

RCPTN # 2000007626 02/03/2000 14:40:00 # PAGES - 2 FEE - \$10.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 842

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED IN LARIMER COUNTY, COLORADO, HERETOFORE ZONED T-TRANSITIONAL BY THE TOWN OF BERTHOUD, COLORADO.

Section 1.

WHEREAS, the applicant of the Kwik Korner Annexation 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 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 land described on Exhibit "A" attached hereto, being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to C-2.

The parcel described on Exhibit "A" contains 0.57 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.

After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 11th day of January, 2000.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

Published: 1-13-00

TOWN OF BERTHOUD:

Richard D. Strachan
Richard Strachan - Mayor

TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

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EXHIBIT "A"

LEGAL DESCRIPTION
KWIK KORNER ANNEXATION

That portion of the Northeast Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows:

Considering the North line of said Northeast Quarter of Section 22 as bearing North 88°43' East and with all bearings contained herein relative thereto.

Beginning at a point being the intersection of the Easterly right of way line of a now existing county road and the Northwesterly right of way line of U.S. Highway No. 287 as it now exists which bears South 06°30'08" East 280.75 feet from the North Quarter corner of said Section 22; thence along said Easterly road right of way line North 00°22'06" West 249.62 feet to a point on the Southerly right of way line of State Highway 56 as it now exists; thence along said Southerly right of way line North 88°43' East 249.34 feet to a point on the aforesaid Northwesterly right of way of U.S. Highway No. 287, said point being on a curve concave to the Southeast and has a radial bearing of South 28°59'46" East; thence along said Northwesterly right of way line and curve to the left having a radius of 613.00 feet through a central angle of 33°43'27" and an arc length of 360.81 feet to the Point of Beginning; containing 0.57 acres of land, more or less.