

ORDINANCE NO. 11_41

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE GOLDEN ACRES/O'MALLEY GLEN PARCEL 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.

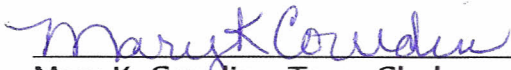
The property described on Exhibit "A" attached hereto and incorporated herein by reference and known as the Golden Acres/O'Malley Glen Rezoning being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to PUD: Planned Unit Development.

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.

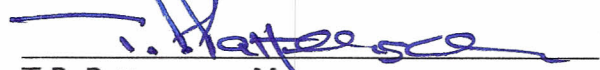
A public hearing was set by the Town of Berthoud for its meeting held on the 10th day of April, 2012. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 10th day of April, 2012.

ATTEST:


Mary K. Cowdin - Town Clerk

Published: 4-19-12

TOWN OF BERTHOUD:


T.P. Patterson - Mayor

Approved as to form:

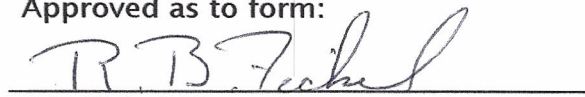

R.B. Fickel, Town Attorney

EXHIBIT "A"

PROPERTY DESCRIPTION FOR GOLDEN ACRES / O'MALLEY GLEN REZONING (Transitional Zoning To P.U.D. Zoning):

That portion of the West Half of Section 24, township 4 North, range 69 west of the 6th P.M., Town of Berthoud, County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of the Northeast Quarter of the Northwest Quarter of said Section 24 as bearing South 00°58'07" East and with all bearings contained herein relative thereto:

Beginning at the Northeast corner of the Northwest Quarter of said Section 24, thence along the East line of the Northeast Quarter of the Northwest Quarter of said Section 24 South 00°58'07" East 1315.60 feet, more or less, to the Center North 1/16 Corner of said Section 24 and the TRUE POINT OF BEGINNING; thence along the East line of the Southeast Quarter of the Northwest Quarter of said Section 24 South 00°58'15" East 1315.77 feet, more or less, to the Southeast corner of the Northwest Quarter of said Section 24; thence along the East line of the Southwest Quarter of said Section 24 South 00°58'15" East 27.99 feet; thence departing said East line of the Southwest Quarter of said Section 24 South 88°27'17" West 664.68 feet; thence North 00°58'22" West 28.03 feet, more or less, to the Center-East-West 1/64 Corner of said Section 24; thence along the West line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 24 North 00°58'37" West 1317.46 feet, more or less, to the Center-East-Northwest corner of said Section 24; thence along the North line of the East Half of the Southeast Quarter of the Northwest Quarter of said Section 24 North 88°36'15" East 664.80 feet, more or less, to the Center North 1/16 Corner of said Section 24 and the TRUE POINT OF BEGINNING.

The above-described parcel is also known as Lot 2, Golden Acres Minor Land Division 02-S1964, County of Larimer, State of Colorado; contains 20.519 Acres (Gross), more or less, and is subject to all existing easements and/or rights-of-way of record.