

ORDINANCE NO. 902

AN ORDINANCE REZONING CERTAIN REAL PROPERTY HERETOFORE ZONED T-TRANSITIONAL 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", being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to R-1 - Single Family Residential.

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 August 14, 2001, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 28<sup>th</sup> day of August, 2001. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 28th day of August, 2001.

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

Published: 9-6-01

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

87/2

**Property Description:**

A portion of the Southeast Quarter of Section 11, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of said Southeast Quarter as bearing North 89°43'15" East per the 4th Street Second Annexation to the Town of Berthoud, Colorado and with all bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said 4th Street Second Annexation to the Town of Berthoud, Colorado; thence along the South line of said Southeast Quarter, North 89°43'15" East 234.11 feet, more or less, to a point on the Westerly Right of Way of the Colorado and Southern Railroad; thence departing said South line and along said Westerly Right of Way, North 02°55'57" West 1190.25 feet, more or less, to the Southeast corner of that certain parcel of land as described in deed at Book 1479, Page 187, records of said County; thence departing said Westerly Right of Way and along the South line of said certain parcel of land, South 89°43'31" West 180.60 feet, more or less, to a point on the Easterly line of said 4th Street Second Annexation to the Town of Berthoud, Colorado; thence departing said South line and along said Easterly line, South 00°21'19" East 1188.99 feet, more or less, to the Southeast corner of said 4th Street Second Annexation to the Town of Berthoud, Colorado and the POINT OF BEGINNING.

The above described parcel contains 5.66 Acres, more or less, and is subject to all existing easement and/or rights of way of record.