

ORDINANCE NO. 903

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, 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 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", and "B", 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 September 25, 2001, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 9th day of October, 2001. This Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 9th day of October, 2001.

ATTEST:

TOWN OF BERTHOUD:

Mary K. Cowdin
Mary K. Cowdin – Town Clerk

Milan Karspeck
Milan Karspeck – Mayor

Published: 10-11-01

RECEPTION #: 20070021521, 03/23/2007 at
09:05:53 AM,
1 OF 3, R \$16.00
Scott Doyle, Larimer County, CO

✓ TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

EXHIBIT A

Those portions of Sections 15 and 22, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado, described as follows:

Considering the East line of the Southwest Quarter of Section 15 as bearing North 00°28'14" West and with all bearings contained herein relative thereto.

Commencing at the South Quarter Corner of said Section 15; thence South 34°24'14" East, a distance of 35.83 feet to the Southwest Corner of MATTHEW'S FARM SECOND ANNEXATION, to the Town of Berthoud, said point also being TPOB; thence along the East line of the 40.00 foot County Road as described in Deed recorded in Book 512 at Page 451, records of said County North 00°28'14" West, a distance of 3342.65 feet to the Easterly prolongation of the North line of the South Half of the South Half of the Northwest Quarter of said Section 15; thence along said prolongation and North line South 89°00'55" West, a distance of 500.00 feet; thence South 00°28'14" East, a distance of 1984.01 feet to the South line of the North Half of the Southwest Quarter of Section 15; thence along said South line North 88°50'09" East, a distance of 460.00 feet to the West line of said 40.00 foot County Road; thence along said West line South 00°28'14" East, a distance of 1360.29 feet to the South R.O.W. line of Highway 287; thence along said South R.O.W. line North 88°43'48" East, a distance of 40.00 feet to the TPOB. Containing 24.012 ACRES, more or less.

EXHIBIT B

Those portions of Sections 15 & 16, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado, described as follows:

Considering the East line of the Southwest Quarter of Section 15 as bearing North 00°28'14" West, and with all bearings contained herein relative thereto.

Commencing at the South Quarter Corner of said Section 15, thence along said east line of the Southwest Quarter North 00°23'14" West, a distance of 1330.25 feet to the South line of the North Half of the Southwest Quarter of said Section 15; thence along said South line South 88°50'09" West, a distance of 480.00 feet to the TPOB; thence continuing along said South line and it's Westerly prolongation South 88°50'09" West, a distance of 2193.48 feet to the West R.O.W line of County Road 19; thence along said West R.O.W. line North 00°24'46" West, a distance of 940.84 feet; thence North 88°57'13" East, a distance of 475.98 feet; thence North 01°03'28" West, a distance of 846.14 feet; thence South 89°12'50" West, a distance of 466.39 feet to said West R.O.W. line of County Road 19; thence along said R.O.W. line North 00°24'26" West, a distance of 201.75 feet to the Westerly prolongation of the North line of the South half of the South half of the Northwest Quarter of said Section 15; thence along said prolongation and North line North 89°00'55" East, a distance of 2191.32 feet to a line that is parallel with and 480.00 feet West of said East line of the Southwest Quarter of Section 15; thence along said parallel line South 00°28'14" East, a distance of 1984.01 feet to the TPOB. Containing 90.860 acres, more or less.