

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 902**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
CONDITIONALLY APPROVING THE LYONS 66 PACIFIC
COMMERCE PARK, LOT 1A SITE PLAN**

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 applicants, Own It Storage North, LLC, a Colorado limited company, and Lyons 66 Pacific, LLC, a Colorado limited liability company (together, the “Applicant”), submitted to the Town a land use application for a site plan designated as the Lot 1A, Lyons 66 Pacific Commerce Park Site Plan consisting of twenty-four (24) sheets (the “Site Plan”), for certain property generally located southeast of the intersection of County Road 66 and Interstate Highway 25, abutting East I-25 Frontage Road in the Town of Mead, County of Weld, State of Colorado (the “Property”); and

WHEREAS, the Applicant is the record owner of the property; and

WHEREAS, the Property is legally described as:

LOT 1A, LYONS 66 PACIFIC COMMERCE PARK, TOWN OF MEAD,
COUNTY OF WELD, STATE OF COLORADO,

and consists of approximately 177,310 square feet (4.07 acres), more or less; and

WHEREAS, the Applicant desires to develop three new buildings on the Property, comprising 46,800 square feet, together with certain public improvements on the Property including but not limited to sidewalks, street cuts, exterior lighting, landscaping, ADA ramps, bicycle improvements and drainage improvements (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 Town Staff’s conditional approval of 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 and Owner, 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. The Applicant shall resolve and correct any technical issues as directed by Town Staff and Little Thompson Water District prior to signature of Town officials on the Site Plan.

c. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Site Plan application.

d. All Public Improvements will be constructed in accordance with applicable Town standards prior to issuance of a Certificate of Occupancy.

e. The Applicant shall execute the Town's standard form of site plan agreement ("SPA") in a form approved by the Town Attorney to assure the construction of the Public Improvements.

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. The Town Manager is hereby authorized to sign the SPA on behalf of the Town and the Town Clerk is hereby authorized to attest the signature of the Town Manager on the SPA, following review and approval of the SPA by the Town Attorney.

Section 5. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 6. 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 7. 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 8. 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 8TH DAY OF JULY, 2019.

ATTEST:

By: 
Mary E. Strutt, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor