

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 815**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE
FINAL PLAT OF THE IGLESIA DE JESUCRISTO PALABRA MIEL
SUBDIVISION.**

WHEREAS, Ritchie Brothers Properties, Inc., 9500 Glenlyon Parkway, Burnaby, BC, Canada V5J 0C6, hereinafter known as the “Developer” has submitted a Final Plat of those certain lands within the Town of Mead, Colorado, to be known as the Iglesia De JesuCristo Palabra Miel Subdivision, under the authority provided by 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. 47- R-2016 , duly adopted and approved on the 12th day of September 2016, that the proposed Final Plat of Iglesia De JesuCristo Palabra Miel Subdivision 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 Ritchie Brothers Properties, Inc., 9500 Glenlyon Parkway, Burnaby, BC, Canada V5J 0C6, identified as the “Iglesia De JesuCristo Palabra Miel Subdivision” and described in “Appendix A” attached and made a part hereof is now granted Final Plat approval in accordance with the provisions 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. The plat shall not affect the Developer’s commitments made in the Annexation Agreement and the Memorandum of Agreement for Public Improvements, except as specifically amended herein.

Section 3. The Final Plat is subject to the following conditions:

- a.** A detailed Subdivision Improvement Agreement shall accompany the Administrative Site Plans for both newly created lots. Prior to approval of the site plans, the SIA shall be signed by the applicant(s) and submitted for Town approval and execution.
- b.** The certification blocks on the Final Plat map shall be corrected as directed by staff in the final, signed mylars, as well as paper and electronic copies shall be submitted prior to recording. 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 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.

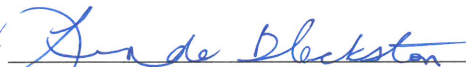
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

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 12th
DAY OF September , 2016.**

ATTEST:

TOWN OF MEAD

By 
Linda Blackston, MMC, Town Clerk

By 
Gary R. Shields, Mayor



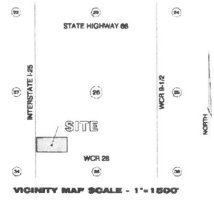
APPENDIX A

IGLESIA DE JESUCRISTO PALABRA MIEL FINAL PLAT

A MINOR SUBDIVISION OF LOT 2 OF FITCHE BROTHERS AUCTION PARK PLING NO. 1, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 88 WEST OF THE 8TH P.M., TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO.

GENERAL NOTES

- 1. This Commission was created to prepare final Surveying Plans...
2. This plan was prepared in accordance with Article 1 of the Colorado Constitution...
3. The plat was prepared in accordance with Article 1 of the Colorado Constitution...
4. The plat was prepared in accordance with Article 1 of the Colorado Constitution...



CERTIFICATE OF APPROVAL BY THE BOARD OF ENGINEERS

I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that the above described plat...
I hereby certify that this Final Map and Final Description were prepared under my personal supervision...

Signature lines for the Engineer and Date.

CERTIFICATE OF FINAL STAFF REVIEW AND APPROVAL

These plans are hereby approved for one year from the date of the final Engineer's approval...
Approved for: [Signature Line]
For: Engineer Date

CERTIFICATE OF DEDICATION

Whereas the plat of this property has been approved by the Board of Engineers...
I, the undersigned, do hereby certify that the above described plat...
I hereby certify that the above described plat...

Signature line for the Dedicator and Date.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify...
I hereby certify that this Final Map and Final Description were prepared under my personal supervision...



PROJECT CONTACTS

- Engineering: JLR Engineers Inc., 3100 West 10th Street, Suite 200, Fort Collins, Colorado 80521
Surveying: JLR Engineers Inc., 3100 West 10th Street, Suite 200, Fort Collins, Colorado 80521
Professional: Ritchie Brothers Auction, Inc., 700 North Lincoln Street, Fort Collins, Colorado 80521

UTILITY PROVISION CERTIFICATE

Recommended by Approval of UTILITY ENGINEER on the _____ day of _____ 20__
By: _____
Recommended by Approval of UTILITY ENGINEER on the _____ day of _____ 20__
By: _____

Recommended by Approval of UTILITY ENGINEER on the _____ day of _____ 20__
By: _____
Recommended by Approval of UTILITY ENGINEER on the _____ day of _____ 20__
By: _____

Vertical sidebar containing various stamps and logos including 'INTERMILL LAND SURVEYING, INC.', 'JLR Engineers Inc.', and a '30482' stamp.

