

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 880**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING THE  
INITIAL ZONING OF PROPERTY KNOWN AS THE RED BARN ANNEXATION  
NOS. 1, 2, 3, AND 4 AND AMENDING THE OFFICIAL ZONING MAP OF THE  
TOWN OF MEAD**

**WHEREAS**, a petition for annexation was filed with the Town Clerk (the “Petition”) requesting the annexation of certain property commonly known as the Red Barn Annexation Nos. 1 - 4, including certain rights-of-way as more particularly described in the Petition, and which property is described with particularity in the annexation maps on file with the Town Clerk and in **Exhibit 1** attached hereto and incorporated herein by reference (the “Property”); and

**WHEREAS**, on Monday, October 8, 2018, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 879 (the “Annexation Ordinance”) approving the annexation of the Property into the Town of Mead; and

**WHEREAS**, as required by C.R.S. § 31-12-115(2), property annexed to the Town must be zoned pursuant to the Town’s zoning regulations within ninety (90) days after the effective date of the Annexation Ordinance; and

**WHEREAS**, at the same public hearing held and concluded on October 8, 2018, the Board of Trustees considered establishing the initial zoning for the Property under Sections 16-3-160 and 16-8-120(b) of the *Mead Municipal Code* (“MMC”), specifically, the Board of Trustees considered rezoning the Property from Weld County Agricultural (A) to Residential Single-Family District (RSF-4) and Residential Single-Family-Estate District (RSF-E) under the Town’s Land Use Code as specifically shown in the Zoning Map – Red Barn Subdivision attached hereto as **Exhibit 2**; and

**WHEREAS**, the Town’s Planning Commission (“Planning Commission”) considered the proposed annexation and initial zoning of the Property at a duly noticed public hearing held on Wednesday, September 19, 2018, and adopted a resolution setting forth its favorable recommendation, which resolution has been forward to the Board of Trustees; and

**WHEREAS**, public notice has been properly given of the proposed initial zoning of the Property by publication, in the *Longmont Times-Call*, a newspaper of general circulation within the Town of Mead, by posting of the Property, and notice has been given in accordance with applicable requirements of the Land Use Code; and

**WHEREAS**, a public hearing on the proposed initial zoning of the Property was held before the Board of Trustees, at which time evidence and testimony were presented to the Board of Trustees concerning the proposed initial RSF-4 and RSF-E zoning of the Property; and

**WHEREAS**, the administrative record for this case includes, but is not limited to, the Town of Mead Comprehensive Plan and all other applicable ordinances, resolutions and regulations of the Town, together with all Town of Mead policies that relate to the subject matter of the public hearing, reports, studies and all other submittals of the property owner(s), any evidence or correspondence submitted by members of the public at the public hearing, the Zoning Map – Red Barn Subdivision, the annexation map(s), and the staff files and reports of the Town’s Planning Director or planning department pertaining to this application; and

WHEREAS, pursuant to Article 23 of Title 31, C.R.S., as amended, Board of Trustees has determined that the proposed zoning of the Property, subject to the conditions set forth herein, furthers the public health, safety, convenience and general welfare of the community; conforms with the Town's Comprehensive Plan, constituting the community's three-mile plan, as amended and updated; is compatible with surrounding uses; and otherwise meets the applicable criteria set forth in the Land Use Code.

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

**Section 1. Recitals Incorporated.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the Board of Trustees.

**Section 2. Initial Zoning of Property Approved.** The Board of Trustees hereby grants and approves zoning of the Property from Weld County Agricultural (A) to Residential Single-Family District (RSF-4) and Residential Single-Family-Estate District (RSF-E) under the Town's Land Use Code, as more specifically shown in the Zoning Map – Red Barn Subdivision attached hereto as **Exhibit 2**.

**Section 3. Direction to Town Staff.** In accordance with Section 16-3-160(g) of the MMC, the Official Zoning Map of the Town of Mead shall be amended to conform to and reflect the Property's RSF-4 and RSF-E zoning. Town Staff is directed to change the zoning of the Property on the Town's Official Zoning Map and to make any technical corrections to the Official Zoning Map necessitated by the initial zoning of the Property established by this Ordinance.

**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.

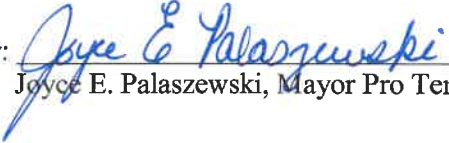
INTRODUCED, READ, PASSED, AND ADOPTED THIS 8TH DAY OF OCTOBER, 2018.

ATTEST:

By:   
Mary E. Strutt, CMC, Town Clerk



TOWN OF MEAD:

By:   
Joyce E. Palaszewski, Mayor Pro Tem

**Exhibit 1**  
**Legal Description**  
**Red Barn Annexation No. 1 through No. 4**

RED BARN ANNEXATION #1

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS LOT B, RECORDED EXEMPTION NO. 1207-24-04 RECX17-0097, RECORDED WITH THE COUNTY OF WELD ON OCTOBER 19, 2017 AT RECEPTION NO. 4345567, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24 TO BEAR NORTH 89°14'18" EAST, A DISTANCE OF 2658.30 FEET BETWEEN THE CENTER 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "GEOSURV T3N R68W C 1/4 24 1994 PLS 22097" AND THE EAST 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "PFS T3N R68W R67W S24 1/4 S19 2013 PLS 38345", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. COMMENCING AT SAID EAST 1/4 CORNER OF SECTION 24; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, SOUTH 89°14'18" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°01'26" WEST, A DISTANCE OF 588.50 FEET TO A POINT ON THE NORTH LINE OF LOT A OF SAID RECORDED EXEMPTION NO. 1207-24-04 RECX17-0097; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 89°13'12" WEST, A DISTANCE OF 218.64 FEET;
- 2) THENCE NORTH 00°01'26" EAST, A DISTANCE OF 187.50 FEET;
- 3) THENCE SOUTH 89°13'12" WEST, A DISTANCE OF 530.43 FEET; THENCE NORTH 00°45'42" WEST, A DISTANCE OF 401.20 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24; THENCE ALONG SAID SOUTH LINE, NORTH 89°14'18" EAST, A DISTANCE OF 754.57 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 7.83 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

RED BARN ANNEXATION #2

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS LOT B, RECORDED EXEMPTION NO. 1207-24-04 RECX17-0097, RECORDED WITH THE COUNTY OF WELD ON OCTOBER 19, 2017 AT RECEPTION NO. 4345567, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24 TO BEAR NORTH 89°14'18" EAST, A DISTANCE OF 2658.30 FEET BETWEEN THE CENTER 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "GEOSURV T3N R68W C 1/4 24 1994 PLS 22097" AND THE EAST 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "PFS T3N R68W R67W S24 1/4 S19 2013 PLS 38345", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. COMMENCING AT SAID EAST 1/4 CORNER OF SECTION 24; THENCE SOUTH



89°14'18" WEST, A DISTANCE OF 784.57 FEET, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24 TO THE POINT OF BEGINNING; THENCE SOUTH 00°45'42" EAST, A DISTANCE OF 401.20 FEET; THENCE SOUTH 89°13'12" WEST, A DISTANCE OF 679.04 FEET; THENCE NORTH 00°45'42" WEST, A DISTANCE OF 401.42 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24; THENCE ALONG SAID SOUTH LINE, NORTH 89°14'18" EAST, A DISTANCE OF 679.04 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 6.26 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

RED BARN ANNEXATION #3

A PORTION OF THAT PARCEL OF LAND DESCRIBED AS LOT B, RECORDED EXEMPTION NO. 1207-24-04 RECX17-0097, RECORDED WITH THE COUNTY OF WELD ON OCTOBER 19, 2017 AT RECEPTION NO. 4345567, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 68 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 24 TO BEAR NORTH 89°14'18" EAST, A DISTANCE OF 2658.30 FEET BETWEEN THE CENTER 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "GEOSURV T3N R68W C 1/4 24 1994 PLS 22097" AND THE EAST 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "PFS T3N R68W R67W S24 1/4 S19 2013 PLS 38345", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BEGINNING AT SAID CENTER 1/4 CORNER OF SECTION 24; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24, NORTH 89°14'18" EAST, A DISTANCE OF 1194.69 FEET; THENCE SOUTH 00°45'42" EAST, A DISTANCE OF 401.42 FEET; THENCE NORTH 89°13'12" EAST, A DISTANCE OF 679.04 FEET TO A POINT ON THE WESTERLY LINE OF LOT A OF SAID RECORDED EXEMPTION NO. 1207-24-04 RECX17-0097; THENCE ALONG SAID WEST LINE, SOUTH 00°01'26" WEST, A DISTANCE OF 546.32 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED WITH WELD COUNTY ON JUNE 30, 1980 AT RECEPTION NO. 01828744; THENCE ALONG SAID NORTH LINE, SOUTH 89°13'12" WEST, A DISTANCE OF 1871.46 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 24; THENCE ALONG SAID WEST LINE, NORTH 00°26'47" WEST, A DISTANCE OF 948.08 FEET TO THE POINT OF BEGINNING.

THUS DESCRIBED TRACT CONTAINS 34.52 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

RED BARN ANNEXATION #4

THAT PARCEL OF LAND DESCRIBED AS LOT D OF THE RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048, RECORDED WITH THE COUNTY OF WELD ON AUGUST 9, 2017 AT RECEPTION NO. 4325830, LOTS A AND B OF RECORDED EXEMPTION RECX16-0188, RECORDED WITH THE COUNTY OF WELD ON FEBRUARY 15, 2017 AT RECEPTION NO. 4278689, THAT PORTION OF WELD COUNTY ROAD 32 ADJACENT TO SAID RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048, EXTENDED TO THE EAST BOUNDARY LINE OF THAT PARCEL OF LAND DESCRIBED IN LAKE RIDGE ANNEXATION NO. 3 TO THE



TOWN OF MEAD, RECORDED WITH THE COUNTY OF WELD ON OCTOBER 16, 2000 AT RECEPTION NO. 2800306 AND THAT PORTION OF WELD COUNTY ROAD 13 ADJACENT TO SAID LOT D AND SAID LOTS A AND B, LOCATED IN THE NORTH HALF OF SECTION 24 AND THE SOUTH HALF OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 68 WEST, AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 24 TO BEAR NORTH 89°14'18" EAST, A DISTANCE OF 2658.30 FEET BETWEEN THE CENTER 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "GEOSURV T3N R68W C 1/4 24 1994 PLS 22097" AND THE EAST 1/4 CORNER OF SECTION 24, BEING A FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, "PFS T3N R68W R67W S24 1/4 S19 2013 PLS 38345", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BEGINNING AT SAID CENTER 1/4 CORNER OF SECTION 24; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, NORTH 00°07'04" WEST, A DISTANCE OF 2065.24 FEET TO THE SOUTHWEST CORNER OF LOT B OF SAID RECORDED EXEMPTION NO. 1207-24-01 RECX17-0048; THENCE ALONG THE SOUTH LINE OF SAID LOT B, NORTH 89°17'09" EAST, A DISTANCE OF 528.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE ALONG THE EAST LINE OF SAID LOT B, NORTH 00°06'59" WEST, A DISTANCE OF 150.01 FEET TO THE SOUTHWEST CORNER OF LOT C OF SAID RECORDED EXEMPTION; THENCE ALONG THE SOUTH LINE OF SAID LOT C, NORTH 89°17'09" EAST, A DISTANCE OF 285.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT C; THENCE ALONG THE EAST LINE OF SAID LOT C, NORTH 00°06'59" WEST, A DISTANCE OF 400.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°17'09" WEST, A DISTANCE OF 813.65 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°52'54" WEST, A DISTANCE OF 166.51 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN SAID LAKE RIDGE ANNEXATION NO. 3; THENCE ALONG SAID WEST LINE, NORTH 00°07'04" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°52'56" EAST, A DISTANCE OF 166.04 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 89°17'09" EAST, A DISTANCE OF 2695.47 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 13; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 00°01'59" WEST, A DISTANCE OF 2673.54 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED IN WELD COUNTY ROAD 13 ANNEXATION TO THE TOWN OF MEAD, RECORDED WITH THE COUNTY OF WELD ON SEPTEMBER 6, 2017 AT RECEPTION NO. 4333083; THENCE ALONG SAID NORTH LINE, NORTH 89°58'34" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID WELD COUNTY ROAD 13; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°01'59" EAST, A DISTANCE OF 308.19 FEET TO THE NORTHEAST CORNER OF LOT A OF RECORDED EXEMPTION RE-2478, RECORDED WITH THE COUNTY OF WELD ON NOVEMBER 11, 1999 AT RECEPTION NO. 2733405; THENCE ALONG SAID NORTH LINE, SOUTH 89°14'04" WEST, A DISTANCE OF 354.03 FEET TO THE NORTHWEST CORNER OF SAID LOT A; THENCE ALONG THE WEST LINE OF SAID LOT A, SOUTH 00°17'05" EAST, A DISTANCE OF 308.56 FEET TO A

POINT ON THE NORTH LINE OF LOT B, RECORDED EXEMPTION NO. 1207-24-04  
RECX17-0097, RECORDED WITH THE COUNTY OF WELD ON OCTOBER 19, 2017 AT  
RECEPTION NO. 4345567; THENCE ALONG SAID NORTH LINE, SOUTH 89°14'18" WEST, A  
DISTANCE OF 2275.98 FEET TO THE POINT OF BEGINNING.  
THUS DESCRIBED TRACT CONTAINS 153.67 ACRES MORE OR LESS, TOGETHER WITH  
AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF  
PUBLIC RECORD.



**Exhibit 2**  
**Zoning Map – Red Barn Subdivision**

