

ORDINANCE NO. 1033

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE KNIEVEL 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 Knievel 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 March 7, 2006, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 23<sup>rd</sup> day of May, 2006. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 23<sup>rd</sup> day of May, 2006.

ATTEST:

Mary K Cowdin  
Mary K. Cowdin - Town Clerk

Published: 6-15-06

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

✓ TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

RECEPTION#: 20070021519, 03/23/2007 at  
09:05:51 AM,  
1 OF 3, R \$16.00  
Scott Doyle, Larimer County, CO

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
Knievel Rezoning

A parcel of land being a portion of the South Half (S1/2) of Section Ten (10), and a portion of the North Half (N1/2) of Section Fifteen (15), Township Four North (T.4N.), Range Sixty-nine West (R.69W.), Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

**COMMENCING** at the North Quarter Corner of said Section 15 and assuming the East line of the NW1/4 of said Section 15 as bearing South 00°35'26" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2608.50 feet with all other bearings contained herein relative thereto:

THENCE South 00°35'26" East along the East line of the NW1/4 of said Section 15 a distance of 1956.74 feet to the North line of the South Half of the South Half of the Northwest Quarter (S1/2S1/2 of the NW1/4) of said Section 15 and the **POINT OF BEGINNING**;

THENCE South 88°54'40" West along the North line of the S1/2S1/2 of the NW1/4 of said Section 15 a distance of 2641.62 feet to the West line of the NW1/4 of said Section 15;

THENCE North 00°31'24" West along the West line of the NW1/4 of said Section 15 a distance of 551.71 feet to the intersection of the West line of the NW1/4 of Section 15 and the Southerly line of that parcel of land described in Reception No. 20030113711 of the Records of Larimer County;

THENCE North 69°08'48" East along said Southerly line a distance of 29.23 feet;

THENCE North 63°46'40" East continuing along said Southerly line a distance of 2.88 feet to a line being parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the NW1/4 of said Section 15;

THENCE North 00°31'24" West along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the NW1/4 of said Section 15 a distance of 1427.69 feet

THENCE North 00°56'40" West along a line parallel with and 30.00 feet Easterly of, as measured at a right angle to the West line of the S1/2SW1/4 of said Section 10 a distance of 1338.22 feet to the North line of the S1/2SW1/4 of Section 10;

THENCE South 89°18'00" West along the North line of the S1/2SW1/4 of said Section 10 a distance of 30.00 feet to the West line of the N1/2SW1/4 of said Section 10;

THENCE North 00°41'51" West along the West line of the N1/2SW1/4 of said Section 10 a distance of 120.00 feet;

THENCE North 89°18'00" East along a line parallel with and 120.00 feet Northerly of, as measured at a right angle to the North line of the S1/2SW1/4 of said Section 10 a distance of 500.00 feet;

THENCE South 00°41'51" East along a line parallel with the West line of the N1/2SW1/4 of said Section 10 a distance of 120.00 feet to the North line of the S1/2SW1/4 of Section 10;

THENCE North 89°18'00" East along the North line of the S1/2SW1/4 of Section 10 a distance of 2050.22 feet;

THENCE North 45°05'02" East a distance of 43.02 feet to a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the North line of the S1/2SW1/4 of Section 10;

THENCE North 89°18'00" East along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the North line of the S1/2SW1/4 of Section 10 a distance of 82.97 feet to the East line of the N1/2SW1/4 of said Section 10;

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THENCE South 77°42'59" East along a radial line a distance of 148.02 feet to a point on a curve, said curve being on the survey centerline of Highway 287 as shown on the Colorado Department of Transportation plan NH 2873-068;

THENCE along said centerline and along the arc of a curve concave to the West a distance of 505.59 feet, said curve has a Radius of 6000.00 feet, a Delta of 04°49'41" and is subtended by a Chord bearing South 14°41'52" West a distance of 505.43 feet to a Point of Tangency;

THENCE South 17°06'42" West continuing along said centerline a distance of 613.84 feet;

THENCE South 72°53'18" East along a line perpendicular to said centerline a distance of 169.87 feet to the intersection of the Easterly Right of Way of said Highway 287 (plan NH 2873-068) and the East line of the S1/2SW1/4 of said Section 10;

THENCE South 00°05'34" West along the East line of the S1/2SW1/4 of said Section 10 a distance of 227.33 feet to the North line of the NE1/4 of said Section 15;

THENCE North 87°37'44" East along the North line of the NE1/4 of said Section 15 a distance of 240.00 feet to the Easterly line of a piece of land described in a deed recorded July 7, 1899 as Book 131, Page 568;

The next Three (3) courses and distances are along the Easterly lines of said piece of land described in a deed recorded July 7, 1899 as Book 131, Page 568

THENCE South 17°24'34" West a distance of 533.57 feet;

THENCE South 14°37'37" East a distance of 412.31 feet;

THENCE South 18°41'58" West a distance of 529.74 feet to the East line of the NW1/4 of said Section 15;

THENCE South 00°35'26" East along the East line of the NW1/4 of said Section 15 a distance of 150.00 feet to the Northwesterly line of a triangular piece of land described in a deed recorded July 7, 1899 as Book 131, Page 568;

THENCE South 48°48'29" West along said Northwesterly line a distance of 230.49 feet to the Southwesterly line of said triangular piece of land;

THENCE South 49°59'22" East along said Southwesterly line a distance of 230.49 feet to the East line of the NW1/4 of said Section 15;

THENCE South 00°35'26" East along the East line of the NW1/4 of said Section 15 a distance of 106.74 feet to the North line of the S1/2S1/2 of the NW1/4 of said Section 15 and the **POINT OF BEGINNING**.

Said parcel contains 204.408 acres more or less (±).