

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 749**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE FINAL ADMINISTRATIVE PLAT OF THE VALLEY/66 BUSINESS PARK, REPLAT D, A RESUBDIVISION OF LOTS 7C AND 8C, VALLEY/66 BUSINESS PARK, REPLAT C; AND THE SITE PLAN FOR 14015 & 14017 MEAD STREET, MEAD 66 CONOCO.

WHEREAS, RJ Food Mart, LLC, 14015 Mead St., Mead, CO 80542, Rasphal Singh, Manager, has submitted a Final Administrative Plat and Site Plan of those certain lands within the Town of Mead, Colorado, to be known as Valley/66 Business Park Replat D, under the authority provided by the *Mead Municipal Code*; and

WHEREAS, the Board of Trustees of the Town of Mead has found the Final Administrative Plat to be complete and that good and sufficient reason has been shown to be present to justify the platting of the property in the manner depicted; and

WHEREAS, the Board of Trustees has determined by Resolution No. 34-R-2014, duly adopted and approved on the 29th day of September, 2014, that the proposed Final Administrative Plat of Valley/66 Business Park Replat D is compatible with the adjacent land uses, that it conforms with the requirements and standards established in the *Mead Municipal Code* and that it preserves the health, safety, welfare and interests of the citizens of the Town of Mead, Colorado; and

WHEREAS, the Board of Trustees has determined by Resolution No. 34-R-2014, duly adopted and approved on the 29th day of September, 2014, that the proposed Site Plan for 14015 and 14017 Mead Street (Valley/66 Business Park Replat D) is compatible with the adjacent land uses, that it conforms with the requirements and standards established in 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 RJ Food Mart, LLC, 14015 Mead St., Mead, CO 80542, Rasphal Singh, Manager, identified as AValley/66 Business Park Replat D is hereby granted Final Administrative Plat approval in accordance with the provisions of the *Mead Municipal Code*, with the following conditions:

- a. Provision of a Sanitary Sewer easement centered on the existing St. Vrain Sanitation District sewer line on the west end of the property, as requested by the District (show on Plat and Site Plan).
- b. Installation of new driveway culvert for north drive entrance per Town Public Works requirements.
- c. Should vehicle parking occur on areas outside of the current paved parking lot area

(e.g. grassed area north of the proposed new canopy), an Amended Site Plan is required to be submitted and a paved parking lot installed, per Town of Mead site development standards.

Section 2. The proposed Site Plan for 14015 and 14017 Mead Street, for the Mead 66 Conoco, complies with the applicable sections of the *Mead Municipal Code* and is hereby granted Site Plan approval in accordance with the provisions of the *Mead Municipal Code*.

Section 3. Ministerial Action. The Town Manger and Town Clerk are authorized and directed to complete all the necessary procedures required for the platting of said property including, filing the required certified copies of the Administrative Plat and Site Plan ordinance and a map of the Administrative Plat Valley/66 Business Park, Replat D with the Weld County Clerk and Recorder.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

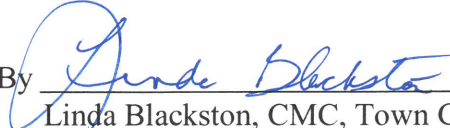
Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the Ordinance. The Board of Trustees hereby declares that it would have passed the ordinance 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 6. 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.

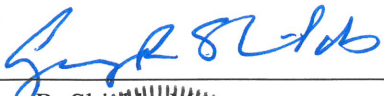
Section 7. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED THIS
13th **DAY OF** October , 2014.

ATTEST:

By 
Linda Blackston, CMC, Town Clerk

TOWN OF MEAD

By 
Gary R. Shields, Mayor

