

RCPTN # 0099085387 09/28/1999 08:58:00 # PAGES - 2 FEE - \$10.00
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 822

AN ORDINANCE REZONING 29.411 ACRES OF THE CHAMPION HOME BUILDERS CO. SECOND, THIRD AND FOURTH ANNEXATIONS FROM T-TRANSITIONAL TO M2-INDUSTRIAL DISTRICT BY THE TOWN OF BERTHOUD, LARIMER COUNTY, COLORADO.

Section 1.

WHEREAS, the applicant 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 his property.

Section 2.

WHEREAS, pursuant to the 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, Larimer County, Colorado, is rezoned from T-Transitional to M2-Industrial District:

A tract of land being a portion of the East half of Section 11, Township 4 North, Range 69 West of the 6th P.M., Larimer County, Colorado, being more particularly described as follows:

Beginning at the East One Quarter Corner of said Section 11 and considering the South line of the Northeast Quarter of said Section 11 as bearing North 89°13'15" West and with all bearings contained herein relative thereto; thence along said South line North 89°13'15" West 1050.00 feet to a point on the East line of Champion Home Builders Co. Second Annexation; thence along said East line North 00°52'30" East 30.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 00°52'30" East 375.99 feet; thence North 88°55'15" East 700.41 feet; thence North 00°52'29" East 661.95 feet; thence North 00°52'30" East 576.98 feet; thence North 89°13'45" West 700.00 feet; thence South 00°52'30" West 485.77 feet; thence North 89°07'30" West 380.24 feet to a point on the East right-of-way line of the Colorado Southern Railroad; thence along said East right-of-way

TOWN OF BERTHOUD
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line South 01°53'27" East 1153.65 feet to a point on the North line of County Road 10E; thence along said North right-of-way line South 89° 13'15" East 324.57 feet to the TRUE POINT OF BEGINNING. The above described tract of land contains 29.411 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 February 23, 1999, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 27th day of April, 1999. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 27th day of April, 1999.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Richard D. Strachan
Richard Strachan - Mayor

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