

**TOWN OF MEAD, COLORADO  
ORDINANCE NO. 1039**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,  
APPROVING WITH CONDITIONS THE MEAD CROSSINGS  
AMENDMENT 2 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**, CLUB CAR WASH MEAD, LLC, a Delaware limited liability company (the “Applicant”) has submitted to the Town an application for an administrative replat designated as the MEAD CROSSINGS AMENDMENT 2 (“Replat”) for certain property generally located south of State Highway 66 and west of Interstate 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**, the Applicant is the contract purchaser of the Property and authorized representative of QUIKTRIP CORPORATION, an Oklahoma corporation, the fee owner of 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 Applicant is proposing the Replat in order to reconfigure two (2) existing horizontal lots in the Mead Crossing subdivision into two (2) vertical lots, 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 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, Applicant, 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 Applicant 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.** 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 2, is approved subject to the following conditions of approval:

- a. The Owner/Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Replat; and
- b. The Applicant shall pay all fees and cost incurred by the Town and its consultants in reviewing and processing the Replat application, including recording fees.

**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.

**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 b. 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 12TH DAY OF JUNE, 2023.**

**ATTEST:**

By:   
Mary E. Strutt, MMC, Town Clerk



**TOWN OF MEAD:**

By:   
Colleen G. Whitlow, Mayor

**EXHIBIT 1**

**PROPERTY LEGAL DESCRIPTION  
(MEAD CROSSINGS AMENDMENT 2 REPLAT)**

LOTS 1A AND 1B, MEAD CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 25, 2002 AT RECEPTION NO. 2990354 AND AFFIDAVIT OF CORRECTION RECORDED OCTOBER 28, 2002 AT RECEPTION NO. 2999703; 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.