

ORDINANCE NO. 1134

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AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE BYERS ANNEXATION 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 property described on Exhibit "A" attached hereto and incorporated herein by reference and depicted on Exhibit "B" attached hereto and known as the Byers Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to C-2 - General Commercial.

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.

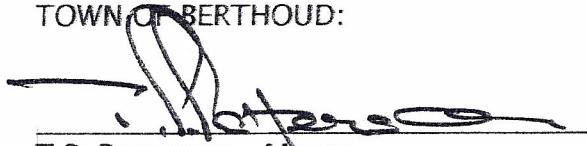
At its meeting on June 28, 2011, a public hearing was held by the Board of Trustees of the Town of Berthoud. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 28th day of June, 2011.

EXHIBIT "A"
BYERS LEGAL DESCRIPTION

Beginning at the Northeast corner of the NW ¼ of said Section 24, thence along the Northerly Line of said Section S. 89°33'30" West 111.00 feet to the True Point of Beginning, thence continuing along said Northerly line South 89°33'30" West 216.50 feet to the Westerly line of the land described in deed recorded January 16, 1935 in Book 555, Page 203, Larimer County records: thence along said Westerly line South 0°02'00" East 160.00 feet to a 2 inch pipe with concrete plug and Brass Seal inscribed R.L.S., 4845; thence parallel with the Northerly line of said Section North 89°33'30" East 216.50 feet to a 2 inch iron pipe with concrete plug and brass seal inscriber R.L.S. 4845; thence North 0°02'00" West 160.00 feet to the True Point of Beginning; being a portion of the NW1/4 of said Section 24, Township 4 North, Range 69 West of the 6th P.M., EXCEPT PORTION CONVEYED IN Book 1182, Page 506, County of Larimer, State of Colorado.

EXHIBIT "B"
BYERS ZONING MAP

TOWN OF BERTHOUD:


T.P. Patterson - Mayor

ATTEST:


Mary K. Cowdin - Town Clerk

Approved as to form:


R.B. Fickel, Attorney

Published: July 7, 2011