

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 848**

AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE ADMINISTRATIVE SITE PLAN FOR LOT 13, LYONS 66 PACIFIC COMMERCE PARK, AND APPROVING THE SITE PLAN AGREEMENT (SPA) FOR THE SITE PLAN.

WHEREAS, the Lyons 66 Pacific LLC, John Davis, Manager, 2055 Bluff Street, Boulder, CO 80304, hereinafter known as the “Developer” has submitted an Administrative Site Plan and Site Plan Agreement (SPA) for the Lot 13, Lyons 66 Pacific Commerce Park, under the authority provided by the *Mead Municipal Code* for the following real property, to wit:

Lot 13 and a portion of vacated Pacific Circle, Lyons 66 Pacific Commerce Park, situated in the Northwest Quarter of Section 26, Township 3 North, Range 68 West of the 6th P.M., Town of Mead, County of Weld, State of Colorado, being more particularly described as in Appendix A; and

WHEREAS, the Board of Trustees of the Town of Mead has found the Administrative Site Plan to be complete and that good and sufficient reason has been shown to be present to justify the site plan of the property; and

WHEREAS, the Board of Trustees has determined that the proposed Administrative Site Plan of the Lot 13, Lyons 66 Pacific Commerce Park 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 that the proposed Site Plan Agreement (SPA) for Lot 13, Lyons 66 Pacific Commerce Park is necessary and appropriate to provide for those public improvements serving Lot 13, Lyons 66 Pacific Commerce Park;

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

Section 1. The Administrative Site Plan for Lot 13, Lyons 66 Pacific Commerce Park, whose address is 13782 E. I-25 Frontage Road, Longmont, Colorado 80504 is hereby granted Administrative Site Plan approval in accordance with the provisions of the *Mead Municipal Code*; except as specifically amended herein.

Section 2. The Administrative Site Plan for Lot 13, Lyons 66 Pacific Commerce Park, is subject to the following conditions:

- a. Revise the certificate of ownership on the site plan (C-1) to reflect the transfer of ownership from Lyons 66 Pacific LLC to Own It Storage North LLC.
- b. Before the Certificate of Occupancy is issued for Phase I or Phase II buildings, all outstanding items in the memo dated May 25, 2017, from Ken Clifford, PE, Town Engineer, to Helen Migchelbrink, PE, Town Manager regarding Conditional Acceptance of the Phase 2 Public improvements for Lyons 66 Pacific Commerce Park must be

completed.

- c. Omit the note on sheet S-1, stating “Any installation of plumbing in the Phase 2 building/east building will require a minor amendment to be reviewed at the staff level.
- d. At the time of submittal for building permits, provide revised elevations for all sides, to show the incorporation of natural woods or wood simulating products in each of the elevations, in accordance with the development and design standards as specified in Sec. 16-2-220 (d) (1) (b) of the *Mead Municipal Code*.

Section 3. The Site Plan prepared by Flatirons, Inc., 655 Fourth Avenue, Longmont, CO 80501, and identified as Job Number 16-100.587, dated 2/01/2017, and revised as of 06/20/2017, is approved by the Town of Mead Administrative Staff and by the Mead Board of Trustees, and the same is incorporated by reference thereto in this Ordinance. The Site Plan shall not affect the Developer’s commitments made in the Site Plan Agreement (SPA), except as specifically amended herein.

Section 4. The Mayor and Town Clerk are hereby authorized and directed to affix their signatures to this ordinance, the Site Plan Map and the Site Plan Agreement and to take all others steps necessary to publish and record the same.

Section 5. Effective Date. This ordinance shall be published and become effective 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 10th DAY OF July, 2017

ATTEST:

By Mary Strutt
Mary Strutt, Town Clerk



TOWN OF MEAD

By Gary R. Shields
Gary R. Shields, Mayor

APPENDIX A
LOT 13, LYONS 66 PACIFIC COMMERCE PARK

Legal Description:

LOT 13, LYONS 66 PACIFIC COMMERCE PARK, COUNTY OF WELD, STATE OF COLORADO

AND

PARCEL C AS SHOWN ON THE RIGHT-OF-WAY VACATION MAP RECORDED MARCH 27, 2015 AT RECEPTION NUMBER 4094015, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PACIFIC CIRCLE RIGHT-OF-WAY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF MEAD, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC CIRCLE TO BEAR SOUTH 89°25'30" WEST A DISTANCE OF 128.00 FEET PER THE RECORDED PLAT OF LYONS 66 PACIFIC COMMERCE PARK WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1-25 FRONTAGE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF LOT 13, LYONS 66 PACIFIC COMMERCE PARK;

THENCE ALONG THE WESTERLY LINES OF SAID LOT 13, THE FOLLOWING SIX (6) COURSES

1. SOUTH 44°25'30" WEST A DISTANCE OF 35.36 FEET;
2. THENCE SOUTH 00°34' 30" EAST A DISTANCE OF 14.70 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. THENCE 16.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 21.00 FEET, AN INCLUDED ANGLE OF 45°35' 05" AND SUBTENDED BY A CHORD BEARING SOUTH 67°46' 58" EAST A DISTANCE OF 16.27 FEET;
4. THENCE NORTH 89°25'30" EAST A DISTANCE OF 19.00 FEET;
5. THENCE SOUTH 00°34'30" EAST A DISTANCE OF 42.00 FEET;
6. THENCE SOUTH 89°25'30" WEST A DISTANCE OF 39.00 FEET;

THENCE NORTH 00°34'30" WEST A DISTANCE OF 88.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 89°25'.30" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.