

**ORDINANCE NO. 1345**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD  
TO REZONE THE FICKEL FARM 5<sup>TH</sup> FILING PROPERTY PREVIOUSLY ZONED  
TO PLANNED UNIT DEVELOPMENT TO URBAN RESIDENTIAL DISTRICT.**

WHEREAS, the property under consideration is known as the “Fickel Farm 5<sup>th</sup> Filing” development and was zoned to Planned Unit Development by Ordinances 747 in 1996 by the Town of Berthoud; and

WHEREAS, the applicant has reviewed the 2021 Comprehensive Plan and seeks to incorporate the Town’s new zoning classifications and conform to the land development vision outlined in the 2021 Comprehensive Plan at the request of staff; and

WHEREAS, the Planning Commission considered the request to rezone the property at their public hearing on October 24, 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 October 24, 2024, before the Berthoud Planning Commission and a public hearing was conducted on November 12, 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 “Fickel Farm 5<sup>th</sup> Filing” development as described in Exhibit A, shall be rezoned from Planned Unit Development to Urban Residential (UR) as illustrated in Exhibit B.

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.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL on this 12th day of November 2024.

TOWN OF BERTHOUD

By

William Karspeck

William Karspeck, Mayor

ATTEST:

By:

Christian Samora

Christian Samora, Town Clerk



**EXHIBIT A: LEGAL DESCRIPTION**

Tract 1, Fickel Farm PUD Fourth Filing, Town of Berthoud, County of Larimer, State of Colorado.

Tract 2, Fickel Farm PUD Fourth Filing, Town of Berthoud, County of Larimer, State of Colorado.

## EXHIBIT B: CHANGE OF ZONE MAP



VICINITY MAP:

SCALE 1" = 1000'

1ST STREET

2ND STREET

3RD STREET

4TH STREET

5TH STREET

6TH STREET

7TH STREET

8TH STREET

9TH STREET

10TH STREET

11TH STREET

12TH STREET

13TH STREET

14TH STREET

15TH STREET

16TH STREET

17TH STREET

18TH STREET

19TH STREET

20TH STREET

21ST STREET

22ND STREET

23RD STREET

24TH STREET

25TH STREET

26TH STREET

27TH STREET

28TH STREET

29TH STREET

30TH STREET

31ST STREET

32ND STREET

33RD STREET

34TH STREET

35TH STREET

36TH STREET

37TH STREET

38TH STREET

39TH STREET

40TH STREET

41ST STREET

42ND STREET

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