

ORDINANCE NO. 1110

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE WOLF 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 known as the Wolf Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to C-2 - 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 April 14, 2009, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 26<sup>th</sup> day of May, 2009. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 26th day of May, 2009.

ATTEST:

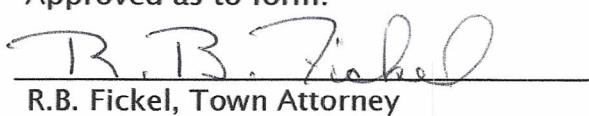
  
Mary K. Cowdin - Town Clerk

Published: 6-4-09

TOWN OF BERTHOUD:

  
T.P. Patterson - Mayor

Approved as to form:

  
R.B. Fickel, Town Attorney

RECEPTION#: 20090065127, 09/22/2009 at  
10:10:49 AM,  
1 OF 2, R \$11.00 TD Pgs: 0  
Scott Doyle, Larimer County, CO

✓ Town of Berthoud  
PO Box 1229  
Berthoud CO 80513

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## EXHIBIT "A"

That portion of the Southwest Quarter of Section 13, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Being Lot I, Nordhougen M.L.D. No. 0 I-S 1877, Larimer County, Colorado and a portion of the Southwest Quarter of Section 13, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows;

Considering the West line of the Southwest Quarter of said Section 13 as bearing South 00°00'43" West and with all bearings contained herein relative thereto;

Beginning at the Northwest corner of the Southwest Quarter of said Section 13; thence along the West line of the Southwest Quarter of said Section 13 South 00°00'43" West 820.11 feet to a point on the Westerly prolongation of the North line of said Lot I, Nordhougen M.L.D. and the TRUE POINT OF BEGINNING; thence continuing along said West line of the Southwest Quarter of said Section 13 South 00°00'43" West 170.00 feet to a point on the Westerly prolongation of the South line of said Lot I, Nordhougen M.L.D.; said point also being a point on the Westerly prolongation of the North line of Peakview Meadows Subdivision to the Town of Berthoud, County of Larimer, State of Colorado; thence departing said West line of the Southwest Quarter of said Section 13 and along said Westerly prolongation of the South line of said Lot I, Nordhougen M.L.D. and along said Westerly prolongation of the North line of said Peakview Meadows Subdivision and along the North line of said Peakview Meadows Subdivision South 89°3'17" East 619.35 feet to the Southeast corner of said Lot I, Nordhougen M.L.D.; thence departing said North line of said Peakview Meadows Subdivision and along the East line of said Lot I, Nordhougen M.L.D. North 00°00'43" East 170.00 to the Northeast corner of said Lot I, Nordhougen M.L.D.; thence along the North line of said Lot I, Nordhougen M.L.D. and along the Westerly prolongation of the North line of said Lot I, Nordhougen M.L.D. North 89°31'17" West 619.35 feet to a point on the West line of the Southwest Quarter of said Section 13 and the TRUE POINT OF BEGINNING.

The above described parcel contains 2.4 17 acres, more or less, and is subject to any existing easements and/or rights of way of record.