

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 723**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
GUARDIAN ANGELS CHURCH FILING NO. 1 - MINOR SUBDIVISION FINAL  
PLAT.**

**WHEREAS**, the State of Colorado, Colorado State Board of Land Commissioners, hereinafter known as the “Developer” has submitted a Final Plat of those certain lands within the Town of Mead, Colorado, to be known as Guardian Angels Church Filing No. 1 - Minor Subdivision Final Plat, 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 Final 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. 2-R-2013 , duly adopted and approved on the February 11, 2013, that the proposed Final Plat of 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 the State of Colorado, Colorado State Board of Land Commissioners, identified as “Guardian Angels Church Filing No. 1 - Minor Subdivision Final Plat” and described in “Appendix A” attached and made a part hereof is now granted Final 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 Final 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.

**Section 3.** The Final Plat approval is conditioned upon the following:

- a. A detailed Subdivision Improvement Agreement (SIA) shall be prepared and signed before the building permits are processed.
- b. With the first development application for Lot 1, the applicant shall dedicate additional street right-of-way for 3<sup>rd</sup> Street, in conformance with the Town’s street standards.
- c. The applicant shall make all required technical corrections to the Final Plat map and documents prior to recordation.
- d. Due to the existing conditions of property ownership, this Minor Subdivision is considered as a Re-Subdivision of a parcel, and the preliminary plat requirements are

waived at the discretion of the Board of Trustees.

**Section 4.** The signatures on the plat map and this platting ordinance and the recording of the same shall be withheld until a Memorandum of Agreement for Public Improvements required by this ordinance is completed and accepted by the Town.

**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 11<sup>th</sup>  
DAY OF February, 2013.**

**ATTEST:**

**TOWN OF MEAD**

By   
Linda Blackston, Town Clerk

By   
Richard W. Macomber, Mayor

## Appendix A

### PROPERTY DESCRIPTION GUARDIAN ANGELS CHURCH FILING NO. 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, IN THE COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 16;

THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 16, SOUTH 89°03'36" WEST, 1325.23 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY EASEMENT DESCRIBED IN THE DOCUMENT RECORDED MAY 8, 1905 AT BOOK 228, PAGE 96 AND DESCRIBED IN THE DOCUMENT RECORDED MARCH 19, 1906 AT BOOK 234, PAGE 92 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 20°28'45" EAST, 2004.76 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 20°28'45" EAST, 393.58 FEET TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 16, 1966 AT RECEPTION NO. 1496936 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN THE DOCUMENT RECORDED NOVEMBER 16, 1966 AT RECEPTION NO. 1496936, NORTH 89°08'18" EAST, 422.43 FEET TO THE WESTERLY RIGHT-OF-WAY OF WELD COUNTY ROAD NO. 7, BEING A LINE PARALLEL WITH AND DISTANT WESTERLY 30.00 FEET, MEASURED AT RIGHT ANGLES, FROM EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 16;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°51'42" EAST, 375.10 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, NORTH 90°00'00" WEST, 565.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 183,521 SQ. FT. OR 4.213 ACRES, MORE OR LESS.