

ORDINANCE NO. 741

AN ORDINANCE REZONING 12.547 ACRES OF THE FICKEL FARM THIRD ANNEXATION FROM AG TO P.U.D. BY THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

Section 1.

WHEREAS, the applicant has submitted his application for rezoning and paid the attendant fee and the owner of the property has requested the Town of Berthoud to rezone his 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 COUNTY, COLORADO:

Section 3.

The following described property, being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from AG to P.U.D.

A parcel of land located in the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows:

Beginning at the Northwest Corner of said Section 24 and considering the West line of the Northwest Quarter of said Section 24 as bearing South $01^{\circ} 00'27''$ East and with all bearings contained herein relative thereto; thence along said West line South $01^{\circ} 00'27''$ East 400.00 feet to the TRUE POINT OF BEGINNING:

Thence North $88^{\circ} 59'33''$ East 302.00 feet; thence North $01^{\circ}00'27''$ West 60.00 feet to the beginning of a tangent curve concave to the North having a central angle of $12^{\circ}57'16''$ and a Radius of 570.00 feet, the long chord of which bears North $82^{\circ}30'55''$ East a distance of 128.60 feet; thence easterly along the arc of said curve 128.88 feet to a point on a curve concave to the South having a central angle of

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5° 17' 28" and a Radius of 731.63 feet, the long chord of which bears North 78° 41' 01" East a distance of 67.54 feet; thence easterly along the arc of said curve 67.56 feet; thence departing said curve South 08° 40' 15" East 345.96 feet to the beginning of a curve concave to the West having a central angle of 07° 39' 48" and a Radius of 631.00 feet, the long chord of which bears South 04° 50' 21" East a distance of 84.33 feet; thence southerly along the arc of said curve 84.40 feet; thence South 01° 00' 27" East 371.14 feet; thence North 88° 59' 33" East 168.38 feet; thence South 01° 00' 27" East 204.73 feet to a point on the South line of the North Half of the Northwest Quarter of said Section 24; thence along said South line South 88° 35' 18" West 716.40 feet to a point on the West line of the Northwest Quarter of said Section 24; thence along said West line North 01° 00' 27" West 921.34 feet to the TRUE POINT OF BEGINNING. The above described parcel contains 12.547 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 February 13, 1996, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 19th day of March, 1996. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 19th day of March, 1996.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Richard Strachan
Richard Strachan - Mayor

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