

ORDINANCE NO. 1003

AN ORDINANCE REZONING CERTAIN REAL PROPERTY KNOWN AS THE BERTHOUD HABITAT FOR HUMANITY ANNEXATION HERETOFORE ZONED AG 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 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 December 14, 2004, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 11<sup>th</sup> day of January, 2005. This Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 11<sup>th</sup> day of January, 2005.

ATTEST:

Mary K. Cowdin  
Mary K. Cowdin - Town Clerk

Published: Jan. 20, 2005

TOWN OF BERTHOUD:

Milan Karspeck  
Milan Karspeck - Mayor

✓ TOWN OF BERTHOUD  
PO BOX 1229  
BERTHOUD CO 80513



SCOTT DOYLE, CLERK  
LARIMER COUNTY CO

RCPTN# **2005-0060814**

07/22/2005  
14:39:00  
#493276

PAGES - 2 FEE \$11.00 DOC \$0.00

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EXHIBIT "A"

A portion of Section 11, Township 4 North, Range 69 West of the 6<sup>th</sup> P.M.,  
Town of Berthoud, County of Larimer, State of Colorado, more particularly  
described as follows:

Considering the South line of said Southeast Quarter as bearing North  
89°43'15" East per the 4<sup>th</sup> Street Second Annexation to the Town of Berthoud,  
Colorado and with all bearings contained herein relative thereto;

BEGINNING at the Southeast corner of said 4<sup>th</sup> Street, Second Annexation  
to the Town of Berthoud, Colorado; thence along the South line of said  
Southeast Quarter, North 89°43'15" East 234.11 feet, more or less, to a point  
on the Westerly Right of Way of the Colorado and Southern Railroad; thence  
departing said South line and along said Westerly Right of Way,, North  
02°55'57" West 1190.25 feet, more or less, to the Southeast corner of that  
certain parcel of land as described in deed at Book 1479, Page 187, records of  
said County; thence departing said Westerly Right of Way and along the South  
line of said certain parcel of land, South 89°43'31" West 180.60 feet, more or  
less, to a point on the Easterly line of said 4<sup>th</sup> Street Second Annexation to the  
Town of Berthoud, Colorado; thence departing said South line and along said  
Easterly line, South 00°21'19" East 1188.99 feet, more or less, to the Southeast  
corner of said 4<sup>th</sup> Street Second Annexation to the Town of Berthoud, Colorado  
and the POINT OF BEGINNING.

The above-described parcel contains 5.66 acres, more or less, and is  
subject to all existing easements and/or rights of way of record.