

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 993**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO, APPROVING
WITH CONDITIONS AMENDMENT NO. 1 TO THE RATERINK MIXED-
USE SUBDIVISION FINAL PLAT**

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

WHEREAS, Flatirons, Inc., a Colorado corporation (“Applicant”), submitted to the Town an application for Amendment No. 1 to the Raterink Mixed-Use Subdivision Final Plat (“Administrative Plat”) for property generally located north of WCR 34 and east of I-25 and more particularly described as follows:

Lot 1, Block 1, Raterink Mixed-Use Subdivision Final Plat, Town of Mead, State of Colorado (the “Property”); and

WHEREAS, the Applicant is the authorized representative of the Property owner, SP-FXF Mead, LLC; 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 to correct a drafting error relating to easements on the Property as shown on the subdivision plat designated as the Raterink Mixed-Use Subdivision Final Plat, recorded with the Weld County Clerk and Recorder at Rec. No. 4542531; 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 AMENDMENT NO. 1 TO THE RATERINK MIXED-USE SUBDIVISION FINAL PLAT is 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; and
- 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.

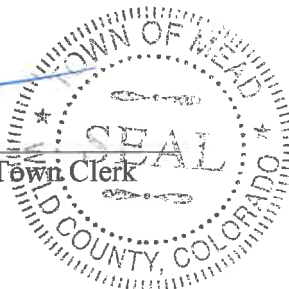
Section 6. Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such ordinances or resolutions, nor revive any ordinances or resolutions thereby.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 11TH DAY OF APRIL, 2022.

ATTEST:

By: _____

Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD

By: _____

Colleen G. Whitlow, Mayor