

**TOWN OF FREDERICK, COLORADO
ORDINANCE NO. 1218**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF FREDERICK FOR MEADOWLARK BUSINESS PARK LOT 4 AND OUTLOT 2, UPON THE PETITION OF THE OWNER THEREOF FROM “I”(INDUSTRIAL) TO “C-C”(COMMUNITY COMMERCIAL) FOR A KIDNEY DIALYSIS CLINIC.

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

Meadowlark Business Park Lot 4 and Outlot 2

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. 116R10 The Board of Trustees has made certain findings favorable to be 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 “C-C”(Community Commercial) 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 “C-C” (Community Commercial) 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 3.3 of the *Frederick Land Use Code*, and as subsequently amended, shall be amended by the designation of the above described property as “C-C” (Community Commercial).

Section 3. The Town shall provide for an amendment to the existing Official Zoning Map as provided by Section 4.7 of the *Frederick Land Use Code*.

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

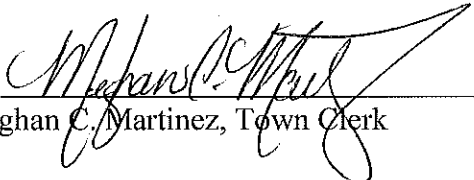
Section 5. Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Town Board hereby declares that it would have passed the ordinance 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.

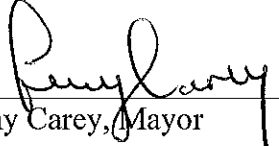
Section 6. Repealer. All ordinances or resolutions and motions of the Board of Trustees of the Town of Frederick or parts thereof, in conflict with this ordinance are to the extent of such conflict hereby superseded and repealed, provided that such repealer shall not repeal the repealer clauses of such ordinance, resolution or motion, no revive any ordinance, resolution or motion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

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED 26TH DAY OF JANUARY 2016.

ATTEST:

TOWN OF FREDERICK

By 
Meghan C. Martinez, Town Clerk

By 
Tony Carey, Mayor