

**TOWN OF MEAD, COLORADO
ORDINANCE NO. 1044**

**AN ORDINANCE OF THE TOWN OF MEAD, COLORADO,
APPROVING WITH CONDITIONS THE LIGHTHOUSE STORAGE SITE PLAN
AMENDMENT "B"**

WHEREAS, the Town of Mead is authorized to regulate the use and development of land within its jurisdiction, pursuant to Title 31, Article 23, C.R.S., Title 29, Article 20, C.R.S. and the Town's Land Use Code, codified in Chapter 16 of the *Mead Municipal Code* (the "MMC"); and

WHEREAS, Tom Ames on behalf of with TCA Builders LLC, a Colorado limited liability company (the "Owner" or "Applicant"), has submitted to the Town a land use application for a site plan amendment designated as the LIGHTHOUSE STORAGE SITE PLAN AMENDMENT "B", attached hereto and incorporated as EXHIBIT 1 of this Ordinance (the "Site Plan Amendment"); and

WHEREAS, the Site Plan Amendment application concerns certain property generally located on the NW corner of Fairburn Avenue and First Street, as more particularly described in the Site Plan Amendment (the "Property"); and

WHEREAS, the Property is legally described as LOT 1, PRARIE HILLS SUBDIVISION FILING NO. 1, PER THE AMENDED PLAT RECORDED WITH THE WELD COUNTY CLERK AND RECORDER ON SEPTEMBER 17, 2015, AT RECEPTION NO. 4142967, and consists of approximately 14.197 acres, more or less; and

WHEREAS, the Applicant desires to construct two buildings on the Property for the purpose of subdividing and selling as garage condos as shown with specificity on the Site Plan Amendment; and

WHEREAS, in accordance with Section 16-4-100(d)(2) of the MMC, Town staff has reviewed the Site Plan Amendment as a new site plan application: and

WHEREAS, in accordance with Section 16-4-100(b)(8) of the MMC, Town staff has conditionally approved the Site Plan Amendment; and

WHEREAS, Section 16-4-100(b)(9) of the MMC requires that the Site Plan Amendment be presented to the Board of Trustees for its adoption by ordinance; and

WHEREAS, the Town Board of Trustees has reviewed the Site Plan Amendment and the staff report/agenda item summary presented to the Board of Trustees regarding same, and has determined that the Site Plan Amendment satisfies the site plan review criteria set forth in Section 16-4-100(c) of the MMC; and

WHEREAS, the administrative record for this case includes, but is not limited to, the MMC, 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 Amendment application and all other submittals of the Owner and Applicant, the Site Plan Amendment, and the recording and minutes of the Board of Trustees meeting at which the Site Plan Amendment was considered; and

WHEREAS, the Town Board of Trustees desires to conditionally approve the Site Plan

Amendment.

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 Amendment Approval. The Site Plan Amendment is approved subject to the following conditions:

a. The Owner/Applicant will submit all post-approval documents required by Section 16-4-100 of the MMC prior to the issuance of a building permit; and

b. The Owner/Applicant shall resolve and correct any technical issues as directed by Town Staff prior to signature of Town officials on the Site Plan Amendment; and

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

Section 3. The Mayor is hereby authorized to sign the Site Plan Amendment on behalf of the Town, and the Town Clerk is hereby authorized to attest the signature of the Mayor on the Site Plan Amendment.

Section 4. Effective Date. This ordinance shall be published and become effective as provided by law.

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 ordinance nor revive any ordinance thereby.

Section 7. 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.

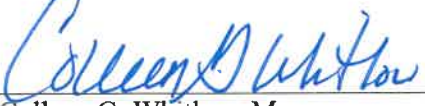
INTRODUCED, READ, PASSED, AND ADOPTED THIS 31ST DAY OF JULY 2023.

ATTEST:

By: 
Mary E. Strutt, MMC, Town Clerk



TOWN OF MEAD:

By: 
Colleen G. Whitlow, Mayor