

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 857**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, ESTABLISHING
THE ZONING OF THE COTTONWOOD ANNEXATION, UPON THE
PETITION OF THE OWNER THEREOF TO “LI-LIGHT INDUSTRIAL.”**

WHEREAS, a request for zoning has been filed by Sekich Properties, LLC, 67990 CR 32, Platteville, CO 80651, for the designation of the permitted land use of the following described real property simultaneously with the annexation of the property to the Town, to wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, as more precisely described in Exhibit A.

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 in combination with the requested annexation of the property on Monday, January 8, 2018; 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 “LI-Light Industrial” in accordance with the petition for annexation and the Land Use Code of the Town of Mead, Colorado;

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 “LI-Light Industrial.” 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 “LI-Light Industrial,” 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

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. 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 8th DAY OF January , 2018.

ATTEST:

TOWN OF MEAD

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

By Gary R. Shields
Gary R. Shields, Mayor





EXHIBIT A

COTTONWOOD ANNEXATION NO. 1

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF NORTH 01°05'15" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ¼ " ALUMINUM CAP STAMPED LS 23520 IN A RANGE BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ½ " ALUMINUM CAP STAMPED LS 13155 IN A RANGE BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, SOUTH 89°27'59" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 10°59'43" EAST, A DISTANCE OF 302.20 FEET;
THENCE SOUTH 12°04'42" EAST, A DISTANCE OF 302.20 FEET;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 89°27'22" WEST, A DISTANCE OF 90.88 FEET TO THE POINT OF BEGINNING.

WHICH ABOVE DESCRIBED TRACT CONTAINS 17,859 SQUARE FEET (0.41 ACRES), MORE OR LESS.

COTTONWOOD ANNEXATION NO. 2

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF NORTH 01°05'15" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ¼ " ALUMINUM CAP STAMPED LS 23520 IN A RANGE BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ½ " ALUMINUM CAP STAMPED LS 13155 IN A RANGE BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, SOUTH 89°27'59" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89°27'59" WEST, A DISTANCE OF 20.00 FEET
THENCE ALONG THE WESTERLY RIGHT-OF-WAY FOR WELD COUNTY ROAD 9 ½ , NORTH 01°50'16" WEST, A DISTANCE OF 1,115.30 FEET;
THENCE NORTH 88°54'45" EAST, A DISTANCE OF 122.05 FEET;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY FOR WELD COUNTY ROAD 9 ½ , THE FOLLOWING THREE (3) COURSES:

1. SOUTH 03°08'24" WEST, A DISTANCE OF 21.93 FEET;
 2. SOUTH 01°04'56" EAST, A DISTANCE OF 664.30 FEET;
 3. SOUTH 03°48'49" EAST, A DISTANCE OF 430.96 FEET;
- THENCE NORTH 12°04'42" WEST, A DISTANCE OF 302.20 FEET;
THENCE SOUTH 10°59'43" WEST, A DISTANCE OF 302.20 FEET TO THE POINT OF BEGINNING.

WHICH ABOVE DESCRIBED TRACT CONTAINS 120,881 SQUARE FEET (2.78 ACRES), MORE OR LESS.

COTTONWOOD ANNEXATION NO. 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF NORTH 01°05'15" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ¼ " ALUMINUM



CAP STAMPED LS 23520 IN A RANGE BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ½ " ALUMINUM CAP STAMPED LS 13155 IN A RANGE BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, NORTH 89°27'22" EAST, A DISTANCE OF 90.88 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY FOR WELD COUNTY ROAD 9 ½ , NORTH 01°50'16" WEST, A DISTANCE OF 1,115.30 FEET;

THENCE NORTH 88°54'45" EAST, A DISTANCE OF 122.05 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY FOR WELD COUNTY ROAD 9 ½ , THE FOLLOWING THREE (3) COURSES:

1. NORTH 03°48'49" WEST, A DISTANCE OF 430.96 FEET;

2. NORTH 01°04'56" WEST, A DISTANCE OF 664.30 FEET;

3. NORTH 03°08'24" EAST, A DISTANCE OF 21.93 FEET;

THENCE SOUTH 40°31'27" EAST, A DISTANCE OF 54.28 FEET;

THENCE SOUTH 80°42'56" EAST, A DISTANCE OF 49.37 FEET;

THENCE NORTH 70°31'12" EAST, A DISTANCE OF 67.07 FEET;

THENCE SOUTH 71°21'38" EAST, A DISTANCE OF 94.63 FEET;

THENCE NORTH 79°41'16" EAST, A DISTANCE OF 169.82 FEET;

THENCE NORTH 82°12'16" EAST, A DISTANCE OF 107.63 FEET;

THENCE SOUTH 88°32'06" EAST, A DISTANCE OF 94.60 FEET;

THENCE SOUTH 81°23'53" EAST, A DISTANCE OF 138.56 FEET;

THENCE SOUTH 72°25'57" EAST, A DISTANCE OF 101.71 FEET;

THENCE SOUTH 88°21'12" EAST, A DISTANCE OF 142.77 FEET;

THENCE SOUTH 78°18'10" EAST, A DISTANCE OF 90.77 FEET;

THENCE SOUTH 72°11'54" EAST, A DISTANCE OF 119.46 FEET;

THENCE SOUTH 81°07'19" EAST, A DISTANCE OF 193.90 FEET;

THENCE SOUTH 88°14'03" EAST, A DISTANCE OF 275.21 FEET;

THENCE SOUTH 84°09'55" EAST, A DISTANCE OF 209.66 FEET;

THENCE SOUTH 00°32'38" EAST, A DISTANCE OF 923.58 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 89°27'22" WEST, A DISTANCE OF 1,831.21 FEET TO THE POINT OF BEGINNING.

WHICH ABOVE DESCRIBED TRACT CONTAINS 1,904,738 SQUARE FEET (43.73 ACRES), MORE OR LESS.

COTTONWOOD ANNEXATION NO. 4

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 23, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO HAVE AN ASSUMED BEARING OF NORTH 01°05'15" WEST, (THE SOUTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ¼ " ALUMINUM CAP STAMPED LS 23520 IN A RANGE BOX AND THE NORTH END OF SAID LINE BEING MARKED BY A NUMBER 6 REBAR OF UNKNOWN LENGTH WITH AN ATTACHED 3 ½ " ALUMINUM CAP STAMPED LS 13155 IN A RANGE BOX), WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, NORTH 89°27'22" EAST, A DISTANCE OF 1,922.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°32'38" WEST, A DISTANCE OF 923.58 FEET;

THENCE SOUTH 79°12'54" EAST, A DISTANCE OF 264.99 FEET;

THENCE SOUTH 74°21'36" EAST, A DISTANCE OF 112.75 FEET;

THENCE SOUTH 68°07'55" EAST, A DISTANCE OF 99.04 FEET;

THENCE SOUTH 56°59'43" EAST, A DISTANCE OF 91.21 FEET;

THENCE SOUTH 43°50'41" EAST, A DISTANCE OF 70.98 FEET;

THENCE SOUTH 26°20'16" EAST, A DISTANCE OF 28.73 FEET;

THENCE SOUTH 22°10'25" EAST, A DISTANCE OF 303.88 FEET;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, NORTH 00°47'51" WEST, A DISTANCE OF 1.18 FEET;

THENCE SOUTH 31°41'31" EAST, A DISTANCE OF 456.68 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SOUTH 88°54'09" WEST, A DISTANCE OF 234.49 FEET TO THE EAST QUARTER CORNER FOR THE AFOREMENTIONED SECTION 23;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, SOUTH 89°27'22" WEST, A DISTANCE OF 710.61 FEET TO THE POINT OF BEGINNING.

WHICH ABOVE DESCRIBED TRACT CONTAINS 610,234 SQUARE FEET (14.01 ACRES), MORE OR LESS.

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06/27/2018 09:27 AM R Fee:\$33.00
Carly Koppes, Clerk and Recorder, Weld County, CO

