

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 711**

**AN ORDINANCE ESTABLISHING THE ZONING OF THE HANSEN  
ANNEXATION , UPON THE PETITION OF THE OWNER THEREOF TO  
“LIMITED INDUSTRIAL (LI) AND GENERAL COMMERCIAL (GC).”**

**WHEREAS**, a request for zoning has been filed by the Rose C. Hansen Living Trust, 6625 County Rd. 5, Erie, CO 80516, 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:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION  
35, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN,  
COUNTY OF WELD, STATE OF COLORADO, being more particularly described in  
Exhibit A, attached hereto and made a part hereof;

**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 Tuesday May 29, 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 “Limited Industrial (LI) and General Commercial (GC)” 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 “Limited Industrial (LI) and General Commercial (GC).” 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 “Limited Industrial (LI) and General Commercial (GC)” 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 29<sup>th</sup> DAY OF May, 2012.**

**ATTEST:**

**TOWN OF MEAD**

By   
Sandi F. Sugden, Acting Town Clerk

By   
Richard W. Macomber, Mayor

**EXHIBIT A**  
**HANSEN ANNEXATION**

**Legal Description:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 35  
TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF WELD, STATE OF COLORADO.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35 CORNER OF SAID SECTION 10, FROM WHENCE  
THE NORTH ONE-QUARTER CORNER BEARS N89°21'11"W WITH ALL BEARINGS CONTAINED HEREIN BEING  
RELATIVE THERETO;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, N89°21'11"E A DISTANCE  
OF 50.51 FEET;

THENCE S00°38'49"E A DISTANCE OF 96.83 FEET, TO THE ANGLE POINT OF THE 1-25/WCR 26 ANNEXATION AS  
RECORDED UNDER RECEPTION NO. 361763, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID 1-25/WCR 26 ANNEXATION THE FOLLOWING FOUR (4) COURSES:

1. N89°00'59"E A DISTANCE OF 220.01 FEET;
2. N60°45'20"E A DISTANCE OF 95.28 FEET;
3. N89°21'11"E A DISTANCE OF 745.80 FEET;
4. N00°38'49"W A DISTANCE OF 19.93 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF  
WELD COUNTY ROAD 28, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE  
SANBORN ANNEXATION AS RECORDED UNDER RECEPTION NO. 3159258;

THENCE ON SAID SOUTHERLY ANNEXATION LINE, N89°21'11"E A DISTANCE OF 150.29 FEET, TO THE  
NORTHWEST CORNER OF THE ST. ACACIUS ANNEXATION NO.1, RECORDED UNDER RECEPTION NO. 3187249;

THENCE ON THE WESTERLY LINE OF SAID ST. ACACIUS ANNEXATION NO.1, THE FOLLOWING THREE (3)  
COURSES:

1. S00°56'52"E A DISTANCE OF 694.10 FEET;
2. S89°21'11"W A DISTANCE OF 0.40 FEET;
3. S00°56'52"E A DISTANCE OF 523.00 FEET, TO THE NORTHEAST CORNER OF THE ST. ACACIUS  
ANNEXATION NO.2;

THENCE ON THE NORTHERLY LINE OF SAID ST. ACACIUS ANNEXATION NO.2, S89°21'11"W A DISTANCE OF  
1199.70 FEET, TO A POINT ON THE EASTERLY LINE OF THE 1-25/WCR 26 ANNEXATION;

THENCE ON THE EASTERLY LINE OF SAID ANNEXATION, N00°56'52"W A DISTANCE OF 1150.27 FEET TO THE  
POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 32.769 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL  
EASEMENTS AND RIGHT OF WAYS EXISTING AND/OR OF PUBLIC RECORD.