

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 801**

**AN ORDINANCE ESTABLISHING THE ZONING OF THE RANGE VIEW  
ADDITION ANNEXATION, UPON THE PETITION OF THE OWNER  
THEREOF TO “RSF-4.”**

**WHEREAS**, a request for zoning has been filed by Mark and Deborah Schell, 9078 Fieldcrest Lane, Longmont, CO 80503, for the designation of the permitted land use of the following described real property annexed to the Town, to wit:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 16 AND THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 17, ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, more particularly described in Exhibit A.

**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 on Monday, March 14, 2018; 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 “RSF-4”;

**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 “RSF-4.” 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 “RSF-4,” 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.

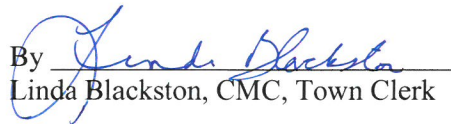
**Section 6. Necessity.** In the opinion of the Board of Trustees of the Town of Mead, this ordinance is necessary for the immediate preservation and protection of the health, safety, welfare and property of the inhabitants and owners of property in the Town of Mead.

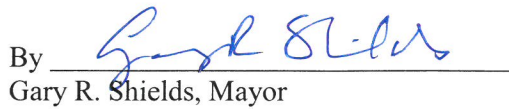
**Section 7. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 14<sup>th</sup> DAY OF March, 2016.**

**ATTEST:**

**TOWN OF MEAD**

By   
Linda Blackston, CMC, Town Clerk

By   
Gary R. Shields, Mayor



**EXHIBIT A**

**Legal Description:**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST ¼ OF SECTION 16 AND THE SOUTHEAST ¼ OF SECTION 17, ALL IN TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF LOT B RECORDED EXEMPTION NO. 1207-16-3-RE1176 AS BEARING N 89°03'12" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGIN AT THE SOUTHEAST CORNER OF LOT B RECORDED EXEMPTION NO. 1207-16-3-RE1176;

THENCE N 00°51'12" W ALONG THE EAST LINE OF SAID LOT B FOR A DISTANCE OF 1936.75 FEET TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE S 89°30'39" W ALONG THE NORTH LINE OF SAID LOT B FOR A DISTANCE OF 1277.08 FEET TO THE NORTHWEST CORNER OF SAID LOT B SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5;

THENCE CONTINUING S 89°30'39" W ALONG A PROLONGATION OF SAID NORTH LINE OF SAID LOT B A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5;

THENCE S 00°29'13" E ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1947.32 FEET;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE N 89°12'53" E, FOR A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID SECTION 16;

THENCE N 89°03'12" E FOR A DISTANCE OF 11319.50 FEET TO THE POINT OF BEGINNING.

THIS DESCRIBED TRACT CONTAINS 59.89 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

# EXHIBIT B

