

RCPTN # 98018008 03/10/98 11:03:00 # PAGES - 2 FEE - \$11.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 775

AN ORDINANCE REZONING THE CANYON MECHANICAL ANNEXATION FROM "T" TO "C-2" BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, COLORADO.

Section 1.

WHEREAS, the applicant has submitted the 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 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 following described property, being a portion of the Town of Berthoud, located in Larimer County, Colorado, is rezoned from T-Transitional District to C-2-General Commercial District:

A parcel of land located in the Northwest Quarter of Section 12, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado as described in deed recorded at Reception No. 92008932 in the records of the Clerk and Recorder of said Larimer County and being more particularly described as follows:

Beginning at the West Quarter Corner of said Section 12 and considering the West line of the Northwest Quarter of said Section 12 as bearing North 00°02'13" East and with all bearings contained herein relative thereto; thence along said West line North 00°02'13" East a distance of 959.45 feet to the Northwest corner of said parcel, said corner being the TRUE POINT OF BEGINNING; thence along the perimeter of said parcel of land by the following courses and distances; North 81°32'13" East 100.00 feet; North 48°52'13" East, 67.65 feet; South 79°12'47" East, 304.09 feet; South 15°27'47" East, 20.00 feet; South 14°12'13" West, 90.00 feet; South 38°02'13" West, 90.00 feet; South 49°02'13" West, 80.00 feet; South 62°02'13" West, 40.00 feet; South 87°02'13" West, 100.00 feet; North 76°42'47" West, 100.00 feet; North 89°57'47" West, 173.66 feet to a point on the West line of the Northwest Quarter of said Section 12; thence along said West line

1
Town of Berthoud
PO Box 1229

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North 00°02'13" East, 185.00 feet; to the TRUE POINT OF BEGINNING.

The above described parcel contains 2.854 acres, more or less.

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 thirty (30) days after publication.

At its meeting August 26, 1997 a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 9th day of September, 1997. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 9th day of September, 1997.

TOWN OF BERTHOUD:


Richard Strachan
Mayor

ATTEST:


Mary K. Cowdin - Town Clerk

Published: 9-11-97