

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1010**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,  
APPROVING WITH CONDITIONS THE MEAD CROSSINGS,  
AMENDMENT NO. 1 REPLAT**

**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**, Quiktrip Corporation, an Oklahoma limited liability company (the “Owner”) has submitted to the Town an application for an administrative replat designated as the MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT (“Replat”) for certain property generally located south of CO-66 and west of I-25, within the Mead Crossings subdivision, in the Town of Mead, Colorado, as more particularly described in EXHIBIT 1 attached to this Ordinance and incorporated by this reference (the “Property”); and

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

**WHEREAS**, the Owner is proposing the Replat in order to combine five (5) existing lots into one (1) lot, vacate certain access and utility easements, and dedicate additional rights-of-way to the Town; and

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

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

**WHEREAS**, the Board of Trustees has determined that the Replat meets all applicable requirements of the applicable provisions of the MMC and that the review criteria set forth in Section 16-4-110 of the MMC have been satisfied; and

**WHEREAS**, the Board of Trustees has further determined that approval of the Replat 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. Recitals.** The recitals contained above are incorporated herein by reference and

are adopted as findings and determinations of the Board of Trustees

**Section 2.** The administrative replat designated as the MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT, is approved subject to the following conditions of approval:

- a. The Owner shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Replat; and
- b. The Owner shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Replat application, including recording fees; and
- c. The Owner shall execute the ROW conveyance deed conveying additional right-of-way to the Town along the western portion of Foster Ridge Drive in a form approved by the Town Attorney and Town Engineer (the "ROW Conveyance Deed") and deliver the executed original to the Town Clerk for recording. The ROW Conveyance Deed shall be recorded in the Weld County real property records prior to recordation of the Replat; and

**Section 3.** Following the satisfaction of the conditions set forth in Section 2. of this Ordinance, the Mayor is authorized to sign the Replat on behalf of the Town, and the Town Clerk may attest the signature of the Mayor on the Replat. The Mayor, Mayor Pro Tem or Town Manager shall be authorized to execute the acceptance signature block on the ROW Conveyance Deed on behalf of the Town.

**Section 4.** Subject to review and approval of the Replat mylar by the Town Staff, and satisfaction of the conditions set forth in a. through c. in Section 2 above, the Mayor and other Town officials, as applicable, are hereby authorized to sign the Replat mylar and cause the same to be recorded in the real property records of Weld County, Colorado.

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

**Section 6. 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.

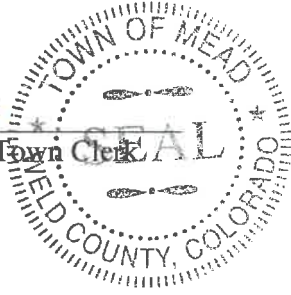
**Section 7. Severability.** If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the 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 8. 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 26TH DAY OF SEPTEMBER, 2022.**

**ATTEST:**

By:   
Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD**

By:   
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

**PROPERTY LEGAL DESCRIPTION  
(MEAD CROSSINGS, AMENDMENT NO. 1 REPLAT)**

LOTS 10A, 10B, 10C, 10D AND 9A, MEAD CROSSINGS, per the Plat Recorded September 25, 2002 at Reception No. 2990354, EXCEPT those portions thereof taken as fee title by the Department of Transportation, State of Colorado by Rule and Order recorded December 1, 2008 at Reception No. 3592394 and as modified by Modified Rule and Order recorded August 6, 2009 at Reception No.3640951, County of Weld, State of Colorado.