

RCPTN # 97067077 10/10/97 14:46:00 # PAGES - 3 FEE - \$16.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$0.00

ORDINANCE NO. 771

AN ORDINANCE REZONING THREE PARCELS OF PROPERTY LOCATED IN HILLSDALE FOURTH SUNDIVISION OF THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

Section 1.

WHEREAS, the applicant has submitted an application for rezoning and paid the attendant fee and the owner of the property has requested the Town of Berthoud to rezone the property.

Section 2.

WHEREAS, pursuant to the Planning Ordinances of the Town of Berthoud, the Board of Trustees determines that the hereinafter described area of the Town requires rezoning.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO:

Section 3.

The following described properties, being a portion of the Town of Berthoud, Larimer County, Colorado, are rezoned as follows:

No. 1 - From R2-UD to R1.

A parcel of land being Outlot A and a portion of Outlot C, Hillsdale Fourth Sundivision to the Town of Berthoud, Larimer County, Colorado according to the plat on file in the office of the Clerk and Recorder of said County situated in the Southwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Beginning at the Northwest Corner of said Outlot A; thence along the West and Southerly lines of said Outlot A the following three courses and distances: South $00^{\circ} 10' 48''$ West 415.52 feet; thence South $89^{\circ} 49' 12''$ East 450.68 feet; thence South $75^{\circ} 24' 36''$ East 49.77 feet; thence departing said Southerly line South $61^{\circ} 00' 00''$ East 218.74 feet; thence North $90^{\circ} 00' 00''$ East 227.00 feet; thence North $00^{\circ} 00' 00''$ West 100.00 feet to a point on the South right-of-way line of Kansas Avenue; thence along said South right-of-way line South $90^{\circ} 00' 00''$ West 100.00 feet to a point on the East line of said Outlot A; thence along the Easterly and Northerly lines of said Outlot A

the following five courses and distances: North 00° 00'00" West 104.01 feet; thence North 61° 00'00" West 582.11 feet; thence North 89° 49'12" West 66.90 feet; thence North 00°10'48" East 48.34 feet; thence North 89° 49'12" West 239.99 feet to the POINT OF BEGINNING. The above described parcel contains 6.367 acres, more or less.

No. 2 - From R2-UD to R2

A parcel of land being a portion of Outlot C, Hillsdale Fourth Sundivision to the Town of Berthoud, Larimer County, Colorado according to the plat on file in the office of the Clerk and Recorder of said County situated in the Southwest Quarter of Section 23, Township 4 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Beginning at the Southeast Corner of said Outlot C; thence along the Southerly, Westerly, and Northerly lines of said Outlot C the following four courses and distances: North 90° 00'00" West 957.50 feet; thence North 00°10'48" East 538.87 feet; thence South 89° 49'12" East 90.68 feet; thence South 75° 24'36" East 49.77 feet; thence departing said Northerly line South 61° 00'00" East 218.74 feet; thence North 90° 00'00" East 227.00 feet; thence North 00°00'00" West 100.00 feet to a point on the South right-of-way line of Kansas Avenue; thence along said South right-of-way line North 90° 00'00" East 399.00 feet to a point on the Easterly line of said Outlot C; thence along said Easterly line South 00° 08'19" West 520.00 feet to the POINT OF BEGINNING. The above described parcel contains 10.753 acres more or less.

No. 3 - From R2-UD to R2

Outlot B of Hillsdale Fourth Sundivision which contains 4.458 acres more or less.

Section 4. Effective Date:

The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force thirty (30) days after publication.

At its meeting August 12, 1997, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 26th day of August, 1997. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 26th day of August, 1997.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Richard Strachan
Richard Strachan - Mayor

Published: 8-28-97