CO 80602, identified as “Mead Place Subdivision” and described in “Appendix A” attached and made a part hereof is now granted Administrative Plat approval in accordance with the provisions of “*Chapter 16, Land Use Regulations*, of the *Mead Municipal Code*;” except as specifically amended herein.

**Section 2.** The property is platted in accordance with the Administrative Plat and the dedications thereon and other documentation pertaining to the plat of said property presented by the Developer and approved by the Mead Board of Trustees, and the same are incorporated by reference thereto in this Ordinance. The plat shall not affect the Developer’s commitments made in the Annexation Agreement and the Memorandum of Agreement for Public Improvements, except as specifically amended herein.

**Section 3.** The Administrative Plat for the Mead Place Subdivision shall be subject to the following conditions:

- a.** The three development areas depicted in the Administrative Plat are platted as non-buildable outlots, to be platted into individual residential and commercial lots at the time of development, which may be phased.
- b.** The Administrative Plat does not result in the vesting of property rights under Title 24, Article 68, C.R.S., as amended.

**Section 4.** The signatures on the Administrative Plat map and this Administrative Plat ordinance and the recording of the same shall be executed forthwith.

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

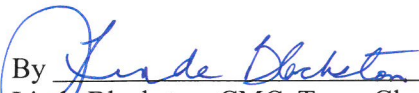
**Section 6. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the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

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

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

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS 8<sup>th</sup>  
DAY OF June, 2015.**

**ATTEST:**

By   
Linda Blackston, CMC, Town Clerk

**TOWN OF MEAD**

By   
Gary R. Shields, Mayor



## Appendix A

### Legal Description:

THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, LYING EASTERLY OF THE RIGHT OF WAY GRANTED TO NORTHERN CONSTRUCTION COMPANY BY INSTRUMENTS RECORDED IN BOOK 228 AT PAGE 109 AND IN BOOK 212 AT PAGE 163 AND LYING NORTHERLY OF TRACT DESCRIBED IN RULE AND ORDER TO COLORADO DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 1588 AT PAGE 479, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 21, WHENCE THE CENTER ONE-QUARTER CORNER OF SAID SECTION 21 BEARS SOUTH 89°03'26" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21 SOUTH 00°26'23" EAST 2361.79 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 66; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 66 THE FOLLOWING 9 COURSES:

- 1) SOUTH 89°33'37" WEST 30.00 FEET;
- 2) SOUTH 43°39'50" WEST 70.15 FEET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 11565.00 FEET, A CENTRAL ANGLE OF 02°17'33" AND A CHORD WHICH BEARS SOUTH 85°52'20" WEST 462.70), A DISTANCE OF 462.73 FEET;
- 4) SOUTH 84°43'20" WEST 1263.20 FEET;
- 5) ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 11355.00 FEET, A CENTRAL ANGLE OF 01°34'39" AND A CHORD WHICH BEARS SOUTH 85°30'50" WEST 312.60) A DISTANCE OF 312.61 FEET;
- 6) SOUTH 03°42'10" EAST 72.90 FEET;
- 7) SOUTH 89°01'50" WEST 598.30 FEET;
- 8) NORTH 00°54'40" WEST 60.00 FEET;
- 9) SOUTH 89°05'20" WEST 432.24 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN RIGHT OF WAY DEED RECORDED IN BOOK 228, PAGE 109;

THENCE ALONG SAID EAST LINE OF THAT TRACT OF LAND DESCRIBED IN RIGHT OF WAY DEED RECORDED IN BOOK 228, PAGE 109, WELD COUNTY RECORDS, AND ALONG THE EAST LINE THAT TRACT OF LAND DESCRIBED QUITCLAIM DEED RECORDED IN BOOK 212, PAGE 163, WELD COUNTY RECORDS, THE FOLLOWING 2 COURSES:

- 1) NORTH 19°25'35" EAST 1607.08 FEET;
- 2) NORTH 00°21'15" WEST 1058.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE ALONG SAID NORTH LINE NORTH 89°03'26" EAST 2590.33 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 158.547 ACRES, MORE OR LESS.