

ORDINANCE NO: 033, 2017  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS AND CLASSIFYING  
FOR ZONING PURPOSES THE PROPERTY INCLUDED IN THE LEHMAN-TIMBERLINE  
ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO, AND APPROVING  
CORRESPONDING CHANGES TO THE SIGN DISTRICT MAP

WHEREAS, Division 1.3 of the Land Use Code of the City of Fort Collins establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the zoning of land; and

WHEREAS, the City Council has determined that the proposed zoning of the Lehman-Timberline Annexation property as described below is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the subject property; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed zoning against the applicable criteria set forth in Section 2.9.4(H)(3) of the Land Use Code and finds the proposed zoning to be in compliance with all such criteria; and

WHEREAS, in accordance with the foregoing, the City Council has considered the zoning of the Property described below, finds it to be in the best interests of the City, and has determined that the Property should be zoned as hereafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the property known as the Lehman-Timberline Annexation to the City of Fort Collins, Colorado, in the Low Density Mixed-Use Neighborhood ("L-M-N") Zone District, which property is more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING LOT 1 AND THE EAST 20 FEET OF THE DEDICATED RIGHT OF WAY AS SHOWN ON THE PLAT OF THE LEHMAN-TIMBERLINE MINOR LAND DIVISION; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR N00°00'47"W, SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 3-

1/4" ALUMINUM CAP STAMPED LS 34995, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°00'47"W, A DISTANCE OF 771.58 FEET;

THENCE N89°43'26"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS, N00°00'47"W, A DISTANCE OF 535.89 FEET TO A POINT ON THE SOUTH LINE OF THE LIEBL ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTH LINE, N89°38'33"E, A DISTANCE OF 174.81 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE MAIL CREEK CROSSING ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, THE FOLLOWING TEN (10) COURSES:

1. S45°24'45"E, A DISTANCE OF 62.50 FEET;
2. S36°47'24"E, A DISTANCE OF 104.00 FEET;
3. 42°23'13"E, A DISTANCE OF 223.00 FEET;
4. S63°30'42"E, A DISTANCE OF 82.00 FEET;
5. S56°16'37"E, A DISTANCE OF 80.00 FEET;
6. S57°29'07"E, A DISTANCE OF 104.00 FEET;
7. S67°14'33"E, A DISTANCE OF 70.00 FEET;
8. S70°55'03"E, A DISTANCE OF 143.00 FEET;
9. S48°02'50"E, A DISTANCE OF 34.00 FEET;
10. S41°57'10"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE POUDDRE SCHOOL DISTRICT & TIMBERS P.U.D. ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE, S89°43'26"W, A DISTANCE OF 877.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,593 SQUARE FEET (5.684 ACRES), MORE OR LESS.

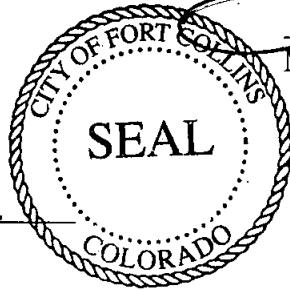
Section 3. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the property known as the Lehman-Timberline Annexation and described herein is included in the Residential Neighborhood Sign District.

Section 4. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 21st day of February, A.D. 2017, and to be presented for final passage on the 7th day of March, A.D. 2017.

ATTEST:

W Winkelman  
City Clerk



[Signature]  
Mayor

Passed and adopted on final reading on the 7th day of March, A.D. 2017.

ATTEST:

W Winkelman  
City Clerk



[Signature]  
Mayor