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ORDINANCE NO. 570

OF THE TOWN OF BERTHOUD, COLORADO, REPLATTING LOTS 10 AND 11 AND OUTLOT A OF BERTHOUD HEIGHTS, ALL OF BEIN FIFTH ANNEXATION, AND A PORTION OF BEIN SIXTH ANNEXATION TO THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

WHEREAS, the Planning Commission and the Board of Trustees (the "Board") of the Town of Berthoud, Colorado (the "Town") have reviewed a plat of a parcel of land containing Lots 10 and 11 and Outlot A of Berthoud Heights, all of Bein Fifth Annexation, and a portion of Bein Sixth Annexation to the Town; and

WHEREAS, the Planning Commission and the Board have resolved to their satisfaction the issues surrounding development of said parcel.

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

1. Replat. The Board hereby replats the following described parcel of property:

Lots 10 and 11 and Outlot A of Berthoud Heights, all of Bein Fifth Annexation, and a portion of Bein Sixth Annexation to the Town of Berthoud, Larimer County, Colorado.

Said parcel is hereby replatted as Block 1 (consisting of 1.12 + acres), Block 2 (consisting of 0.38 + acres), Block 3 (consisting of 2.98 + acres), Block 4 (consisting of 4.71 + acres), Block 5 (consisting of 2.26 + acres), Lot 1 (consisting of 0.25 + acres), and Lot 2 (consisting of 0.49 + acres) of the Bein Fifth Addition; and Outlot A (consisting of 2.03 + acres), Outlot B (consisting of 0.93 + acres), Outlot C (consisting of 2.44 + acres) and Outlot D (consisting of 0.25 + acres) of the Bein Fifth Addition.

The replat shall be recorded in the office of the Larimer County Clerk and Recorder and the same is incorporated herein by reference.

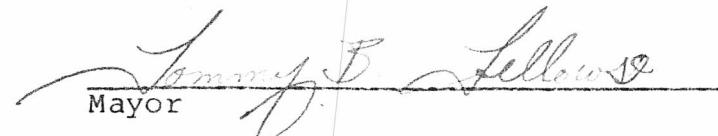
2. Zoning. Blocks 1 and 2 of the Bein Fifth Addition shall be zoned C-2; Blocks 3, 4 and 5 of the Bein Fifth Addition shall be zoned R-3; Lots 1 and 2 of the Bein Fifth Addition shall be zoned R-1; and Outlots A, B, C and D of the Bein Fifth Addition shall be zoned A-R.

3. Dedication. The Town hereby accepts dedication to the public of all streets, alley and utility easements as located and scribed on said replat.

4. Declaration of Emergency. Because the replat is necessary to facilitate the prompt creation of the Bein Special Improvement District No. 1985-1 so that the construction of District Improvements can be completed within a single construction season, it is hereby declared that an emergency exists, that this ordinance is necessary to the immediate preservation of the public health and safety, and that it shall be in full force and effect upon adoption and compliance with C.R.S. §31-16-104.

ADOPTED AND APPROVED THIS 19TH DAY OF MARCH, 1985.

TOWN OF BERTHOUD:


Tommy D. Lellow
Mayor

ATTEST:


Charles L. Patterson
Town Clerk