

ORDINANCE NO. 1089

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE SOMMERS ANNEXATION 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" attached hereto and incorporated herein by reference and known as the Sommers Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to P.U.D.

Section 4. Effective Date:

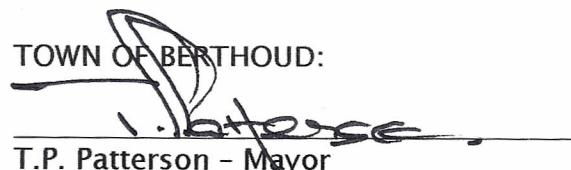
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting May 27, 2008, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 10th day of June, 2008. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10th day of June, 2008.

ATTEST:


Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:


T.P. Patterson - Mayor

Published: 6-26-08

✓ Town of Berthoud
PO Box 1229
Berthoud CO 80513

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EXHIBIT "A"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER AS BEARING NORTH $88^{\circ}42'13''$ EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER BEARS SOUTH $88^{\circ}42'13''$ WEST, A DISTANCE OF 2659.84 FEET;

THENCE SOUTH $00^{\circ}57'50''$ EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 34.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $00^{\circ}57'50''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,281.57 FEET;

THENCE SOUTH $88^{\circ}35'09''$ WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 327.50 FEET;

THENCE NORTH $00^{\circ}57'51''$ WEST, A DISTANCE OF 1,156.55 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN A DEED RECORDED MARCH 2, 1995 AS RECEPTION NO. 95012284 AS FOUND MONUMENTED WITH A 2" PIPE WITH CONCRETE PLUG AND BRASS SEAL INSCRIBED R.L.S. 4845;

THENCE NORTH $88^{\circ}42'13''$ EAST, PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 216.50 FEET TO A 2" PIPE WITH CONCRETE PLUG AND BRASS SEAL INSCRIBED R.L.S. 4845;

THENCE NORTH $00^{\circ}53'17''$ WEST, ALONG THE EAST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 95012284, A DISTANCE OF 125.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 56 AS DESCRIBED IN A DEED RECORDED IN BOOK 1182 AT PAGE 506;

THENCE NORTH $88^{\circ}36'06''$ EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 392,582.22 SQUARE FEET OR 9.0124 ACRES, MORE OR LESS.