

ORDINANCE NO. 896

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHERREAS, 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 and Zoning 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 properties described on Exhibits "A", "B" and "C", being a portion of the Town of Berthoud, Larimer County, Colorado, are rezoned from T-Transitional to PUD-Planned Unit Development.

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 30 days after publication.

At its meeting June 12, 2001, a public hearing was set by the Board of Trustees of the Town of Berthoud for its special meeting held on the 19th day of June, 2001. This Ordinance was read, passed and ordered published by the Board of Trustees at its special meeting this 19th day of June, 2001.

ATTEST:

TOWN OF BERTHOUD:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

Milan Karspeck
Milan Karspeck - Mayor

Published: 6-21-01

✓ TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

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Exhibit A

PARSONS 1ST ANNEXATION Legal Description

A tract of land in the Southwest Quarter of Section 13, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Considering the westerly line of the Southwest Quarter of Section 13 as bearing an assumed N 00°01'54" E, and with all bearing contained herein being relative thereto:

From the West Quarter corner of Section 13; THENCE S 00°01'54" W, along the westerly line of the Southwest Quarter, 332.00 feet to the POINT OF BEGINNING; THENCE S 78°25'53" E, 830.00 feet; THENCE S 78°29'41" W, 830.00 feet to a point on the westerly line of the Southwest Quarter; THENCE N 00°01'54" E, along said line, 332.00 feet to the POINT OF BEGINNING. Said tract containing 3.099 acres, more or less.

EXHIBIT B

**PARSONS 2ND ANNEXATION
Legal Description**

A tract of land in the Southwest Quarter of Section 13, Township 4 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Considering the westerly line of the Southwest Quarter of Section 13 as bearing an assumed N 00°01'54" E, and with all bearing contained herein being relative thereto:

From the West Quarter corner of Section 13; THENCE S 00°01'54" W, along the westerly line of the Southwest Quarter, 332.00 feet to the POINT OF BEGINNING; THENCE S 89°51'51" E, 1329.63 feet; THENCE N 00°01'03" E, 165.29 feet; THENCE N 89°50'01" W, 1329.59 feet to a point on the westerly line of the Southwest Quarter; THENCE N 83°04'40" E, 1339.39 feet to a point on the northerly line of the Southwest Quarter; THENCE S 89°48'10" E, along said line, 449.55 feet to a point on the westerly line of that certain parcel described in Book 839 at Page 159; THENCE along the westerly and southwesterly line of said parcel the following five courses and distances: 1) S 38°13'14" E, 388.37 feet; 2) S 75°00'00" E, 300.00 feet; 3) S 00°00'00" E, 270.00 feet; 4) S 89°57'22" E, 190.08 feet; 5) S 00°00'00" E, 8.22 feet to a point on the southerly line of the North Half North Half Southwest Quarter; THENCE N 89°55'32" W, along said line, 2499.59 feet to a point on the westerly line of the Southwest Quarter of said Section and the southwest corner of Parsons First Addition; THENCE along the easterly lines of said Addition the following two courses and distances: 1) N 78°29'41" E, 830.00 feet; 2) N 78°25'53" W, 830.00 feet to the POINT OF BEGINNING. Said tract containing 21.300 acres, more or less.

EXHIBIT C

**PARSONS 3RD ANNEXATION
Legal Description**

A tract of land in the Southwest Quarter of Section 13, Township 4 North, Range 69 West of the 8th Principal Meridian, Larimer County, Colorado, being more particularly described as follows:

Considering the westerly line of the Southwest Quarter of Section 13 as bearing an assumed N 00°01'54" E, and with all bearing contained herein being relative thereto:

BEGINNING at the West Quarter corner of Section 13; THENCE S 00°01'54" W, along the westerly line of the Southwest Quarter, 168.00 feet to a point on the westerly line of Parsons Second Addition; THENCE N. 83°04'40" E, along said line, 1339.39 feet to a point on the northerly line of the Southwest Quarter of said Section; THENCE N. 89°48'10" W, along said line, 1329.54 feet to the POINT OF BEGINNING. Said tract containing 2.533 acres, more or less.