



ORDINANCE NO. 1009

AN ORDINANCE REZONING CERTAIN REAL PROPERTY KNOWN AS THE FICKEL FARM O.D.P. HERETOFORE ZONED AGRICULTURAL 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", being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from AG-Agricultural to PUD-Planned Unit Development.


Section 4. Effective Date:

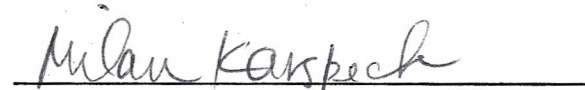
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting February 8, 2005, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 22<sup>nd</sup> day of February, 2005. This Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 22<sup>nd</sup> day of February, 2005.

ATTEST:

TOWN OF BERTHOUD:

  
Mary K. Cowdin - Town Clerk

  
Milan Karspeck - Mayor

Published: 3-3-05

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TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513

## **"ADDENDUM A"**

That portion of the Northwest Quarter of Section 24, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

That portion of Tract A and all of Tract B of FICKEL FARM 3<sup>RD</sup> ANNEXATION to the Town of Berthoud, County of Larimer, State of Colorado, EXCEPTING THEREFROM Fickel Farm P.U.D., First Filing to the Town of Berthoud, Colorado and also, EXCEPTING THEREFROM Fickel Farm P.U.D., Third Filing to the Town of Berthoud, Colorado, being more particularly described as follows:

BEGINNING at the Southeasterly corner of said Fickel Farm P.U.D., First Filing, said point being on the Easterly right of way of East 2<sup>nd</sup> Street; thence along said Easterly right of way, North 01°00'14" West 156.18 feet and again North 01°24'55" West 62.00 feet, more or less, to a point on the Northerly right of way of East Indiana Avenue; thence along said Northerly right of way, South 88°35'05" West 37.84 feet, more or less, to a point on the Easterly line of said Fickel Farm P.U.D., Third Filing; thence along said Easterly line and the Northerly line of said Fickel Farm P.U.D., Third Filing the following five (5) courses and distances, North 01°00'14" West 537.05 feet to the beginning of a tangent curve concave to the West having a central angle of 10°18'34" and a radius of 761.00 feet, the long chord of which bears North 06°09'31" West 136.74 feet; thence Northerly along the arc of said curve 136.93 feet; thence tangent from said curve, North 11°18'48" West 132.04 feet, more or less, to the Northeast corner of said Fickel Farm P.U.D., Third Filing; said point being on the Northerly right of way of East Welch Avenue and the beginning of a non-tangent curve concave to the Southeast having a central angle of 06°07'31" and a radius of 332.50 feet, the long chord of which bears South 82°57'48" West 35.53 feet; thence Southwesterly along the arc of said curve and along said Northerly right of way, 35.55 feet; thence tangent from said curve and continuing along said Northerly right of way, South 79°54'02" West 91.82 feet, more or less, to the Northwest corner of said Fickel Farm P.U.D., Third Filing said point also being the Northeast corner of said Fickel Farm P.U.D., First Filing, said point also being the beginning of a non-tangent curve concave to Southeast having a central angle of 05°17'28" and a radius of 731.63 feet, the long chord of which bears South 78°41'14" West 67.54 feet; thence Southwesterly along the arc of said curve and along said Northerly right of way and along the North line said of Fickel Farm P.U.D., First Filing 67.56 feet; to the beginning of a reverse curve concave to Northwest having a central angle of 12°57'16" and a radius of 570.00 feet, the long chord of which bears South 82°31'08" West 128.60 feet; thence Southwesterly along the arc of said curve and along said Northerly right of way and along the North line said of Fickel Farm P.U.D., First Filing 128.60 feet; thence tangent from said curve and along said Northerly right of way and along the North line of said of Fickel Farm P.U.D., First Filing, South 88°59'46" West 20.15 feet, more or less, to the Southeast corner of Lot 4 Victoria Square Subdivision to the Town of Berthoud, Colorado; thence departing said Northerly right of way and said North line of Fickel Farm P.U.D., First Filing and along the East line of said Victoria Square Subdivision and the East line of Fickel Farm Annexation to the



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Town of Berthoud, Colorado, North 01°17'38" West 341.51 feet, more or less, to a point on the North line of the Northwest Quarter of said Section 24 said point also being on the Northerly line of said Tract B, Fickel Farm 3<sup>rd</sup> Annexation; thence along the North line of the Northwest Quarter of said Section 24 and along the Northerly line of said Tract B, North 88°42'22" East 1030.28 feet, more or less, to the Northwest corner of Hergenreter M.L.D. No. S-255-93, Larimer County, Colorado; thence departing the North line of the Northwest Quarter of said Section 24 and departing the Northerly line of said Tract B and along the Easterly line of said Tract B, South 00°59'09" East 395.00 feet; thence along the Northerly line of said Tract B, North 88°42'22" East 806.12 feet; thence along the Easterly line of said Tract B, South 00°57'52" East 921.82 feet, more or less, to the Southeast corner of said Tract B; thence along the South line of said Tract B, South 88°35'05" West 1419.35 feet, more or less, to Southeasterly corner of said Fickel Farm P.U.D., First Filing, said point being on the Easterly right of way of East 2<sup>nd</sup> Street and the POINT OF BEGINNING.

The above-described parcel contains 39.49 Acres, more or less, and is subject to all existing easements and/or rights of way of record.