

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 771**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ESTABLISHING
THE ZONING OF PROPERTIES WITHIN THE I-25/HIGHWAY 66 ENCLAVE
ANNEXATION, UPON THE PETITION OF THE TOWN OF MEAD FROM GC-
GENERAL COMMERCIAL, HC-HIGHWAY COMMERCIAL AND AG-
AGRICULTURAL TO GC-GENERAL COMMERCIAL, LI-LIGHT
INDUSTRIAL AND AG-AGRICULTURAL.**

WHEREAS, a request for a change in zoning designation has been filed by Dan Dean, Town Manager on behalf of the Town of Mead, PO Box 626, Mead, CO 80542, for the following described real property:

A Parcel of Land Located in a Portion of the Northwest One-Quarter of Section 26, Township 3 North, Range 68 West of the 6th PM, County of Weld, State of Colorado, as more particularly described in Exhibit A.

WHEREAS, a public hearing was held on said request on Tuesday, May 26, 2015; 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 “GC-General Commercial, HC-Highway Commercial and AG-Agricultural” in accordance with the application 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. All of Lots 1 Through 11, Pacific Circle, Outlot C, Outlot F, the North Half of Outlot G (Also Known as 1-25 Frontage Road) and a Portion of 1-25 Frontage Road, Lyons 66 Pacific Commerce Park, as depicted on the attached Zoning Map Exhibit B, are designated HC-Highway Commercial in accordance with the land use categories contained in Chapter 16, *Mead Municipal Code*.

- a.** Uses allowed by right and uses allowed by a conditional use permit in the HC-Highway Commercial zoning district, including, but not limited to:
- i. Hotels and motels;
 - ii. General offices;
 - iii. Alcohol sales, retail;
 - iv. Alcohol sales, by the drink (primary use);
 - v. Food services, catering;
 - vi. Food services, restaurant (including alcohol sales);
 - vii. Food services, restaurant with drive-through;
 - viii. Fuel sales, automotive;
 - ix. Fuel sales, heavy vehicle;
 - x. General retail sales;
 - xi. Farm implement/equipment sales and service;
 - xii. Vehicle repair;

- xiii. Car wash;
- xiv. Gasoline service station.
- xv. Veterinarian hospitals/animal care.
- xvi. Entertainment event, major indoor facilities;
- xvii. Contractor and trade shops:
- xviii. Feed store;
- xix. Rental service;
- xx. Appliance repair;
- xxi. Self service storage;
- xxii. Body shop:
- xxiii. Manufacturing and production - indoor;
- xxiv. Warehouse & freight movement;
- xxv. Wholesale business.

Section 2. All of Lots 12 Through 15, Outlot A, Outlot B, Outlot E, and the South Half of Outlot G (Also Known as 1-25 Frontage Road), as depicted on the attached Zoning Map Exhibit B, is designated GC-General Commercial in accordance with the land use categories contained in Chapter 16, *Mead Municipal Code*.

a. Uses allowed by right and uses allowed by a conditional use permit in the GC- General Commercial zoning district, including, but not limited to:

- i. Hotels and motels;
- ii. General offices;
- iii. Alcohol sales, retail;
- iv. Alcohol sales, by the drink (primary use);
- v. Food services, catering;
- vi. Food services, restaurant (including alcohol sales);
- vii. Food services, restaurant with drive-through;
- viii. Fuel sales, automotive;
- ix. Fuel sales, heavy vehicle;
- x. General retail sales;
- xi. Farm implement/equipment sales and service;
- xii. Vehicle repair;
- xiii. Car wash;
- xiv. Gasoline service station.
- xv. Veterinarian hospitals/animal care.
- xvi. Entertainment event, major indoor facilities;
- xvii. Contractor and trade shops:
- xviii. Feed store;
- xix. Rental service;
- xx. Appliance repair;
- xxi. Self service storage;
- xxii. Body shop:
- xxiii. Manufacturing and production - indoor;
- xxiv. Warehouse & freight movement;
- xxv. Wholesale business.

Section 3. Lot A, Recorded Exemption No. 1207-26-2-RE123, as depicted on the attached

Zoning Map Exhibit B, is designated GC-General Commercial in accordance with the land use categories contained in Chapter 16, *Mead Municipal Code*.

- a. Uses allowed by right and uses allowed by a conditional use permit in the GC-General Commercial zoning district, including, but not limited to:
 - i. Hotels and motels;
 - ii. General offices;
 - iii. Alcohol sales, retail;
 - iv. Alcohol sales, by the drink (primary use);
 - v. Food services, catering;
 - vi. Food services, restaurant (including alcohol sales);
 - vii. Food services, restaurant with drive-through;
 - viii. Fuel sales, automotive;
 - ix. Fuel sales, heavy vehicle;
 - x. General retail sales;
 - xi. Farm implement/equipment sales and service;
 - xii. Vehicle repair;
 - xiii. Car wash;
 - xiv. Gasoline service station.
 - xv. Veterinarian hospitals/animal care.
 - xvi. Entertainment event, major indoor facilities;
 - xvii. Contractor and trade shops:
 - xviii. Feed store;
 - xix. Rental service;
 - xx. Appliance repair;
 - xxi. Self service storage;
 - xxii. Body shop;
 - xxiii. Manufacturing and production - indoor;
 - xxiv. Warehouse & freight movement;
 - xxv. Wholesale business.

Section 4. Lot A, Recorded Exemption No. 1207-26-2-RE163 and Lot A, Recorded Exemption No. 1207-26-2-RE 687, as depicted on the attached Zoning Map Exhibit B, are designated AG - Agricultural in accordance with the land use categories contained in Chapter 16, *Mead Municipal Code*;

- a. Uses allowed by right and uses allowed by a conditional use permit in the AG - Agricultural zoning district, including, but not limited to:
 - i. Single-Family detached housing;
 - ii. Bed and breakfast lodging;
 - iii. Animal confinement;
 - iv. Dairy;
 - v. All other agricultural uses;
 - vi. Storage of “family RV vehicles.

Section 5. The official Zoning District Map entitled “*Town of Mead Zoning District Map*” as adopted by Section 16-3- 30 (5) of the *Land Use Code*, and as subsequently amended, shall be amended by the designation of the above described properties as “GC-General Commercial, HC-Highway

Commercial and AG-Agricultural”, as depicted on the zoning map attached hereto as Exhibit B.

Section 6. 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 Zoning District Map entitled “*Town of Mead Zoning District Map*” to be prepared and placed in the official records of the Town.

Section 7. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 8. 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 9. 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 10. 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 26th DAY OF May, 2015.

ATTEST:

TOWN OF MEAD

By Linda Blackston
Linda Blackston, CMC, Town Clerk

By Gary R. Shields
Gary R. Shields, Mayor



EXHIBIT A

I-25/HIGHWAY 66 ENCLAVE ANNEXATION

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., IN WELD COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL I, I-25/WCR 26 ANNEXATION, AS RECORDED AT RECEPTION NO. 3461763, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 26 BEARS S00°26'55"W;

THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID PARCEL I, N89°26'36"E A DISTANCE OF 1372.81 FEET, TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE ON THE EAST LINE OF SAID PARCEL I, S00°50'00"W A DISTANCE OF 40.00 FEET, TO A POINT ON THE BOUNDARY LINE OF SEKICH BUSINESS PARK ANNEXATION NO. 2, AS RECORDED AT RECEPTION NO. 02268960, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON SAID SEKICH BOUNDARY LINE, N89°Z6'36"E A DISTANCE OF 526.96 FEET;

THENCE CONTINUING ON SAID SEKICH BOUNDARY LINE, S00°13'53"W A DISTANCE OF 989.53 FEET, TO A POINT ON BOUNDARY LINE OF RADEMACHER ANNEXATION NO. TWO;

THENCE ON SAID RADEMACHER BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES;

1. S00°13'53"W A DISTANCE OF 289.84 FEET;
2. S89°26'49"W A DISTANCE OF 1529.05 FEET;
3. S00°27'04"W A DISTANCE OF 537.50 FEET;
4. S89°26'49"W A DISTANCE OF 325.19 FEET, TO A POINT ON THE BOUNDARY LINE OF SAID PARCEL 1;

THENCE ON SAID BOUNDARY LINE OF PARCEL 1 THE FOLLOWING EIGHT (8) COURSES;

1. N00°27'15"E A DISTANCE OF 706.02 FEET;
2. N16°01'28"E A DISTANCE OF 1005.03 FEET;
3. N85°18 '13"E A DISTANCE OF 463.75 FEET;
4. N78°36'07"E A DISTANCE OF 259.98 FEET;
5. N89°26'36"E A DISTANCE OF 270.26 FEET;
6. S55°58'25"E A DISTANCE OF 61.66 FEET;
7. N89°26'32"E A DISTANCE OF 13.75 FEET;
8. N00° 50'00"E A DISTANCE OF 100.05 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 52.053 ACRES, MORE OR LESS.

