

RCPTN # 99056139 06/25/99 08:41:00 # PAGES - 3 FEE - \$16.00  
M RODENBERGER RECORDER, LARIMER COUNTY CO STATE DOC FEE - \$.00

ORDINANCE NO. 817

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED M-1 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 the 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 properties, being a portion of the Town of Berthoud, Larimer County, Colorado, are rezoned from M-1 to C-2:

Parcel One:

That portion of the Southeast Quarter of Section 14, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the South line of Lot 5, Turner Subdivision, according to the recorded plat thereof, as bearing North 89°41'15" East and with all bearings contained herein relative thereto: Beginning at the Southwest corner of said Lot 5, whence the Southeast corner of said Lot 5 bears North 89°41'15" East 984.31 feet (recorded 984.1'); thence along the South line of said Lot 5, North 89°41'15" East, 329.71 feet; thence along the East line of the West 15 feet of Lot 5, Block 7, Berthoud, and its northerly prolongation, South 00°09'52" West, 379.37 feet to the Southeast corner of said West 15 feet of Lot 5; thence along the South line of said Block 7, South 89°26'07" West, 90.10 feet (recorded 90.0') to the Southwest corner of said Lot 8 of said Block 7 thence along the West line of said Lot 8, North 00°09'52" West, 150.00 feet to the center of a 20 foot wide alley abandoned by

✓ Town of Berthoud  
PO Box 1229  
Berthoud CO 80517

Ordinance No. 99, Town of Berthoud; thence along the East line of Lot 25 of the said Block 7 and its northerly prolongation, North 00°09'52" West, 160.00 feet to a point 10 feet North of the Northeast corner of said Lot 25; thence 10.00 feet perpendicularly North of the North line of said Block 7, South 89°26'07" West, 227.31 feet (recorded 234') to the easterly line of the Colorado and Southern Railway; thence along said Easterly line, North 02° 01'45" West, 70.84 feet to the POINT OF BEGINNING. Said parcel contains 52638.43 square feet or 1.21 acres, more or less.

Parcel Two:

That portion of the Southeast Quarter of Section 14, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, more particularly described as follows:

Considering the South line of Lot 5, Turner Subdivision, according to the recorded plat thereof, as bearing North 89°41'15" East, and with all bearings contained herein relative thereto: Beginning at the Southwest corner of said Lot 5, whence the Southeast corner of said Lot 5 bears North 89°41'15" East; thence along the South line of said Lot 5, North 89° 41'15" East, 329.71 feet; thence along the East line of the West 15 feet of Lot 5, Block 7, Berthoud, and its Northerly prolongation, South 00°08'32" East, 241.32 feet to the POINT OF BEGINNING; thence continue South 00° 08'32" East along the said line 69.11 feet; thence leaving said line run North 00°43'32" East, 69.12 feet; thence South 89°54'08" West, 1.05 feet to the POINT OF BEGINNING. Said parcel contained 36.18 square feet, 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 23rd day of March, 1999. After the public hearing, the Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 23rd day of March, 1999.

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ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

Published: 3-25-99

TOWN OF BERTHOUD:

Richard D. Strachan  
Richard Strachan - Mayor