

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 973**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE GOPHER GULCH RV
PARK ADMINISTRATIVE PLAT**

WHEREAS, the Town of Mead is authorized to regulate the subdivision of land pursuant to Title 31, Article 23, C.R.S. and the Town of Mead Land Use Code, such Land Use Code being Chapter 16 of the Mead Municipal Code (“MMC”) to regulate the subdivision of land; and

WHEREAS, GGRV, LLC, a Colorado limited liability company (the “Applicant”) has submitted to the Town an application for an administrative plat designated as the GOPHER GULCH RV PARK ADMINISTRATIVE PLAT (“Administrative Plat”) for certain property generally located northeast of the intersection between State Highway 66 and Weld County Road 5 in the Town of Mead, Colorado, and legally described in Exhibit 1, attached hereto and incorporated herein (the “Property”); and

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

WHEREAS, Section 16-4-110 of the MMC authorizes administrative staff review and approval of the Administrative Plat, subject to confirmation by the Board of Trustees through the adoption of an ordinance approving the Administrative Plat; and

WHEREAS, the Applicant is proposing the Administrative Plat in order to combine two (2) existing parcels into one (1) lot; and

WHEREAS, the administrative record for this matter includes, but is not limited to, the Town of Mead Land Use Code, the Town of Mead Comprehensive Plan, all other applicable ordinances, resolutions and regulations, the staff files and reports of the Planning Director and Town Engineer related to the Administrative Plat, any and all submittals by the Applicant and members of the public, and the tape recordings and minutes of the Board of Trustees meeting at which the Administrative Plat was considered; and

WHEREAS, the Applicant has agreed to all conditions of approval as stated in this ordinance; and

WHEREAS, the Board of Trustees has determined that the Administrative Plat meets all applicable requirements of the Town of Mead Land Use Code and MMC and that the review criteria set forth in Section 16-4-110(3)(f) of the MMC have been satisfied; and

WHEREAS, the Board of Trustees has further determined that approval of the Administrative Plat will advance the public health, safety, convenience and general welfare of the residents of the Town, subject to the conditions of approval as hereinafter set forth.

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

Section 1. The Administrative Plat designated as the GOPHER GULCH RV PARK ADMINISTRATIVE PLAT, be approved subject to the following conditions of approval:

- a. Prior to and as a condition of recordation of the Administrative Plat, the Applicant shall resolve/correct any minor technical issues as directed by Town Staff; and
- b. The Applicant shall pay all fees and costs incurred by the Town and its consultants, including without limitation legal fees and costs, for review and processing of the Administrative Plat application within forty-five (45) days of receiving an invoice from the Town. If the fees and costs are not paid within forty-five (45) days of receiving an invoice, the Town may withhold issuance of building permits or further approvals until the invoices have been paid.
- c. The Applicant shall pay recording fees and other costs billed by the Town, as authorized by Section 16-4-110(3)(h)(1) of the MMC.

Section 2. Subject to review and approval of the Administrative Plat mylar by the Town Staff, and satisfaction of the conditions set forth in a. through c. in Section 1 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Administrative Plat mylar and cause the same to be recorded in the real property records of Weld County, Colorado.

Section 3. Effective Date. This ordinance shall be published and become effective as provided by law.

Section 4. Certification. The Town Clerk shall certify to the passage of this ordinance and make not less than one copy of the adopted ordinance available for inspection by the public during regular business hours.

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.

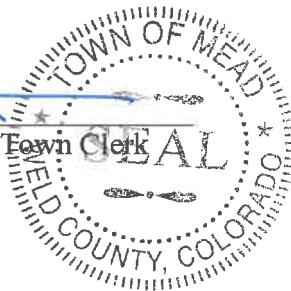
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinances or resolutions, nor revive any ordinances or resolutions thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 25TH DAY OF OCTOBER, 2021.

ATTEST:

By:

Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD

By:

Colleen G. Whitlow, Mayor

EXHIBIT 1

PROPERTY LEGAL DESCRIPTION (GOPHER GULCH RV PARK ADMINISTRATIVE PLAT)

A PORTION OF LOT B, RECORDED EXEMPTION NO. 1207-21-3-AMRE-2787, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073852, AND SUBDIVISION EXEMPTION NO. SE-960, AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON JUNE 17, 2003, AT RECEPTION NO. 3073851, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 21, 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 SOUTHWEST 1/4 OF SECTION 21 TO BEAR NORTH 00°18'27" WEST, A DISTANCE OF 2652.10 FEET BETWEEN A FOUND 1" PIPE WITH 2" BRASS CAP "S.E. SEC. 20 T3N R68W 6TH P.M. 1995 A. MICHAEL HASCALL LS 23500" IN CONCRETE MONUMENT BOX AT THE SOUTHWEST CORNER OF SECTION 21 AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP "MICHAEL HASCALL T3S R68W 1/4 S20 S21 1994 PLS 23500" IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 21, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21;
THENCE ALONG SAID WEST LINE, NORTH 00°18'27" WEST, A DISTANCE OF 199.35 FEET;
THENCE DEPARTING SAID WEST LINE, NORTH 89°41'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 5, AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°18'27" WEST, A DISTANCE OF 1488.10 FEET;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 45°47'38" EAST, A DISTANCE OF 341.17 FEET;
THENCE SOUTH 43°50'09" EAST, A DISTANCE OF 936.98 FEET;
THENCE NORTH 89°05'03" EAST, A DISTANCE OF 1291.46 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT B;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 19°26'38" WEST, A DISTANCE OF 589.21 FEET;
 2. THENCE SOUTH 00°15'23" EAST, A DISTANCE OF 118.66 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 66;
- THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 89°04'24" WEST, A DISTANCE OF 1658.62 FEET TO A SOUTHWESTERLY CORNER OF SAID SUBDIVISION EXEMPTION NO. SE-960;
THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID SUBDIVISION EXEMPTION NO. SE-960, THE FOLLOWING TWO (2) COURSES:
1. NORTH 00°27'18" WEST, A DISTANCE OF 111.67 FEET;
 2. THENCE SOUTH 89°00'40" WEST, A DISTANCE OF 321.96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Thus-described property contains 1,766,526 sq. ft. or 40.55 acres, more or less, together with and subject to all easements and rights-of-way existing and/or of public record. In case of any conflict between this Exhibit 1 and the final Gopher Gulch RV Park Administrative Plat on file with the Town Clerk, the version on file with the Town Clerk shall control.