

**TOWN OF FREDERICK, COLORADO  
ORDINANCE NO. 1217**

**AN ORDINANCE AMENDING** THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK FOR A PORTION OF PROPERTY CURRENTLY ZONED A(AGRICULTURAL) TO THE ZONING DISTRICT OF I(INDUSTRIAL) FOR THE FOLLOWING REAL PROPERTY

**WHEREAS**, a request for an amendment to be Official Zoning Map of the Town of Frederick has been filed by Sleepy Investments, LLC for the designation of zoning for the following described real property; to wit:

Proposed Lots 2, 3 and 4 of the Johnson Farms/Spindle Hill Energy Minor Subdivision Plat Amendment No. 1.

**WHEREAS**, the zoning (designation of land use) of land is governed by the *Frederick Land Use Code*; and

**WHEREAS**, a public hearing was held on said request on January 26, 2016; and

**WHEREAS**, by Resolution No. 16-R-9 The Board of Trustees has made certain findings favorable to the requested Official Zoning Map amendment; and

**WHEREAS**, it is the opinion of the Board of Trustees that it is desirable and necessary that the designated land use for the described real property be “I”(Industrial) for uses in accordance with Section 4.7 of the *Frederick Land Use Code*

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, WELD COUNTY, COLORADO; THAT;**

**Section 1.** The land use for the above described property is hereby designated “I” (Industrial) for all uses. All activities conducted on the site shall be in conformance with the *Frederick Land Use Code*, as though the same were set forth in full.

**Section 2.** The official Zoning District Map entitled “Zoning District Map, Town of Frederick” as adopted by Section 3.2 of the *Frederick land use Code*, and as subsequently amended, shall be amended by the designation of the above described property as “I”(Industrial) upon the recordation of the Johnson Farms/Spindle Hill Energy Minor Subdivision Plat Amendment No. 1 for Lots 2, 3 and 4.

**Section 3.** The Town shall provide for an amendment to the existing Official Zoning Map as provided by Section 3.3 of the *Frederick Land Use Code*.

**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 Town Board 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 parts, sections, subsections, sentence, clauses or phrases be declared invalid.

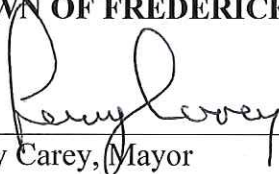
**Section 6. Repealer.** All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof, in conflict with this ordinance are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, no revive any ordinance, resolution or motion thereby.

**INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED 26<sup>TH</sup> day of January 2016.**

**ATTEST:**

By   
Meghan C. Martinez, Town Clerk

**TOWN OF FREDERICK**

By   
Tony Carey, Mayor