

ORDINANCE NO. 1337 (2024)

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD
TO REZONE A PORTION OF HERON LAKES 17TH FILING TO RESIDENTIAL R-2
AND AGRICULTURE DISTRICTS**

WHEREAS, the property under consideration is known as the Heron Lakes Subdivision, 17th Filing and was first zoned in March, 2008; and

WHEREAS, the applicant has finalized lot lines for the 17th Filing of Heron Lakes and determined the original zoning lines needed to be adjusted;

WHEREAS, the Planning Commission considered the request to rezone the property at their public hearing on April 11, 2024 and moved to forward their approval of the request to the Town Board of Trustees; and

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on April 11, 2024, before the Berthoud Planning Commission and a public hearing was conducted on April 23, 2024, before the Board of Trustees as required by law; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is commonly known as the Heron Lakes 17th Filing development as described in Exhibit A, shall be rezoned.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.


Section 3. Publication: The Town Clerk shall certify to the passage of this Ordinance and cause its contents to be published and shall cause the appropriate change to be made to the official Berthoud Zoning District Map.

Section 4. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

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INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN
FULL on this 23rd day of April 2024.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

By: 
Christian Samora, Town Clerk

EXHIBIT A: LEGAL DESCRIPTION

TRACTS OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO. A PORTION OF HERON LAKES 17TH FILING.