

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 733**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, GRANTING A WAIVER OF THE REQUIRED "VARIETY OF GARAGE PLACEMENT" AND "ALLOWED TYPES OF STREET ACCESSED GARAGES" FOR LOTS 25 THROUGH 39, LOTS 55 THROUGH 67, AND LOTS 69, 71, 146, 147 AND 148, ALL OF THE COYOTE RUN SUBDIVISION.**

**WHEREAS**, the Coyote Run Subdivision was platted in January 2002, with a total of 151 single-family lots; and

**WHEREAS**, between 2002 and 2013, homes have been built on approximately 89 of the lots under the then existing design and setback requirements; and

**WHEREAS**, Richmond American Homes of Colorado, Inc., 4350 S. Monaco Street, Denver Colorado 80237, hereinafter called "Richmond", is currently under contract to purchase 33 lots within the Coyote Run Subdivision for single family home construction; and

**WHEREAS**, the home plans determined to be most suitable for this property by Richmond do not meet the current *Mead Land Use Code* requirements for model diversity, the variety of garage placement, and the allowed type of street accessed single family residential garages; and

**WHEREAS**, Richmond has requested a waiver as authorized by Section 16-3-150 of the *Mead Land Use Code*, of above identified requirements for the lots being purchased; and

**WHEREAS**, the Board of Trustees finds that the waiver application submitted by Richmond is substantially complete and sufficient for the Board to consider and render a decision on the requested waivers; and

**WHEREAS**, the Board of Trustees has carefully considered Richmond's request at their regularly scheduled meeting, September 30, 2013, has reviewed the proposed floor plans for the homes to be built, and has considered the equity of allowing Richmond to build new homes similar to those existing within the subdivision;

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

**Section 1.** The following Community Design and Development Standards, of the *Mead Land Use Code* are hereby waived for Lots 25 through 39, Lots 55 through 67, and Lots 69, 71, 146, 147 and 148, all of the Coyote Run Subdivision:

- a. Sec. 16-2-180 (c) (1) e. "Model diversity - garage access."
- b. Sec. 16-2-180 (c) (9) 1. "Variety of garage placement."
- c. Sec. 16-2-180 (c) (9) a, 1. Fig. 2.9. "Allowed types of street accessed single family residential garages."

**Section 2. Order.** The Board of Trustees, based on the evidence presented, hereby approves the requested waivers and authorizes the waivers to be incorporated in an appropriate Ordinance of the Town, to be adopted by separate action and recorded in the Office of the Weld County Clerk and Recorder.

**Section 3. Effective Date.** This resolution shall become effective immediately upon adoption.

**Section 4. Repealer.** All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

**Section 5. Certification.** The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 30<sup>th</sup> DAY OF September, 2013.**

**ATTEST:**

**TOWN OF MEAD**

By *Linda Blackston*  
Linda Blackston, CMC, Town Clerk

By *Kim Heard*  
Kim Heard, Mayor Pro Tem



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Steve Moreno, Clerk and Recorder, Weld County, CO

