

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 850**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE
MEAD TOWNE CENTER SITE PLAN.**

WHEREAS, Wendy Meehan, 6973 Dover Way, Arvada, CO 80004, has requested an Administrative Site Plan approval for the Mead Towne Center, a mixed use development of multifamily residential and commercial property in three buildings to be constructed at 234 Main Street, Mead Colorado, for the following real property, to wit:

Three parcels of land located in Paul Mead's Subdivision, in the Southeast ¼ section of Section 9, Township 3 North, Range 68 West of the 6th P.M. being more particularly described in Exhibit A, attached hereto, and made a part hereof by this reference; and

WHEREAS, the applicant has submitted a Site Plan application and supporting material to the Town for review and administrative approval;

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

Section 1. The Administrative Site Plan for the Mead Towne Center, whose address is 234 Main Street, Mead, CO 80542, 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 Site Plan for the Mead Towne Center, as prepared by HCI Engineering, 621 South park Drive, Suite 1600, Littleton, CO 80120 and identified as Project Number HCI 15_12, 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 approval shall be subject to the following conditions:

- a. The applicant shall provide a Statement of Authority for Mead Towne Center, Norman Gauger, and Wendy Meehan.
- b. The certificates on the cover page must be corrected to provide the required signature lines.
- c. The "Autoturn Exhibit for Delivery Truck" demonstrates that a short, straight truck can back into the loading dock. A turning template should be provided to show the exiting movement as well. This issue would be resolved if the access easement to Fairbairn Avenue is obtained.
- d. An "Autoturn" template for a tractor and semi-trailer was not provided. Most bulk food delivery for restaurants and food markets is by semitrailer. As a result, some food deliveries will be received from Main Street.
- e. The "Autoturn Exhibit for the Fire Truck" punctuates the necessity of resolving the access easement to Fairbairn Avenue.

- f. The applicant shall provide final approval letters from Mountain View Fire, Little Thompson Water District, and all applicable utility companies prior to final approval from the Town of Mead.
- g. The applicant shall obtain dedication of appropriate easements across the adjacent property to the north/northeast to accommodate the following. The Site Plan will not be approved until all required easements are dedicated appropriately.
 - (1) Emergency access drive connected to Fairbairn Avenue;
 - (2) Storm sewer line connecting to the existing infrastructure in Fairbairn Avenue;
 - (3) Sanitary sewer line connecting to existing infrastructure in Fairbairn Avenue.
- h. Site Plan - Cover Page (C1.0).
 - (1) Complete the “total area” in the Certificate of Ownership Block.
 - (2) Complete the Surveyor’s name in the Surveying Certificate.
 - (3) Add the name “MEAD TOWNE CENTER” to the Staff Approval block and the Board of Trustees block.
 - (4) Add the following note to the plans: “Contractor or owner shall obtain all appropriate temporary construction easements from adjacent property owners as required, where construction limits extend beyond property lines.”
 - (5) The owner shall provide copies of all temporary construction easements prior to construction.
- i. Site Plan - (C1 .1)
 - (1) The plan so a 0.51' overhang (parapet) encroachment into the neighbor’s property to the north. Encroachment shall be removed or provide adequate agreement with adjacent property owner.
 - (2) Based on the 76 parking stalls provided, 4 shall be ADA accessible (3 reg, 1 van). Clearly label the 4 stalls to be provided. Only two are currently shown. Label the van stall. Van stall shall be 8’ wide with 8’ wide loading zone.
- j. Grading Plan - (C1 .3)
 - (1) Add the following call out to the retaining wall along the east side of the parcel: Retaining wall foundation design shall not extend beyond the property line, and a guardrail shall be required at all places where the drop is larger than 30 inches.
- k. Drainage Report.
 - (1) A final drainage report has not been provided for final review. Please provide

final signed and stamped copies of Final Drainage Report.

Section 3. The Mayor and Town Clerk are hereby authorized and directed to affix their signatures to this ordinance and the Site Plan Agreement and to take all others steps necessary to publish and record the same.

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 part, section, subsection, sentence, clause or phrase is 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, AND ADOPTED THIS 14th DAY OF August, 2017.

ATTEST:

TOWN OF MEAD

By Mary E. Strutt
Mary E. Strutt, Town Clerk

By Gary R. Shields
Gary R. Shields, Mayor



**EXHIBIT A
MEAD TOWNE CENTER**

LEGAL DESCRIPTION:

PARCEL A (234 MAIN STREET PARCEL):

ALL OF BLOCK 6, IN PAUL MEAD'S SUBDIVISION, IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., ACCORDING TO THE AMENDED STATEMENTS TO THE PLAT OF THE TOWN OF MEAD, FILED APRIL 17, 1906 UNDER RECEPTION NUMBERS 109917 AND 109918, EXCEPT THE NORTH 75 FEET THEREOF, AND EXCEPT THAT PARCEL CONVEYED IN BOOK 241 AT PAGE 27, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO.

PARCEL B:

A PORTION OF LAND LOCATED IN PAUL MEAD'S SUBDIVISION, ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., ACCORDING TO AMENDED STATEMENTS TO THE PLAT, TOWN OF MEAD, FILED 4/17/1906, UNDER RECEPTION NOS. 109917 AND 109918, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO. BEARINGS ARE BASED ON THE WEST LINE OF SAID BLOCK 6 AND ASSUMED AS BEING, NORTH, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF THAT PORTION OF LAND LOCATED AT 234 MAIN STREET, MEAD, CO, AND DESCRIBED AS PARCEL A ABOVE; THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 20°56'30" EAST, 241.05 FEET; THENCE LEAVING SAID EAST LINE, NORTH 89°50'15" EAST, 31.51 FEET TO THE EASTERLY EDGE OF AN EXISTING ACCESS ROAD; THENCE ALONG SAID EASTERLY EDGE OF ACCESS ROAD THE FOLLOWING 4 CALLS:

SOUTH 08°47'28" WEST, 47.67 FEET;

SOUTH 16°58'06" WEST, 80.29 FEET;

SOUTH 20°02'11" WEST 83.85 FEET;

SOUTH 21°02'08" WEST 85.94 FEET;

THENCE LEAVING SAID EASTERLY EDGE, NORTH 85°09'59" WEST, 48.32 FEET; THENCE NORTH 20°56'30" EAST 58.30 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF WELD,
STATE OF COLORADO.

PARCEL C:

A TRIANGULAR PIECE OF LAND SITUATED IN THE TOWN OF MEAD, WELD COUNTY, STATE OF COLORADO,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 6, TOWN OF MEAD,
THENCE SOUTH ON THE EAST LINE OF FOURTH STREET FOR A DISTANCE OF 145 FEET, THENCE NORTH 21°19' EAST 100 FEET FROM AND PARALLEL TO THE CENTER LINE OF THE GREAT WESTERN RAILWAY FOR A DISTANCE OF 155.5 FEET TO THE SOUTH LINE OF BLOCK 6, THENCE WEST ON SAID SOUTH LINE OF BLOCK 55.5 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED AS:

THAT PORTION OF LAND LOCATED IN PAUL MEAD'S SUBDIVISION, ALL LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH P.M., ACCORDING TO THE AMENDED STATEMENTS TO THE PLAT, TOWN OF MEAD, FILED 4/17/1906, UNDER RECEPTION NOS. 109917 AND 1099118, WELD COUNTY RECORDS, COUNTY OF WELD, STATE OF COLORADO. BEARINGS ARE BASED ON THE WEST LINE OF SAID BLOCK 6 AND ASSUMED AS BEING, NORTH, WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHWEST CORNER OF THAT PORTION OF LAND LOCATED AT 234 MAIN STREET, MEAD, CO (PARCEL A DESCRIBED ABOVE); THENCE ALONG THE SOUTH LINE OF SAID 234 MAIN STREET PROPERTY, NORTH 89°52'25" EAST, 55.53 FEET; THENCE SOUTH 20°55'30" WEST, 154.84 FEET TO A POINT ON THE EAST ROW LINE OF 4TH STREET; THENCE ALONG SAID EASTERLY ROW THE FOLLOWING 2 CALLS:

NORTH 00°05'06" WEST, 64.49 FEET;

NORTH 00°03'03" WEST, 80.00 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF WELD,
STATE OF COLORADO.