

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 777**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO GRANTING SITE
PLAN APPROVAL OF THE LIGHTHOUSE STORAGE SITE PLAN, UPON THE
PETITION OF THE OWNER THEREOF.**

WHEREAS, a request for approval of the Lighthouse Storage Site Plan, has been filed by Thomas Ames, TCA construction, 4151 Indian Creek Road, Loveland, CO 80538, for the following described real property:

Prairie Hills Subdivision, Filing No. 1

WHEREAS, the Lighthouse Storage Site Plan, prepared by Kenneth Armfield and dated July 7, 2015, and attached as Exhibit A has been reviewed by the town staff and given final approval in accordance with Section 16-4-100 of the *Mead Municipal Code*; and

WHEREAS, Section 16-4-100 of the *Mead Municipal Code* requires that the final site plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, it has been determined by the Board of Trustees that it is desirable and necessary that the Lighthouse Storage Site Plan for the described real property be approved and adopted in accordance with Section 16-4-100 of the *Mead Municipal Code*;

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

Section 1. The Lighthouse Storage Site Plan is hereby approved. 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. Ministerial Action. The Mayor and Town Clerk are authorized and directed to affix their signatures to the mylar and complete all the necessary procedures required to cause the approved Lighthouse Storage Site Plan to be filed and maintained in the the official records of the Town.

Section 3. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 4. 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 5. 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 6. 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 13th DAY OF July, 2015
how.**

ATTEST:

By Linda Blackston
Linda Blackston, CMC, Town Clerk

TOWN OF MEAD

By Gary Shields
Gary Shields, Mayor



LIGHTHOUSE STORAGE SITE PLAN

CERTIFICATE OF DEDICATION

WHEREAS, THESE PRESENTS THAT TCA BUILDERS LLC (OWNER), AND HIGH PLAINS BANK (NEIGHBORING PROPERTY OWNER) HAVE AGREED TO DEDICATE CERTAIN LANDS IN MEAD, COLORADO, BEING DESCRIBED HEREIN, WAS CAUSED A SITE PLAN TO BE PREPARED UNDER THE NAME LIGHTHOUSE STORAGE, AND DO HEREBY DEDICATE TO THE PUBLIC SUCH PUBLIC STREETS, PUBLIC-RIGHT-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS. THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

PRairie Hills Subdivision, Filing No. 1
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 15 DAY OF JUNE, 2015.

Thomas C. Ames
TCA BUILDERS LLC - THOMAS C. AMES

STATE OF COLORADO)
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY THOMAS C. AMES THIS 15 DAY OF JUNE, 2015.

Christina Mollen
Christina Mollen
NOTARY PUBLIC

John Creighton
HIGH PLAINS BANK - JOHN CREIGHTON

STATE OF COLORADO)
COUNTY OF Boulder)

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME BY JOHN CREIGHTON THIS 15 DAY OF JUNE, 2015.

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NOTARY PUBLIC

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COUNTY OF Boulder)

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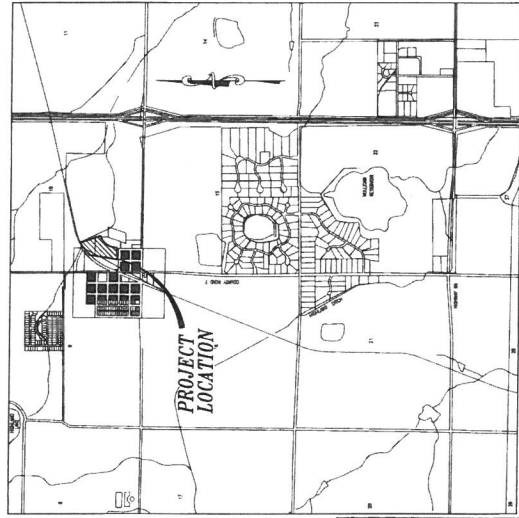
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NOTARY PUBLIC



VICINITY MAP

I, **Kenneth N. Armfield**, a Registered Professional Engineer in the State of Colorado, do hereby certify that the site plan map shown hereon is a correct delineation of the herein described parcel of land shown on the attached plat.
Kenneth N. Armfield
6-30-2015
KENNETH N. ARMFIELD
P.E. # 31517

TOWN ENGINEER

REVIEWED AND ACCEPTED THIS 7th DAY OF July, 2015
KEN CLIFTON, P.E.
Ken Clifton

TOWN OF MEAD STAFF CERTIFICATE

REVIEWED AND ACCEPTED THIS 7th DAY OF July, 2015
BY: DAN DEAN
Dan Dean

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES

THIS SITE PLAN OF THE LIGHTHOUSE STORAGE IN THE TOWN OF MEAD, COLORADO, IS APPROVED AND ACCEPTED BY ORDINANCE NO. 777, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF MEAD, COLORADO, HELD ON June 12, 2015, AS RESOLUTION NO. 2015-001, AND RECORDED ON June 12, 2015, IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO, BY THE BOARD OF TRUSTEES OF MEAD, COLORADO. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHT-OF-WAY, PARKS, OPEN SPACES, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN ON THE ATTACHED PLAT ARE HEREBY ACCEPTED FOR THE PURPOSES DESIGNATED OR DESCRIBED HEREIN. ALL CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS, SUCCESSORS AND ASSIGNS.

THIS ACCEPTANCE OF THE SITE PLAN 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.

ATTEST: *Patricia Blalock*
TOWN CLERK

SHEET INDEX

- 1 OF 10 SITE PLAN 1 - COVER SHEET
- 2 OF 10 SITE PLAN 2 - SITE PLAN
- 3 OF 10 SITE PLAN 3 - MASTER UTILITY PLAN
- 4 OF 10 SITE PLAN 4 - CONCEPTUAL PHASING PLAN
- BUILDING ELEVATIONS 1 OF 2
- BUILDING ELEVATIONS 2 OF 2
- SHEET 100 SITE OVERVIEW
- SHEET 200 PLANTING DETAIL
- SHEET 300 IRRIGATION PLAN OVERVIEW
- SHEET 400 IRRIGATION ZONES

LEGAL DESCRIPTION

PRAIRIE HILLS SUBDIVISION, FILING NO. 1

APPROVED FOR THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT
BY: *Ken Clifton* DATE: 6/10/2015

APPROVED FOR THE LITTLE THOMPSON WATER DISTRICT
BY: *Dan Dean* DATE: 6/10/2015

LAND USE TABLE:

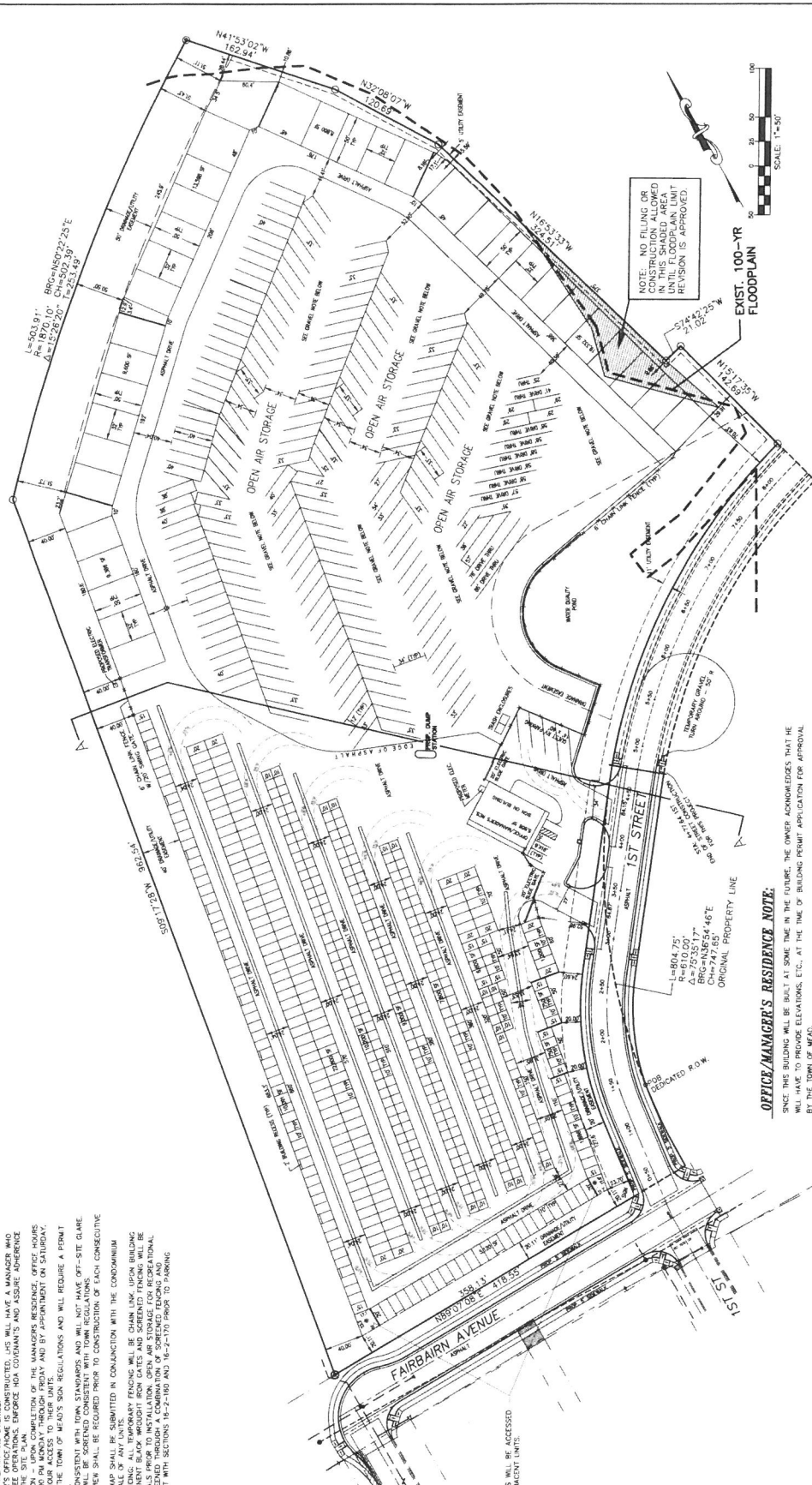
AREA	% OF TOTAL AREA	
ROOF	150,409 SF	22.2
PAVEMENT/WALKS (ASSUMES PAVED BY PARKING)	344,395 SF	57.7
LAWNS, LANDSCAPING, OPEN SPACE	128,990 SF	20.1
	631,794 SF	100 %

E. WAYNE WENTWORTH
CIVIL ENGINEERING DESIGN
202 MAIN STREET, SUITE 4
LONGMONT, COLORADO 80501
PHONE (303) 772-5403 FAX (303) 775-7962

NUMBER OF EMPLOYEES
MAXIMUM NUMBER OF EMPLOYEES WILL BE 4

SITE PLAN NOTES:

- OWNERS/RESIDENTS ARE NOT ALLOWED TO RUN A BUSINESS OUT OF THEIR UNIT AND CANNOT SELL.
- CHANGES/REVISIONS WILL NOT BE ALLOWED TO STAY OVERNIGHT.
- PROPERTY OWNER, LIGHTHOUSE STORAGE, LLC (LHS) WILL BE RESPONSIBLE FOR EXTERIOR LIVES ON SITE TO OVERSEE OPERATIONS. EMERGE ADA COVENANTS AND ASSURE ADHERENCE TO ADA COVENANTS.
- ONCE THE MANAGER'S OFFICE/HOME IS CONSTRUCTED, LHS WILL HAVE A MANAGER WHO WILL BE RESPONSIBLE FOR THE MANAGER'S RESIDENCE, OFFICE HOURS WILL BE 9:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY AND BY APPOINTMENT ON SATURDAY.
- SHOPS SHALL MEET THE TOWN OF MEAD'S SIGN REGULATIONS AND WILL REQUIRE A PERMIT PRIOR TO CONSTRUCTION.
- TRASH CONTAINERS WILL BE SCREENED CONSISTENT WITH TOWN REGULATIONS.
- MANAGER'S RESIDENCE SHALL BE SUBMITTED IN CONJUNCTION WITH THE CONDOMINIUM PHASE.
- A GARAGE CONDO MAP SHALL BE SUBMITTED IN CONJUNCTION WITH THE CONDOMINIUM PHASE.
- SCREENING AND FENCING: ALL TEMPORARY FENCING WILL BE CHAIN LINK UPON BUILDING MANAGER'S HOME. PERMANENT BLACK WROUGHT IRON GATES AND SCREENED FENCING WILL BE INSTALLED UPON COMPLETION OF CONSTRUCTION. SCREENED FENCING FOR RECREATIONAL VEHICLES SHALL BE SCREENED THROUGH A COMBINATION OF SCREENING AND RECREATIONAL VEHICLES SHALL BE SCREENED THROUGH A COMBINATION OF SCREENING AND RECREATIONAL VEHICLES.
- LANDSCAPING CONSISTENT WITH SECTIONS 16-2-1160 AND 16-2-1170 PRIOR TO PARKING ON-SITE.



NOTE: NO FILING OR CONSTRUCTION SHALL BE PERMITTED IN THIS SHADED AREA UNTIL FLOODPLAIN LIMIT REVISION IS APPROVED.

EXIST. 100-YR FLOODPLAIN

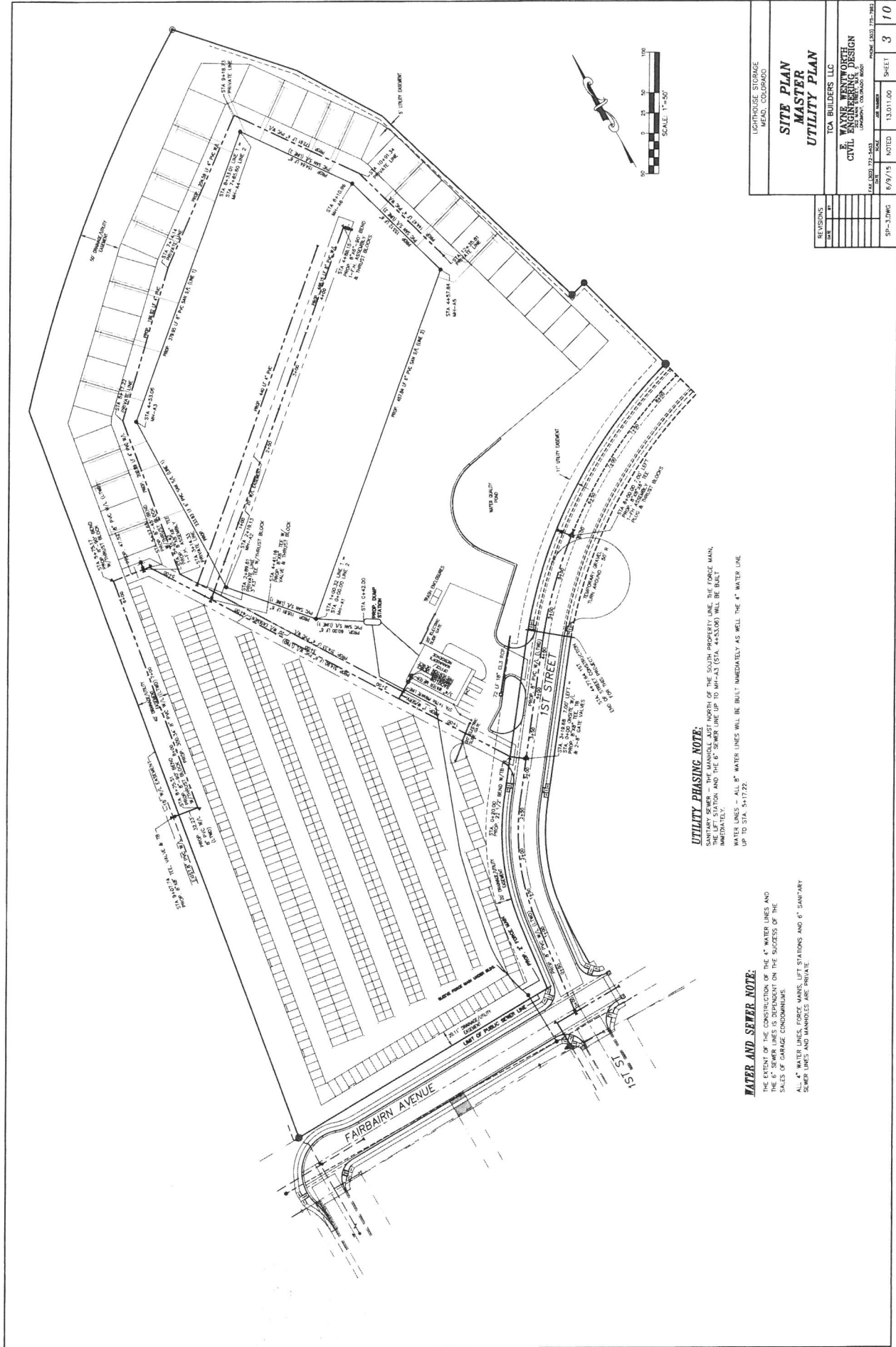
OFFICE/MANAGER'S RESIDENCE NOTE:
 SINCE THIS BUILDING WILL BE BUILT AT SOME TIME IN THE FUTURE, THE OWNER ACKNOWLEDGES THAT HE WILL HAVE TO PROVIDE ELEVATIONS, ETC., AT THE TIME OF BUILDING PERMIT APPLICATION FOR APPROVAL BY THE TOWN OF MEAD.

GRAVEL NOTE:
 THIS AREA WILL BE GRAVEL AS LONG AS IT SERVES AS AN OPEN STORAGE AREA. IF BUILDINGS ARE BUILT IN THIS AREA, ALL THE OPEN AREA AROUND THE BUILDINGS WILL BE PAVED WITH ASPHALT.

UNIT TYPE NOTE:
 ALL UNITS SHOWN SOUTH OF SECTION A-4 ON THIS PLAN ARE SELF STORAGE UNITS ONLY. ALL UNITS SHOWN NORTH OF SECTION A-4 ON THIS PLAN ARE GARAGE CONDO UNITS.

PARKING NOTE:
 ALL PARKING FOR THE CONDO UNITS WILL BE PARALLEL PARKING IN FRONT OF UNITS.

LIGHHOUSE STORAGE MEAD, COLORADO	
SITE PLAN	
TCA BUILDERS LLC	
KAYNE WINTWORTH CIVIL ENGINEERING DESIGN COLORADO, COLORADO	
DATE: 06/15/2016	PROJECT: LHS02-2016
DESIGNER: SP-2.DWG	NOTED: 13.011.00
6/15/15	SHEET: 2
10	10



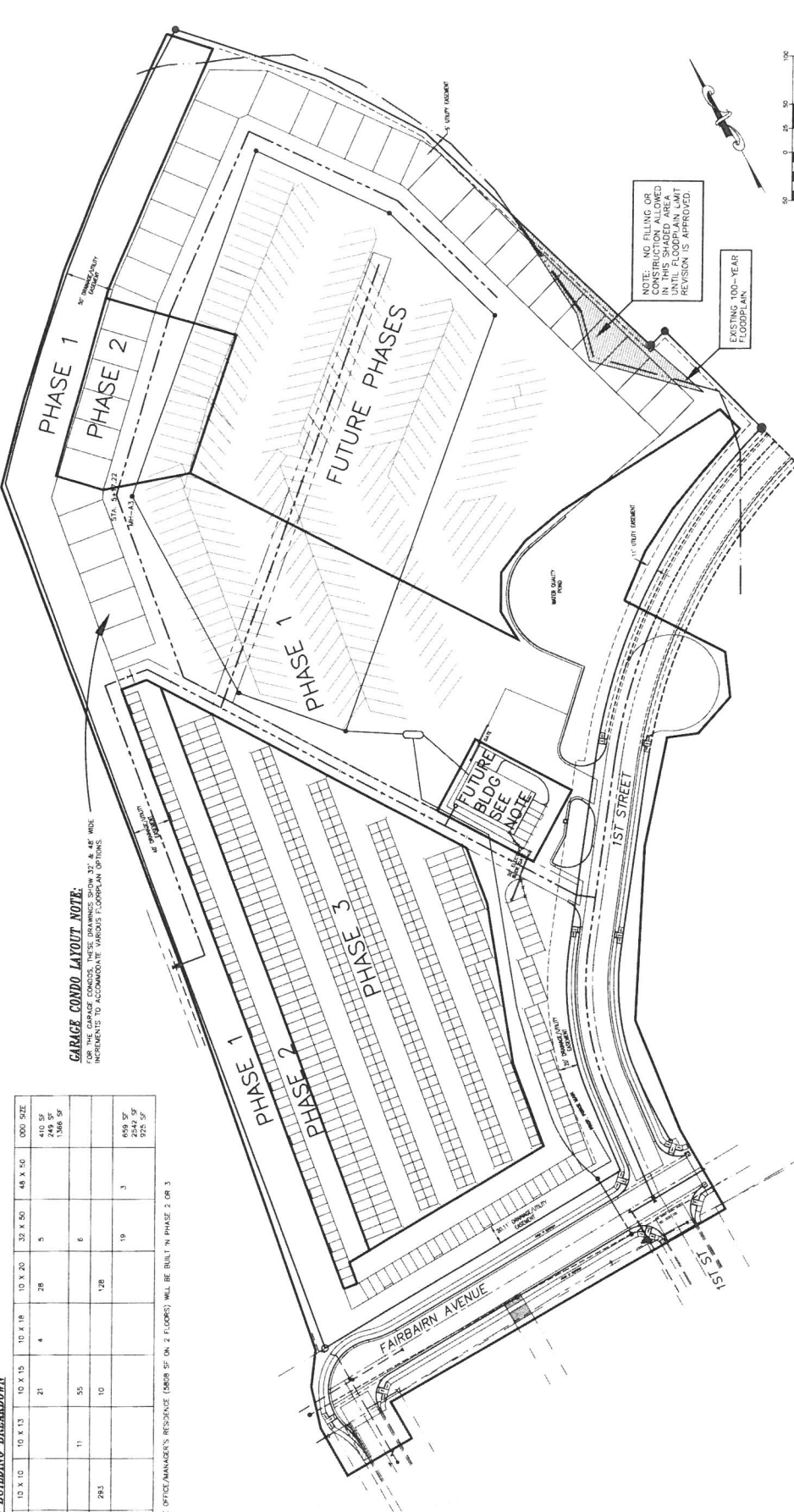
PHASING BUILDING BREAKDOWN

PHASE	10 X 10	10 X 13	10 X 15	10 X 18	10 X 20	32 X 50	48 X 50	000 SIZE
1		21		4	28	5		410 SF
2		11	55			6		249 SF
3	293	10		128				1,366 SF
FUTURE						19	3	650 SF
								2,547 SF
								925 SF

NOTE: THE OFFICE/MANAGER'S RESIDENCE (2809 SF ON 2 FLOORS) WILL BE BUILT IN PHASE 2 OR 3

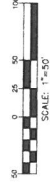
GARAGE CONDO LAYOUT NOTE:

FOR THE GARAGE CONDOS, THESE DRAWINGS SHOW 32' x 46' WIDE INCIDENTS TO ACCOMMODATE VARIOUS FLOORPLAN OPTIONS.



NOTE: NO FILLING OR CONSTRUCTION ALLOWED UNTIL FLOODPLAIN LIMIT REVISION IS APPROVED.

EXISTING 100-YEAR FLOODPLAIN



FUTURE BUILDING NOTE:
THE FUTURE BUILDING WILL BE BUILT DURING PHASE 2 OR 3. THE ENTRY/AVENUE OF RESIDENCES WILL BE INSTALLED WHEN THE SOUTH EXIT GATE WILL BE INSTALLED WHEN THE OFFICE IS CONSTRUCTED.

UTILITY PHASING NOTE:
SANITARY SEWER - THE MANHOLE JUST NORTH OF THE SOUTH PROPERTY LINE, THE FORCE MAIN PART OF PHASE 1 AND THE 6" SEWER LINE UP TO MH-A3 (STA. +453.00) WILL BE BUILT AS PART OF PHASE 1.
WATER LINES - ALL 4" WATER LINES WILL BE BUILT IN PHASE 1 AS WELL AS THE 4" WATER LINE UP TO STA. 5+77.22 WILL BE BUILT AS PART OF PHASE 1.

STORMWATER PHASING NOTE:
ALL STORMWATER AND WATER QUALITY FACILITIES WILL BE CONSTRUCTED AS PART OF PHASE 1, INCLUDING ALL CURB AND GUTTER, AND ALSO ALL PAVES WITHIN THE PHASE 1 LIMITS.

FENCING NOTE:
SEE LANDSCAPE PLANS FOR FENCING NOTES.

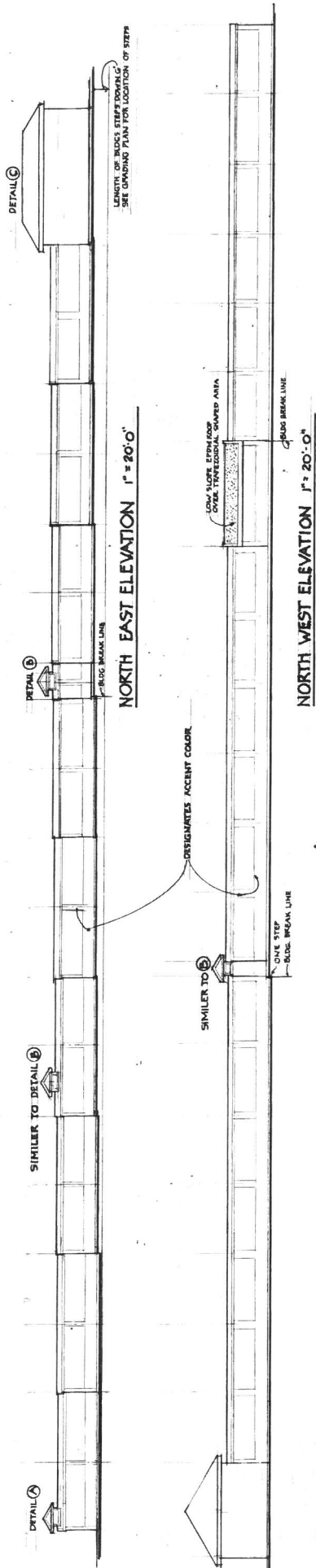
LIGHTHOUSE STORAGE
MENDO, CO. GRABO

**SITE PLAN
CONCEPTUAL
PHASING PLAN**

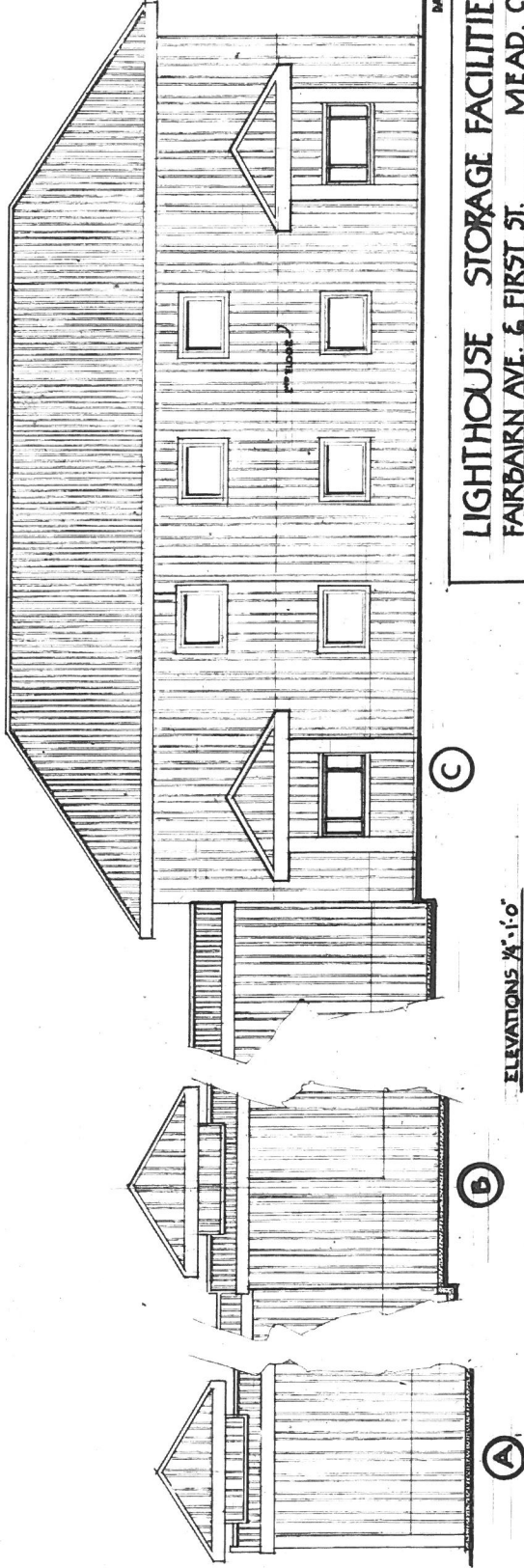
TCA BUILDERS LLC

E. WAYNE WENTWORTH
CIVIL ENGINEERING DESIGN
1000 17TH AVE
DENVER, CO 80202

DATE: 6/9/15
SCALE: AS SHOWN
SHEET: 4 OF 10

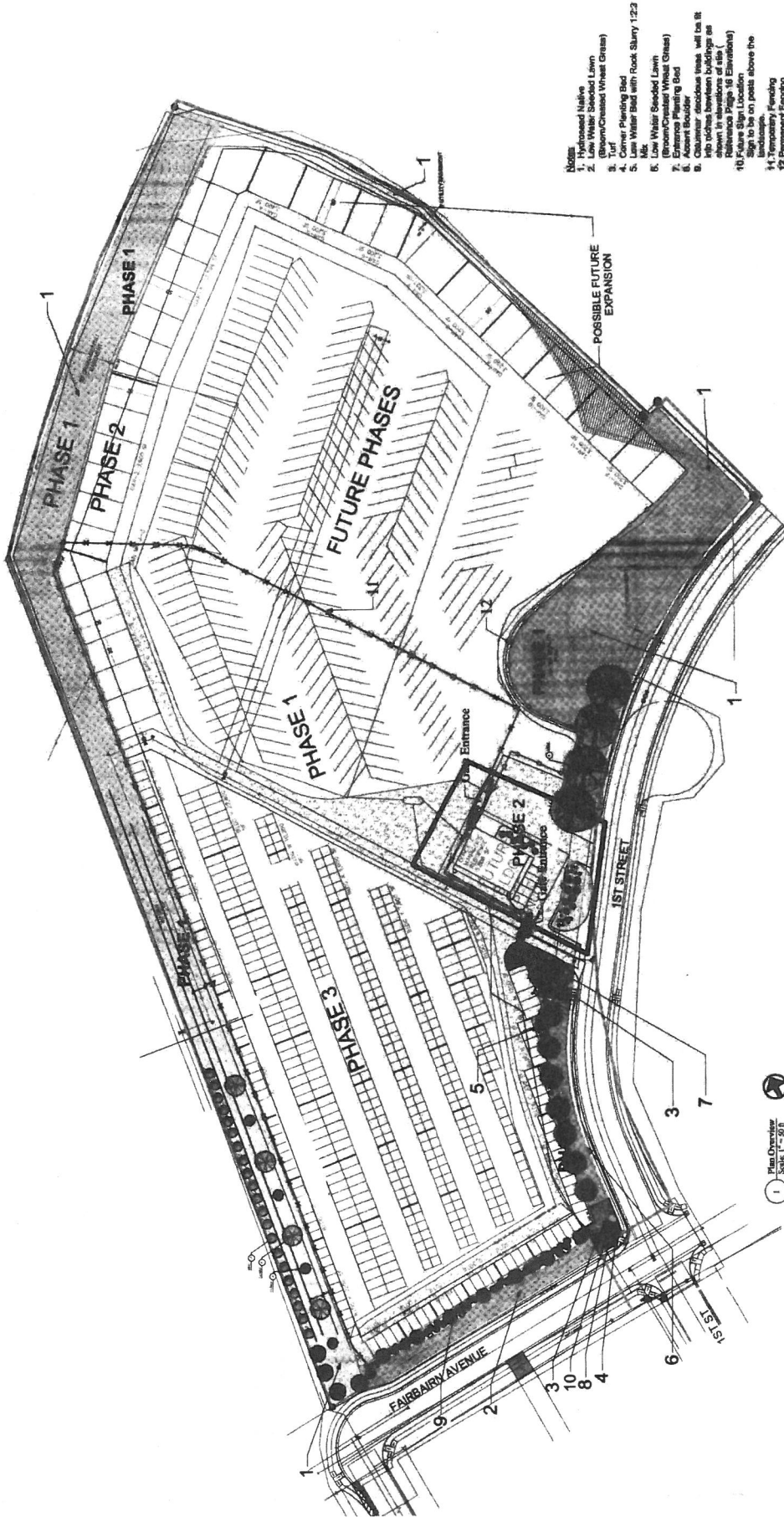


RV STORAGE REAR ELEVATIONS
PRELIMINARY STUDIES



DATE: 5-22-15

LIGHTHOUSE STORAGE FACILITIES
FAIRBAIN AVE. & FIRST ST. MEAD, CO.
CONTACT TOM AMES 720-641-1426



Brown/created Wheat Grass Hydroseeded 10,488 sqft
 Hydroseeded native 63,007 sqft
 Sod (Perennial Ryegrass and Bluegrass) 3,778 sqft
 Mulch Area 874 sqft
 Rock Slurree 1:2:3 3678 sqft

TCA BUILDERS
4151 Indian Creek Road
Loveland CO 80538
720.641.1426

Irrigation Plan Overview

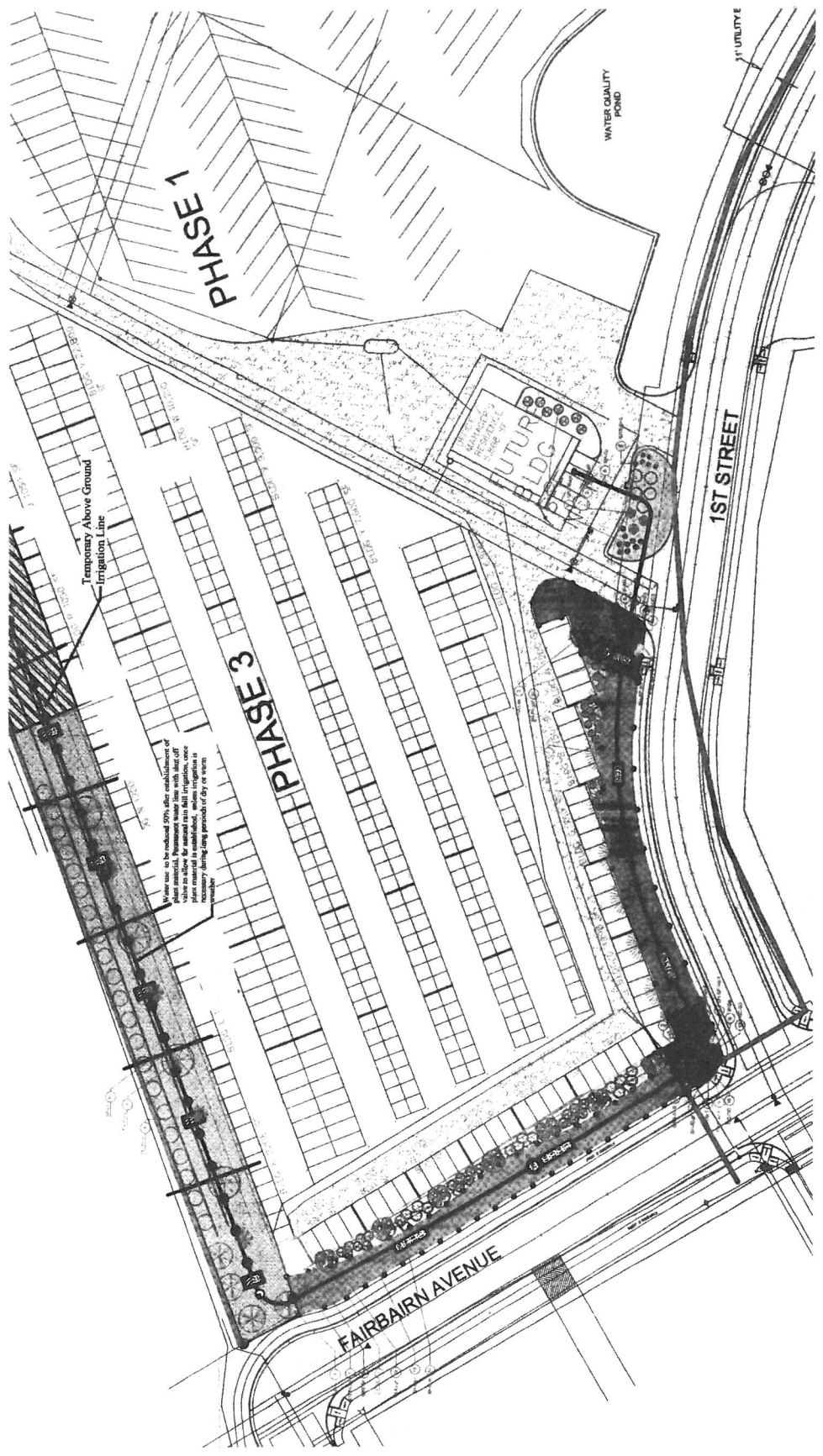
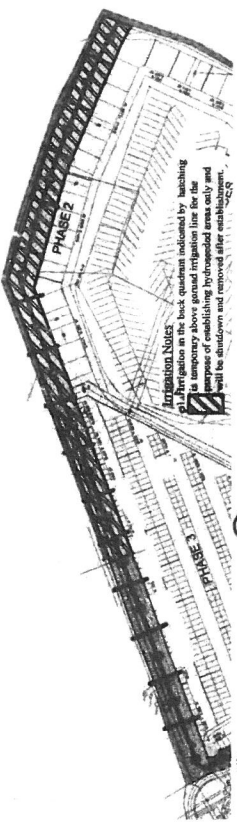
SH-300

10/29/14

Mead

Lighthouse Storage

LANDSCAPE
and lawn & yard maintenance
303.472.1096 CELL MARK
303.472.9292 CELL SCOTT
303.465.0778 FAX



Water use to be reduced 50% after establishment of plants. Irrigation lines shall be removed as soon as possible to allow the natural rain fall irrigation, once plants established. Irrigation is necessary during long periods of dry or warm weather.

TCA BUILDERS
4151 Incline Creek Road
Loveland CO 80538
720.841.1426

SH-400

10/29/14

Mead

Irrigation Zones

Lighthouse Storage

LANDSCAPE
GRASS LAWN & YARD MAINTENANCE
303.472.1096 CELL. MIKE
303.472.0979 CELL. SCOTT
303.482.4978 FAX

