



3519590 11/27/2007 12:34P Weld County, CO  
1 of 2 R 11.00 D 0.00 Steve Moreno Clerk & Recorder

530

## ORDINANCE NO. 1065

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE BETZ BAIRD 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 Betz Baird Annexation being a portion of the Town of Berthoud, Weld 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 August 7, 2007, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 21st day of August, 2007. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 21st day of August, 2007.

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

Published: 10-11-07

TOWN OF BERTHOUD  
PLANNING DEPT  
PO BOX 1229  
BERTHOUD CO 80513



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**EXHIBIT "A"**

**BETZ BAIRD REZONE**

A TRACT OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; TOWN OF BERTHOUD, COUNTY OF WELD, STATE OF COLORADO; BEING LOTS 1-3 OF BETZ BAIRD MINOR SUBDIVISION, RECORDED SEPTEMBER 14, 2005 AT RECEPTION NO. 3322752, AND LOT A OF AMENDED RECORDED EXEMPTION NO. 1061-14-3-RE182, RECORDED JUNE 24, 1997 AT RECEPTION NO. 2554556; SAID TRACT ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 14, TOWNSHIP 4 NORTH, RANGE 68 WEST AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO HAVE A BEARING OF S00°04'37"E (CENTER SOUTH SIXTEENTH CORNER IS MARKED BY A 2 1/2" ALUMINUM CAP STAMPED L.S. 12374, AND THE SOUTH QUARTER CORNER OF SECTION 14 IS MARKED BY A 2 1/2" ALUMINUM CAP STAMPED L.S. 31169) AS SHOWN ON SAID BETZ BAIRD MINOR SUBDIVISION PLAT, WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, S00°04'37"E, 599.02 FEET;

THENCE S21°13'52"W, 779.79 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, ALSO BEING A POINT ON THE CENTERLINE OF WELD COUNTY ROAD 44;

THENCE ALONG SAID SOUTH LINE AND SAID CENTERLINE, S89°14'20"W, 2,321.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°04'50"W, 1,321.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ALONG SAID NORTH LINE, N89°13'52"E, 2,604.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 76.69 ACRES (3,340,561 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS NOW IN USE OR OF RECORD.