

ORDINANCE NO. 1135

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS BIMSON ADDITION REZONING (348 5TH STREET) HERETOFORE ZONED R1: SINGLE-FAMILY RESIDENTIAL 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.

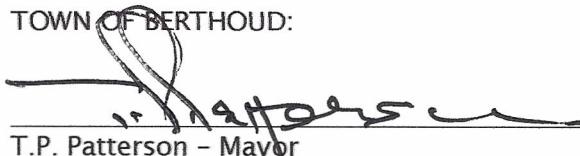
The property described on Exhibit "A" attached hereto and incorporated herein by reference and depicted on Exhibit "B" attached hereto and known as the Bimson Addition Rezoning (348 5th Street) being a portion of Lots 9 through 12, Block 2, Bimson Addition to the Town of Berthoud, Larimer County, Colorado, is rezoned from R1: Single Family Residential to R2: Limited Multi Family with the condition that no more than two residential units are permitted on the property.

Section 4. Effective Date:

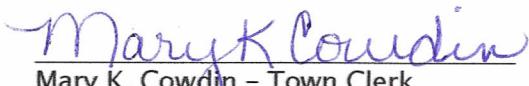
The Board of Trustees of the Town of Berthoud herewith finds, determines and designates that this Ordinance shall take effect and be in force 30 days after publication.

At its meeting July 26, 2011, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 23rd day of August, 2011. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 23rd day of August, 2011.

TOWN OF BERTHOUD:

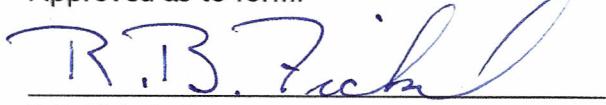

T.P. Patterson - Mayor

ATTEST:


Mary K. Cowdin

Mary K. Cowdin - Town Clerk

Approved as to form:


R.B. Fickel

R.B. Fickel, Attorney

Published: September 1, 2011

EXHIBIT "A"
BIMSON ADDITION REZONING
LEGAL DESCRIPTION

(R1-Single Family District To R2-Limited Multi-Family District)

That portion of Lots 9 Through 12, Block 2, BIMSON ADDITION, Situate in the Northeast Quarter of Section 23, 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:

Beginning at the Northwest corner of said Lot 12, Block 2, BIMSON ADDITION; thence along the West line of said Lot 12, Block 2, BIMSON ADDITION South 00°00'00" West 65.00 feet to the TRUE POINT OF BEGINNING; thence departing said West line of said Lot 12, Block 2, BIMSON ADDITION North 90°00'00" West 40.00 feet; thence North 00°00'00" West 105.00 feet; thence North 90°00'00" East 140.00 feet; thence South 00°00'00" West 105.00 feet; thence North 90°00'00" West 100.00 feet, more or less, to a point on the West line of said Lot 12, Block 2, BIMSON ADDITION and the TRUE POINT OF BEGINNING.

Containing 14,700.0 Square Feet (Gross), more or less, and being subject to all existing easements and/or rights-of-way of record.

EXHIBIT "B"
BIMSON ADDITION REZONING
ZONING MAP