

ORDINANCE NO. 1307

**AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF BERTHOUD
TO ZONE A PORTION OF PROPERTY KNOWN AS HERON LAKES CRAN, TO
SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, certain property previously known as the “Heron Lakes Cran”, has heretofore been annexed by the Town of Berthoud for 42.097 acres; and,

WHEREAS, the Planning Commission, has considered the zoning request of the current owners and, after proper notice and hearing, has recommended that such property be zoned to Single Family Residential (R-1) District;

WHEREAS, notice was properly posted in the manner required by law and a public hearing was conducted on July 14, 2022, before the Berthoud Planning Commission and a public hearing was conducted on July 26, 2022, before the Board of Trustees as required by law; and

WHEREAS, after the public hearing, the Berthoud Planning Commission, on a five to zero vote, recommended approval of the zoning of Single-Family District (R-1) district;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BERTHOUD, COLORADO:

Section 1. Map Revision: The official zoning map of the Town of Berthoud shall be amended hereinafter and which property is known as the “Heron Lakes Cran” as described in Exhibit A, shall be rezoned to Single Family Residential (R-1) District for an area of 42.097 acres more or less.

Section 2. Interpretation: This Ordinance shall be so interpreted and construed to effectuate its general purpose.

Section 3. Publication: The Town Clerk shall certify to the passage of this Ordinance and cause its contents to be published and shall cause the appropriate change to be made to the official Berthoud Zoning District Map.

Section 4. Effective Date: The provisions of this Ordinance shall take effect thirty days after publication as required by law.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL on this 26th day of July, 2022.

TOWN OF BERTHOUD

By 
William Karspeck, Mayor

ATTEST:

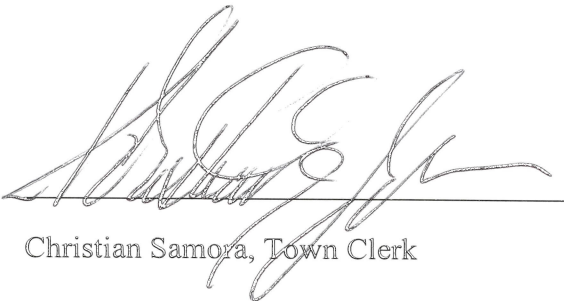
By: 
Christian Samora, Town Clerk



Exhibit A

That portion of the West Half of the East Half of the Northwest Quarter of Section 3, Township 4 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado, more particularly described as follows:

Considering the North line of the Northwest Quarter of Section 3 as bearing North 89° 39' 59" East and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of the West Half of the East Half of the Northwest Quarter of Section 3;

thence along the North line of the Northwest Quarter of Section 3, North 89° 39' 59" East, 645.21 feet;

thence departing said North line, South 00° 20' 44" East, 2805.25 feet to the North line of Heron Lakes Eighth Filing;

thence along said North line, South 89° 52' 27" West, 662.72 feet to the Easterly line of Heron Lakes Twelfth Filing;

thence along said Easterly line and the East line of Heron Lakes Tenth Filing, North 00° 00' 45" East, 2802.90 feet to the POINT OF BEGINNING, containing 1,833,761 square feet or 42.097 acres more or less.

The above described tract of land may be subject to easements and rights-of-way now on record or existing.

The legal description listed hereon does not exclude that portion of right of way dedicated to the public in Larimer County Road Book R, Page 170-2. It is the surveyors opinion that this public right of way should be excluded from the subject property legal description.