

ORDINANCE NO. 930

AN ORDINANCE REZONING CERTAIN REAL PROPERTY KNOWN AS THE FICKEL FARM 3<sup>RD</sup> ANNEXATION HERETOFORE ZONED AG-AGRICULTURAL BY THE TOWN OF BERTHOUD, LARIMER AND WELD COUNTIES, 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 Planning and Zoning 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 property described on Exhibit "A" attached hereto and incorporated herein by reference, being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from Ag-Agricultural to P.U.D.

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 30 days after publication.

At its meeting March 26, 2002, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 9<sup>th</sup> day of April, 2002. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 9<sup>th</sup> day of April, 2002.

ATTEST:

Mary K Cowdin  
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

Published: 4-18-02

✓  
TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

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## EXHIBIT "A"

### PROPERTY DESCRIPTION – FICKEL FARM P.U.D. THIRD FILING

That portion of the Northwest Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6<sup>th</sup> P.M., to the town of Berthoud, County of Larimer, State of Colorado being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 24 as bearing South 01°00'14" East and with all bearings contained herein relative thereto:

Beginning at the Northwest corner of said Section 24; thence along the West line of the Northwest Quarter of said Section 24 South 01°00'14" East 400.00 feet, more or less, to a point on the Westerly prolongation of the Northerly line of the Fickel Farm P.U.D.-First Filing to the Town of Berthoud, Colorado, according to the final plat thereof; thence departing said West line and along said Westerly prolongation of said Northerly line and along the Northerly line of said Fickel Farm P.U.D.-First Filing the following five (5) courses and distances: North 88°59'46" East 302.01 feet; North 01°17'27" West 60.00 feet; North 88°59'46" East 20.15 feet to the beginning of a tangent curve concave to the Northwest having a central angle of 12°57'16" and a radius of 570.00 feet, the long chord of which bears North 82°31'08" East a distance of 128.60 feet; thence Northeasterly along the arc of said curve 128.88 feet to the beginning of a reverse curve concave to the Southeast having a central angle of 05°17'28" and a radius of 731.63 feet, the long chord of which bears North 78°41'14" East a distance of 67.54 feet; thence Northeasterly along the arc of said curve 67.56 feet to the Northeast corner of said Fickel Farm P.U.D.-First Filing and the TRUE POINT OF BEGINNING; thence departing said Northerly line of said Fickel Farm P.U.D.-First Filing North 81°19'58" East 100.00 feet to the beginning of a tangent curve concave to the Southeast having a central angle of 04°45'06" and a radius of 331.00 feet, the long chord of which bears North 83°42'31" East a distance of 27.44 feet; thence Northeasterly along the arc of said curve 27.45 feet; thence non-tangent from and departing said curve South 11°18'48" East 129.62 feet to the beginning of a tangent curve concave to the West having a central angle of 10°18'34" and a radius of 761.00 feet, the long chord of which bears South 06°09'31" East a distance of 136.74 feet; thence Southerly along the arc of said curve 136.93 feet; thence tangent from said curve South 01°00'14" East 537.05 feet to a point on the Northerly right of way line of East Indiana Avenue, according to the final plat of said Fickel Farm P.U.D. First Filing; thence along said Northerly right of way line of said East Indiana Avenue South 88°35'05" West 130.00 feet to a point on the Easterly right of way line of Hubbel Street, according to the final plat of said Fickel Farm P.U.D. First Filing; thence along said Easterly right of way line of said Hubbel Street the following three (3) courses and distances: North 01°00'14" West 537.98 feet to the beginning of a tangent curve concave to the West having a central angle of 10°18'34" and a radius of 631.00 feet, the long chord of which bears North 06°09'31" West a distance of 113.39 feet; thence Northerly along the arc of said curve 113.54 feet; thence tangent from said curve North 11°18'48" West 76.70 feet to a point on the Easterly line of said Fickel Farm P.U.D.-First Filing; thence departing said Easterly right of way line and along said Easterly line of said Fickel Farm P.U.D.-First Filing North 08°40'02" West 60.00 feet to the Northeast corner of said Fickel Farm P.U.D.-First Filing and the TRUE POINT OF BEGINNING.