

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 833**

**AN ORDINANCE ESTABLISHING THE ZONING OF THE MITCHELL  
FAMILY ANNEXATION, FROM AG AGRICULTURAL IN WELD COUNTY TO  
RESIDENTIAL SINGLE FAMILY RSF-1 IN TOWN OF MEAD.**

**WHEREAS**, the Board of Trustees of the Town of Mead initiate the annexation of a parcel of land as enclave within the Town of Mead, being of the following described real property, to wit:

A portion of the northwest quarter of Section 22, Township 3 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, as more particularly described in Exhibit A.

**WHEREAS**, the above described property consists of private property entirely surrounded by the Town's boundaries; and

**WHEREAS**, the zoning (designation of land use) of land while annexation is under way is authorized by C.R.S. 31-12-115; and

**WHEREAS**, a public hearing was held on said request on Monday, January 30, 2017; 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 AG Agricultural in the Town of Mead;

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

**Section 1.** The zoning for the above described property is hereby designated AG Agricultural in the Town of Mead. All activities conducted on the site shall be in conformance with the Land Use Code for the Town of Mead as though the same were set forth in full.

**Section 2.** The official *Town of Mead Zoning District Map* as adopted by Section 16-3-30 of the *Mead Municipal Code*, and as subsequently amended, shall be amended by the designation of the above described property as Residential Single-Family RSF-1 in the Town of Mead as depicted on the zoning map attached hereto as Exhibit B.

**Section 3. 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 official *Town of Mead Zoning District Map* to be prepared and placed in the official records of the Town.

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

**Section 5. 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



subsections, sentence, clauses or phrases are declared invalid.


**Section 6. 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.

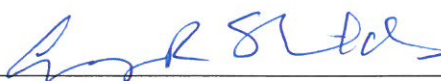
**Section 7. Certification.** The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted Code available for inspection by the public during regular business hours.

**INTRODUCED, READ, PASSED, AND ADOPTED THIS 30<sup>th</sup> DAY of January, 2017.**

**ATTEST:**

**TOWN OF MEAD**

By   
Linda Blackston, MMC, Town Clerk

By   
Gary R. Shields, Mayor



**EXHIBIT A**

**Legal Description:**

LOT A, AMENDED RECORDED EXEMPTION NO. 12D7-22-2-RE1D55, RECORDED IN THE RECORDS OF WELD COUNTY ON OCTOBER 1, 1992 AT RECEPTION NO. 2305344, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR NORTH 00°27'55" WEST, A DISTANCE OF 2652.94 FEET, BETWEEN THE WEST QUARTER CORNER OF SECTION 22, BEING A FOUND #8 REBAR WITH 3 1/4" ALUMINUM CAP IN RANGE BOX, 13N R68W S-21 S-22 1989 LS 23528" AND THE NORTHWEST CORNER OF SECTION 22, BEING A FOUND #6 REBAR WITH 3" BRASS CAP IN RANGE BOX, "3N 68W S16 S15 S21 522 L5 13446" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 22; THENCE NORTH 88°51'15" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WCR 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°27'55" WEST, A DISTANCE OF 292.60 FEET TO A POINT ON THE WEST LINE OF WCR 7 HUNTER'S RIDGE ANNEXATION, RECORDED WITH THE RECORDS OF WELD COUNTY ON FEBRUARY 17, 2009 AT RECEPTION NO. 3605613; THENCE ALONG SAID ANNEXATION THE FOLLOWING TWO (2) COURSES AND DISTANCES;

- 1) NORTH 88°51'15" EAST, A DISTANCE OF 450.03 FEET;
- 2) THENCE SOUTH 10°09'20" WEST, A DISTANCE OF 298.36 FEET TO A POINT ON THE NORTH LINE OF THE ANNEXATION MAP OF EQUINOX, RECORDED WITH THE RECORDS OF WELD COUNTY ON JANUARY 14, 2011 AT RECEPTION NO. 3744947;

THENCE ALONG SAID NORTH LINE SOUTH 88°51'15" WEST, A DISTANCE OF 395.04 FEET TO A POINT ON SAID EAST RIGHT-OF -WAY LINE OF WCR 7, SAID POINT BEING THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 123,623 SQ. FT. OR 2.84 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

EXHIBIT B

### MITCHELL FAMILY ANNEXATION-ZONING MAP

A PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3  
 NORTH, RANGE 68 WEST OF THE 6TH P.M. MERIDIAN, COLORADO  
 CHANGE IN ZONING FROM AG AGRICULTURAL IN WELD COUNTY TO  
 RESIDENTIAL SINGLE-FAMILY, RSF-1 IN TOWN OF MEAD  
 SHEET 1 OF 1

**Justification of Ordinance**

Section 1. The purpose of this ordinance is to amend the zoning map of the Town of Mead, Colorado, to change the zoning from Agricultural (AG) to Residential Single-Family (RSF-1) for the property described below.

Section 2. The property described in this ordinance is located in the Northwest Quarter of Section 22, Township 3 North, Range 68 West of the 6th P.M. Meridian, Colorado. The property is currently zoned AG and is owned by Mitchell Family.

Section 3. The change in zoning is justified because the property is suitable for residential use and the change will be in the public interest. The property is currently zoned AG, which is not appropriate for residential use. The change to RSF-1 will allow the property to be used for residential purposes, which is the most appropriate use for the property.

Section 4. The change in zoning will not have any adverse effects on the surrounding area. The property is currently zoned AG, which is not appropriate for residential use. The change to RSF-1 will allow the property to be used for residential purposes, which is the most appropriate use for the property.

Section 5. The change in zoning will be in the public interest. The property is currently zoned AG, which is not appropriate for residential use. The change to RSF-1 will allow the property to be used for residential purposes, which is the most appropriate use for the property.

Map showing the location of the property in the Northwest Quarter of Section 22, Township 3 North, Range 68 West of the 6th P.M. Meridian, Colorado.

**Findings**

1. The property described in this ordinance is suitable for residential use.

2. The change in zoning will be in the public interest.

3. The change in zoning will not have any adverse effects on the surrounding area.

4. The change in zoning will be in the public interest.

Detailed zoning map showing the property boundaries and the proposed zoning change from AG to RSF-1.

**Platting Commission Certificate**

Platting Commission Certificate

**Certificate of Approval by the Board of Trustees**

Certificate of Approval by the Board of Trustees

**Signature**

Signature

**Platting Commission Certificate**

Platting Commission Certificate

**Certificate of Approval by the Board of Trustees**

Certificate of Approval by the Board of Trustees

**Signature**

Signature