



**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 896**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING  
THE INITIAL ZONING OF PROPERTY KNOWN AS THE RATERINK  
ANNEXATION 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 Raterink Annexation, 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, June 10, 2019, following the conclusion of a duly noticed public hearing, the Board of Trustees of the Town of Mead adopted Ordinance No. 895 (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 June 10, 2019, 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 Light Industrial (LI) under the Town’s Land Use Code as specifically shown in the Zoning Map – Raterink Mixed-Use 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, May 15, 2019, 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 Light Industrial (LI) 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 – Raterink Mixed-Use 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 Light Industrial (LI) under the Town's Land Use Code, as more specifically shown in the Zoning Map – Raterink Mixed-Use 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 LI 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.

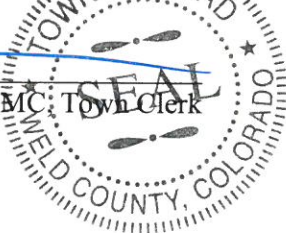
**Section 6. Repealer.** All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

**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.

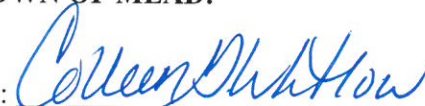
**INTRODUCED, READ, PASSED, AND ADOPTED THIS 10TH DAY OF JUNE, 2019.**

ATTEST:

By:   
Mary E. Strutt, CMC, Town Clerk



TOWN OF MEAD:

By:   
Colleen G. Whitlow, Mayor

**Exhibit 1  
Legal Description  
Raterink Annexation**

TWO PARCELS OF LAND AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 15, 2006, AT RECEPTION NO. 3396398, LOCATED IN SECTION 11, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11 TO BEAR N00°36'06"W, A DISTANCE OF 2638.70 FEET BETWEEN A FOUND 7/8" REBAR WITH 2" ALUMINUM CAP "2002 LS 29425 T3N R68W S10 S11" AT THE WEST 1/4 CORNER OF SECTION 11 AND A FOUND 3 1/4" ALUMINUM CAP PARTIALLY LEGIBLE "FREESE ENGR 1996 LS 4392" AT THE NORTHWEST CORNER OF SECTION 11, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11;  
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11 NORTH 00°36'06" WEST, 587.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILWAY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°52'15" EAST, A DISTANCE OF 93.09 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 3396398, AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 74°52'15" EAST, A DISTANCE OF 2648.50 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINES OF SAID PARCEL OF LAND THE FOLLOWING TEN (10) COURSES:

- 1) SOUTH 00°33'29" EAST, A DISTANCE OF 1788.98 FEET;
- 2) THENCE NORTH 89°25'20" EAST, A DISTANCE OF 672.89 FEET;
- 3) THENCE SOUTH 00°21'26" EAST, A DISTANCE OF 794.32 FEET;
- 4) THENCE SOUTH 89°04'12" WEST, A DISTANCE OF 299.72 FEET;
- 5) THENCE SOUTH 89°49'42" WEST, A DISTANCE OF 82.79 FEET;
- 6) THENCE SOUTH 00°02'56" EAST, A DISTANCE OF 510.70 FEET;
- 7) THENCE NORTH 89°56'25" WEST, A DISTANCE OF 100.85 FEET;
- 8) THENCE SOUTH 55°20'11" WEST, A DISTANCE OF 472.42 FEET;
- 9) THENCE SOUTH 00°06'42" EAST, A DISTANCE OF 44.79 FEET;
- 10) THENCE SOUTH 37°08'42" EAST, A DISTANCE OF 201.09 FEET TO A POINT ON THE NORTHERLY LINE OF THE GEORGE RATERINK ANNEXATION AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON SPETEMBER 4, 1985, AT RECEPTION NO. 02023519, SAID NORTHERLY LINE ALSO BEING THE NORTHERLY LINE OF

LOT 12, RATERINK SUBDIVISION AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON MAY 9, 1986, AT RECEPTION NO. 02053088.

THENCE ALONG THE NORTHERLY LINES OF SAID GEORGE RATERINK ANNEXATION AND RATERINK SUBDIVISION, AND ALONG THE NORTHERLY LINES OF RATERINK SUBDIVISION REPLAT "A" AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 21, 1994, THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 82°18'46" WEST, A DISTANCE OF 395.39 FEET;
- 2) THENCE NORTH 58°34'53" WEST, A DISTANCE OF 428.86 FEET;
- 3) THENCE NORTH 48°02'02" WEST, A DISTANCE OF 1095.95 FEET;
- 4) THENCE NORTH 44°53'35" WEST, A DISTANCE OF 1083.15 FEET;
- 5) THENCE NORTH 23°34'29" WEST, A DISTANCE OF 367.48 FEET;
- 6) THENCE SOUTH 89°35'07" WEST, A DISTANCE OF 49.98 FEET TO A POINT ON THE EASTERLY LINE OF THE WILFRIED SCHULZ ANNEXATION TO THE TOWN OF MEAD AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON APRIL 5, 1988, AT RECEPTION NO. 02136726.

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 00°36'06" WEST, A DISTANCE OF 28.94 FEET;
- 2) THENCE NORTH 02°30'49" EAST, A DISTANCE OF 283.89 FEET;
- 3) THENCE NORTH 02°32'49" EAST, A DISTANCE OF 449.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THUS-DESCRIBED TRACT CONTAINS 6,967,619 SQ. FT. OR 159.95 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Total acreage (approximate): 159.95 acres, as more particularly shown in the annexation map on file with the Town Clerk. To the extent of any discrepancy between the legal description set forth above and the legal description set forth in the annexation map, the map shall control.



**Exhibit 2**  
**Zoning Map – Raterink Mixed-Use Subdivision**





