

ORDINANCE NO. 1121

AN ORDINANCE REZONING REAL PROPERTY KNOWN AS THE HENNEBERG 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 depicted on Exhibit "B" attached hereto and known as the Henneberg Annexation being a portion of the Town of Berthoud, Larimer County, Colorado, is rezoned from T-Transitional to C-2 - General Commercial.

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 13, 2010, a public hearing was set by the Board of Trustees of the Town of Berthoud for its meeting held on the 27th day of July, 2010. After the public hearing, this Ordinance was read, passed and ordered published by the Board of Trustees at its meeting this 27th day of July, 2010.

ATTEST:

Mary K. Cowdin
Mary K. Cowdin - Town Clerk

Published: 8-12-10

TOWN OF BERTHOUD:

T.P. Patterson
T.P. Patterson - Mayor

Approved as to form:

R.B. Fickel
R.B. Fickel, Town Attorney

EXHIBIT "A"
HENNEBERG LEGAL DESCRIPTION

Legal description of a parcel of land being a portion of the Northwest Quarter of Section 22, Township 4 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of said Section 22 thence along the North line of the Northwest Quarter of said Section 22, North 90°00'00" West 323.23 feet to the TRUE POINT OF BEGINNING; thence departing said North line South 00°44'15" West 332.18 feet; thence North 89°15'45" West 240.40 feet; thence South 00°44'15" West 41.29 feet to a point on the East line of the Yeager First Annexation to the Town of Berthoud; thence along said East line the following courses and distances North 62°47'19" West 23.75 feet; thence North 02°45'39" East 142.43 feet; thence North 39°24'43" West 204.13 feet; thence North 00°16'05" East 89.50 feet to a point on the South line of the Smith Addition to the Town of Berthoud; thence along said South line North 90°00'00" East 389.02 feet; thence departing said South line South 00°44'15" West 30.00 feet to the TRUE POINT OF BEGINNING.

The above-described tract of land contains 2.656 acres, more or less, and is subject to all easements, agreements and rights-of-way.

EXHIBIT "B"
HENNEBERG ZONING MAP