

ORDINANCE NO. 1061

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE O'MALLEY GLEN 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 O'Malley Glen 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 April 10, 2007, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 24th day of April, 2007. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 24th day of April, 2007.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

Published: 5-31-07

TOWN OF BERTHOUD:

Milan Karspeck
Milan Karspeck - Mayor

✓ TOWN OF BERTHOUD
PO BOX 1229
BERTHOUD CO 80513

O'MALLEY GLEN ZONING
EXHIBIT A

THAT PORTION OF THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 69 WEST AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AS BEARING NORTH 89°27'11" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°27'11" EAST, ALONG THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 1033.17 FEET;

THENCE SOUTH 00°32'49" EAST, A DISTANCE OF 96.79 FEET;

THENCE SOUTH 00°21'04" EAST, A DISTANCE OF 442.97 FEET;

THENCE NORTH 89°23'26" EAST, A DISTANCE OF 295.00 FEET;

THENCE NORTH 00°21'04" WEST, A DISTANCE OF 443.00 FEET;

THENCE NORTH 00°32'49" WEST, A DISTANCE OF 96.43 FEET TO THE NORTH LINE OF SAID EAST HALF;

THENCE NORTH 89°27'11" EAST, ALONG SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 1328.83 FEET TO THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE SOUTH 00°20'39" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2615.68 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 00°18'42" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 324.94 FEET;

THENCE SOUTH 89°07'06" WEST, A DISTANCE OF 536.17 FEET;

THENCE NORTH 00°20'46" WEST, A DISTANCE OF 270.37 FEET;

THENCE SOUTH 89°42'29" WEST, A DISTANCE OF 795.76 FEET;

THENCE SOUTH 87°54'29" WEST, A DISTANCE OF 87.00 FEET;

THENCE SOUTH 89°46'29" WEST, A DISTANCE OF 1238.99 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;

THENCE NORTH 00°18'59" WEST, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 33.37 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 24;

3
THENCE NORTH $00^{\circ}19'47''$ WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1315.71 FEET;

THENCE NORTH $00^{\circ}18'45''$ WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 867.07 FEET TO THE SOUTHWEST CORNER OF LOT 1, AMENDED PLAT OF BEBO-M.R.D. #S 76-87 RECORDED AT RECEPTION NO. 19930090124 OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTH, EAST, AND NORTH LINES OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH $89^{\circ}27'04''$ EAST, A DISTANCE OF 260.02 FEET;
2. NORTH $00^{\circ}19'15''$ WEST, A DISTANCE OF 383.30 FEET;
3. NORTH $86^{\circ}52'26''$ WEST, A DISTANCE OF 260.43 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH $00^{\circ}18'45''$ WEST, ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 49.08 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 160.251 ACRES, MORE OR LESS