

ORDINANCE NO. 306

AN ORDINANCE TO AMEND ORDINANCE NO. 256,
AS AMENDED, OF THE TOWN OF BERTHOUD, BY
CHANGING AN AREA FROM RESIDENCE ZONE TO
COMMERCIAL ZONE.

WHEREAS, the Town of Berthoud Board of Adjustment met on September 8, 1964, at 7:30 P.M. and held a public hearing in the Berthoud Town Hall on the petition to amend a map and zoning ordinance for the Town of Berthoud, Colorado; and

WHEREAS, notice of the hearing has been legally published according to law; and

WHEREAS, the Town of Berthoud Board of Adjustment voted unanimously to approve the petition to amend; therefore,

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Sec. 1. That Section 2 of Ordinance No. 256, as amended, of the Town of Berthoud, be and is hereby further amended, by changing the following area of said town from residential zone to commercial zone:

The Yates Addition to the Town of Berthoud, Colorado, being a tract of land situate in the NW $\frac{1}{4}$ of Section 23, and the SW $\frac{1}{4}$ of Section 14, all in Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado, which, considering the North line of said NW $\frac{1}{4}$ as bearing N. 88°30' W. and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears N. 88°30' W. 388.00'; thence N. 00°20' W. 34.30'; thence N. 88°30' W. 40.00'; thence N. 00°20' W. 34.30' to the Southerly line of Bell's Addition to the Town of Berthoud, as shown on the amended plat of said addition; thence N. 88°30' W. 225.73'; thence S. 00°07' W. 145.29'; thence S. 88°30' E. 200.00'; thence S. 00°07' W. 88.95'; thence S. 88°30' E. 67.57' to a point on the westerly line of Eighth Street, as shown on the plat of the Rocky Mountain Addition to the Town of Berthoud; thence N. 00°20' W. 200.00' to the point of beginning;

Also, a parcel of land beginning at the Northwest corner of Lot 2, The Yates Addition to the Town of Berthoud, Colorado, thence North 88°30' West 20 feet; thence South 0°07' West 71.02 feet; thence South 88°30' East 20 feet, which point is the Southwest corner of said Lot 2, thence North 0°07' East 71.02 feet to the point of beginning.

Sec. 2. It be necessary that the zoning be changed on the above described area to conform with many years of past use and to correct an oversight in the original zoning of this area, in the opinion of the Board of Trustees an emergency exists and this ordinance is necessary for the immediate preservation of the public peace, health and safety, therefore this ordinance shall be in full force and effect upon the expiration of five (5) days from and after its passage and publication.

Adopted and approved this 8th day of September, 1964.

H. E. Warming
Mayor

ATTEST:

Viola Bowman
Town Clerk