

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 823**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
ADMINISTRATIVE FINAL PLAT FOR THE GUARDIAN ANGELS CHURCH -  
REPLAT A, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Archdiocese of Denver, a Colorado Corporation Sole, as Trustee for the Benefit of Guardian Angels Catholic Parish - Mead Colorado, whose address is 1300 S. Steele Street, Denver, CO 80210, 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 - Replat A, under the authority provided by the Mead Municipal Code; and

**WHEREAS**, the Board of Trustees of the Town of Mead has found the Administrative 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. 63-R-2016 duly adopted and approved on the December 12, 2016, that the proposed Administrative Final Plat of Guardian Angels Church - Replat A 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 finds and determines that because this Ordinance concerns the immediate and ongoing administration and operation of the Town, its adoption as an emergency measure is necessary to the immediate preservation of the public health, safety and welfare, and this Ordinance shall therefore take effect immediately upon adoption as provided by law.

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

**Section 1.** **Him** That property owned by the Archdiocese of Denver, a Colorado Corporation Sole, as Trustee for the Benefit of Guardian Angels Catholic Parish - Mead Colorado, whose address is 1300 S. Steele Street, Denver, CO 80210, identified as “Guardian Angels Church - Replat A” and described in “Appendix A” attached and made a part hereof is now granted Administrative 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 Administrative 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 Subdivision Improvement Agreement (SIA), except as specifically amended herein.

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

- a. The applicant will submit a Final Improvement Plans, detailing the design of the sidewalk and other public improvements. A building permit will not be issued until the Final Improvement Plans are submitted.

- b. All public improvements will be constructed and accepted by the Town prior to the issuance of any Certificates of Occupancy.
- c. Submit All Post-Approval Documents for the Final Plat and Site Plan with the Appropriate Signatures, for the Town Staff to Record at the Weld County Clerk and Recorders Office.
- d. All necessary State and local permits are obtained, including a Town of Mead Right-of-Way permit prior to construction.

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

**Section 5. Emergency Measure.** The Board of Trustees finds and determines that because this Ordinance concerns the immediate and ongoing administration and operation of the Town, its adoption as an emergency measure is necessary to the immediate preservation of the public health, safety and welfare, and this Ordinance shall therefore take effect immediately upon adoption 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 12th DAY OF December, 2016.**

**ATTEST:**

**TOWN OF MEAD**

By Linda Blackston  
Linda Blackston, Town Clerk

By Gary R. Shields  
Gary R. Shields, Mayor



## APPENDIX A

### GUARDIAN ANGELS CHURCH - REPLAT A

#### Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, KNOWN AS SAID PARCELS A, B, C, D BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16 TO BEAR NORTH 00°51'44" WEST, A DISTANCE OF 2647.86 FEET BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 16 BEING A FOUND #6 REBAR WITH A 3 1/4" ILLEGIBLE ALUMINIUM CAP, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°51'44" EAST, A DISTANCE OF 136.00 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 89°13'47" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 3RD STREET (WELD COUNTY ROAD 7) AND THE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 00°51'44" EAST, A DISTANCE OF 654.56 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, GUARDIAN ANGELS CHURCH FILING NO. 1 RECEPTION NO. 3929449;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°59'58" WEST, A DISTANCE OF 545.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY EASEMENT AS DESCRIBED IN THE RECORDS OF WELD COUNTY, RECORDED MAY 8, 1905, IN BOOK 228 PAGE 96;

THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 20°28'33" EAST, A DISTANCE OF 625.81 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°16'46" EAST A DISTANCE OF 187.90 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY, RECORDED NOVEMBER 9, 2010 AT RECEPTION NO. 3730985;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°53'11" WEST, A DISTANCE OF 75.27 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, NORTH 89°14'11" EAST, A DISTANCE OF 20.06 FEET TO A WESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY, RECORDED MAY 3, 2015 AT RECEPTION NO. 4200315;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 00°45'49" WEST, A DISTANCE OF 64.85 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, NORTH 89°13'54" EAST, A DISTANCE OF 74.93 FEET TO A POINT OF TANGENCY;

THENCE 39.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN INCLUDED ANGLE OF 89°54'24" AND SUBTENDED BY A CHORD BEARING SOUTH 45°48'53" EAST, A DISTANCE OF 35.33 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 00°51'41" EAST, A DISTANCE OF 51.04 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THE RECORDS OF WELD COUNTY, RECORDED NOVEMBER 9, 2010 AT RECEPTION NO. 3730985, NORTH 89°13'47" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.