

ORDINANCE NO. 1069

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE BADER FARM 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 Bader Farm 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 July 10, 2007, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 28th day of August, 2007 and continued to the meeting held Sept. 11, 2007. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 11th day of September, 2007.

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

Published:10-11-07

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Scott Doyle, Larimer County, CO

✓ TOWN OF BERTHOUD  
PLANNING DEPT  
PO BOX 1229  
BERTHOUD CO 80513

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EXHIBIT "A"  
ZONING - BADER FARM

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 TO BEAR NORTH  $00^{\circ}43'29''$  WEST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH  $00^{\circ}43'29''$  WEST, ALONG SAID WEST LINE, A DISTANCE OF 2683.70 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE NORTH  $00^{\circ}41'57''$  WEST, ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 331.14 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE NORTH  $89^{\circ}50'07''$  EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2631.85 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE SOUTH  $00^{\circ}42'34''$  EAST, ALONG THE EAST LINE OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, A DISTANCE OF 332.54 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 3;

THENCE SOUTH  $00^{\circ}47'42''$  EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2663.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 3;

THENCE SOUTH  $89^{\circ}25'17''$  WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 3, A DISTANCE OF 2635.06 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 7,913,767 SQUARE FEET OR 181.675 ACRES, MORE OR LESS.