

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 894**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE SITE PLAN FOR
BUILT CONSTRUCTION (13728 I-25 FRONTAGE ROAD)**

WHEREAS, the Town of Mead (“Town”) is authorized pursuant to Title 31, Article 23, C.R.S. and Article IV of Chapter 16 of the *Mead Municipal Code* (“Code”) to regulate development; and

WHEREAS, the applicant, Built Construction, a registered tradename of Built. LLC, a Colorado limited liability company (“Applicant”), submitted to the Town a land use application for a site plan designated as the Built Construction Site Plan consisting of five (5) sheets (the “Site Plan”), for certain property generally located at 13728 I-25 Frontage Road in the Town of Mead, Colorado (the “Property”); and

WHEREAS, the Property is owned by Sagarmatha, LLC, a Colorado limited liability company (“Owner”), is legally described as:

LOT A, RECORDED EXEMPTION NO. 1207-26-1-RE687, BEING A PART
OF THE NW 1/4 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 68 WEST
OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO,

and consists of three (3) acres, more or less; and

WHEREAS, the Applicant desires to develop a new contractor’s shop on the Property, together with certain public improvements on the Property including sidewalks, street cuts, exterior lighting, signage, landscaping and fencing (the “Public Improvements”); and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the Code, Town Staff has conditionally approved the Site Plan; and

WHEREAS, Section 16-4-100(b)(9) of the Code requires that the final Site Plan be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan and has determined that the Site Plan satisfies the site plan review criteria set forth in the Code; and

WHEREAS, the administrative record for this case includes, but is not limited to, the Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff report/agenda item summary presented to the Board of Trustees, the site plan application and all other submittals of the Applicant, the Site Plan, and the recording and minutes of the Board of Trustees meeting at which the Site Plan was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan.

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

Section 1. Recitals incorporated. The foregoing recitals are incorporated herein as findings of the Board of Trustees.

Section 2. Site Plan Approval. The Site Plan is approved subject to the following conditions:

- a. The Applicant will submit all post-approval documents required by Section 16-4-100 of the Code prior to the issuance of a building permit.
- b. All Public Improvements will be constructed in accordance with applicable Town standards prior to issuance of a Certificate of Occupancy.
- c. Any expansion of an existing building, construction of any new building, or application for a permit or entitlement necessary for such expansion or construction, will be subject to applicable provisions of the *Mead Municipal Code* related to parking, access, architecture, drainage, landscaping, signage and other relevant standards.
- d. Expansion, construction or entitlement, as described in condition c. above, may necessitate a change of zone classification.

Section 3. The Mayor is hereby authorized to sign the Site Plan on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan.

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 ordinance available for inspection by the public during regular business hours.


INTRODUCED, READ, PASSED, AND ADOPTED THIS 10TH DAY OF JUNE, 2019.

ATTEST:

By: 
Mary E. Strutt, CMC, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor

New Facility for:

Site Plan

13728 I-25 Frontage Road
 Mead, CO 80504

Kenney Lee
architecture group, inc.

Loveland • Colorado
 (970) 663-0548

Colorado

© 2017 Kenney Lee architecture group, inc.

TOWN SIGNATURE BLOCKS

Certificate of Ownership:
 Know all men by these presents that _____ of the County of _____ State of Colorado, do hereby certify that the above described parcel of land is the same as that shown on the plat of _____ recorded in the public records of the County of _____ State of Colorado, and that the same is subject to all covenants and restrictions of record thereon.
 Executed this _____ day of _____, 20____.

Owner:
 State of Colorado _____
 County of _____
 My commission expires _____

Certificate of Ownership:
 Know all men by these presents that _____ of the County of _____ State of Colorado, do hereby certify that the above described parcel of land is the same as that shown on the plat of _____ recorded in the public records of the County of _____ State of Colorado, and that the same is subject to all covenants and restrictions of record thereon.
 Executed this _____ day of _____, 20____.

Loan holder:
 State of Colorado _____
 County of _____
 My commission expires _____

Notary Public:

 My commission expires _____

Notary Public:

 My commission expires _____

VICINITY MAP



PROJECT NARRATIVE

The proposed development is for a new contractor's shop. The property is currently zoned Agricultural and a contractor's shop is permitted. The site plan shows the building footprint, parking, and site access. The contractor's shop is a 10,000 sq. ft. building with a 2000 sq. ft. addition. The site plan shows the building footprint, parking, and site access. The contractor's shop is a 10,000 sq. ft. building with a 2000 sq. ft. addition. The site plan shows the building footprint, parking, and site access.

CONSULTANTS

- ARCHITECT: KENNEY LEE ARCHITECTURE GROUP, INC. 1209 EAST FOURTH STREET LOVELAND, COLORADO 80531 (970) 663-0548
- OWNER: BUILT CONSTRUCTION 13728 EAST I-25 FRONTAGE ROAD MEAD, COLORADO 80504 (970) 663-0548
- CIVIL ENGINEER: BUILT CONSTRUCTION 13728 EAST I-25 FRONTAGE ROAD MEAD, COLORADO 80504 (970) 663-0548
- ENGINEERING: BUILT CONSTRUCTION 13728 EAST I-25 FRONTAGE ROAD MEAD, COLORADO 80504 (970) 663-0548
- SURVEYOR: KING SURVEYORS 9550 EAST GARDEN DRIVE LOVELAND, COLORADO 80504 (970) 686-5011

SHEET INDEX

- A1.0 ARCHITECTURAL COVER SHEET
- A2.0 SITE PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR RENDERINGS



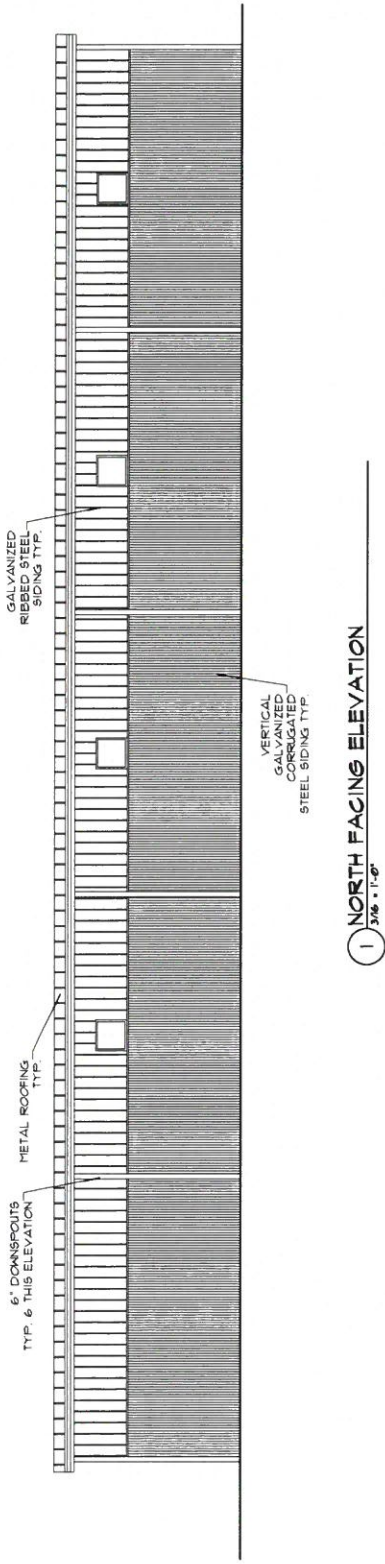
CODE COMPLIANCE

- 2010 INTERNATIONAL BUILDING CODE (IBC)
- 2010 INTERNATIONAL MECHANICAL CODE (IMC)
- 2010 INTERNATIONAL PLUMBING CODE (IPC)
- 2010 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2010 HEAD AMENDMENTS TO THE ICC CODES
- ACCREDITED REQUIREMENTS SHALL BE IN ACCORDANCE WITH:
 - STATE LAW C.R.S. § 10-1-1005
 - IBC / ANSI A117.1-2009

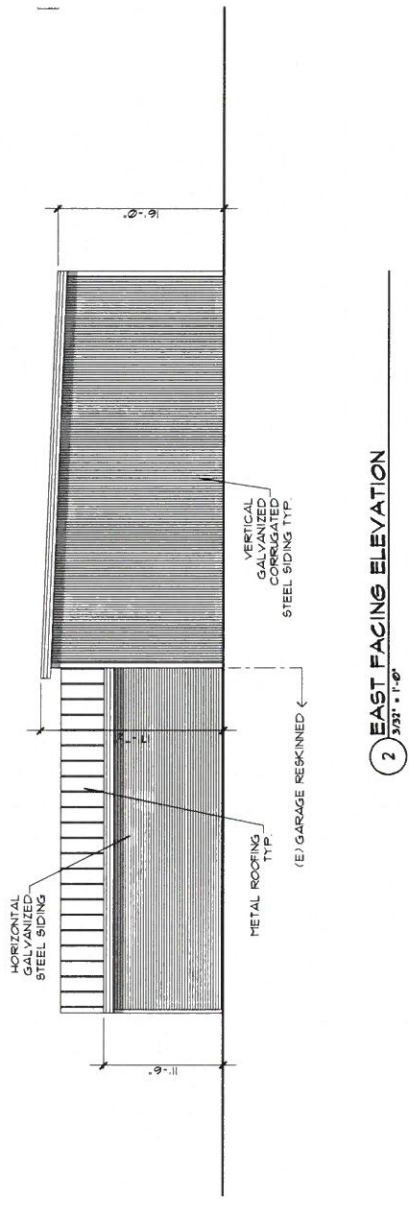
sheet
A.1.0

PLANNING HISTORY
 REVISIONS FOR SITE PLAN REVISIONS
 REVISIONS FOR PERMIT
 CITY COMMENTS

Kenney & Lee architects group, inc.
 17728 I-225 Frontage Road COLORADO (970) 663-0548
BUILT CONSTRUCTION
 New Facility for
EXTERIOR ELEVATIONS
 DATA 3/17/2019
 DRAWN MCL / PZM
 CHECKED
 DATE 08/14/2019
 SHEET A9.2



1 NORTH FACING ELEVATION
 3/16" = 1'-0"



2 EAST FACING ELEVATION
 3/32" = 1'-0"

