

ORDINANCE NO. 079, 2017  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
DESIGNATING THE CONTINENTAL OIL COMPANY PROPERTY  
LOCATED AT 225 MAPLE STREET, FORT COLLINS, COLORADO,  
AS A FORT COLLINS LANDMARK PURSUANT TO CHAPTER 14  
OF THE CODE OF THE CITY OF FORT COLLINS

WHEREAS, pursuant to Section 14-2 of the City Code, the City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic landmarks within the City; and

WHEREAS, by Resolution dated April 19, 2017, the Landmark Preservation Commission (the "Commission") has determined that the Continental Oil Company Property located at 225 Maple Street in Fort Collins as more specifically described in the legal description attached hereto as Exhibit A (the "Property") is eligible for landmark designation for its high degree of exterior integrity, and for its significance to Fort Collins under Landmark Standard A (Events) and Standard C (Design/Construction) as contained in Section 14-5 of the City Code; and

WHEREAS, the Commission has further determined that the Property meets the criteria of a landmark as set forth in City Code Section 14-5 and is eligible for designation as a landmark, and has recommended to the City Council that the Property be designated by the City Council as a landmark; and

WHEREAS, the owner of the Property has consented to such landmark designation; and

WHEREAS, such landmark designation will preserve the Property's significance to the community and its exterior integrity; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as a landmark; and

WHEREAS, designation of the Property as a landmark is necessary for the prosperity, civic pride, and welfare of the public.

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 Property located in the City of Fort Collins, Larimer County, Colorado, described in the legal description attached hereto as Exhibit "A" and incorporated herein by reference, be designated as a Fort Collins Landmark in accordance with Chapter 14 of the City Code.

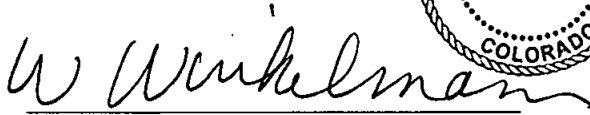
Section 3. That alterations, additions and other changes to the buildings and structures located upon the Property will be reviewed for compliance with City Code Chapter 14, Article III, as currently enacted or hereafter amended.

Introduced, considered favorably on first-reading, and ordered published this 6th day of June, A.D. 2017, and to be presented for final passage on the 5th day of July, A.D. 2017.

ATTEST:



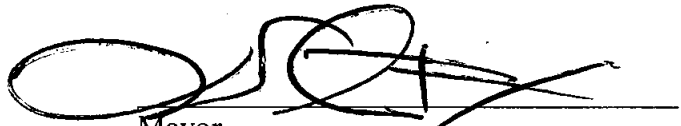
  
Mayor

  
City Clerk

Passed and adopted on final reading on the 5th day of July, A.D. 2017.

ATTEST:



  
Mayor

  
City Clerk

**DESCRIPTION OF TWO HISTORIC PRESERVATION ENVELOPES  
FOR 225 MAPLE STREET**

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING LOCATED WITHIN LOTS 22, 23, 24 AND 25 BLOCK 32, TOWN OF FORT COLLINS AND WITHIN THE EXISTING RIGHTS OF WAY OF MAPLE STREET AND OF THE ADJACENT ALLEY; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 1, CIVIC CENTER OFFICE BUILDING SUBDIVISION AND CONSIDERING THE WEST LINE OF SAID BLOCK 1 TO BEAR S00°15'40"W AS SHOWN ON THE LAND SURVEY PLAT OF BLOCK 32 RECORDED MARCH 1, 2013 AT RECEPTION NO. 20130016329 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID LINE BEING MONUMENTED ON BOTH ENDS BY A NAIL AND ONE-INCH DIAMETER BRASS TAG STAMPED LS 14823, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N88°24'45"W, A DISTANCE OF 19.75 FEET TO THE POINT OF BEGINNING;

THENCE S00°20'21"W, A DISTANCE OF 75.97 FEET;

THENCE N89°39'20"W, A DISTANCE OF 40.20 FEET;

THENCE N00°24'25"E, A DISTANCE OF 75.95 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A";

THENCE S89°41'21"E, A DISTANCE OF 40.12 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE N88°42'00"W, A DISTANCE OF 25.82 FEET TO THE POINT OF BEGINNING;

THENCE S00°43'36"W, A DISTANCE OF 27.45 FEET;

THENCE N89°26'44"W, A DISTANCE OF 24.42 FEET;

THENCE N00°43'36"E, A DISTANCE OF 27.32 FEET;

THENCE S89°45'35"E, A DISTANCE OF 24.42 FEET TO THE POINT OF BEGINNING.

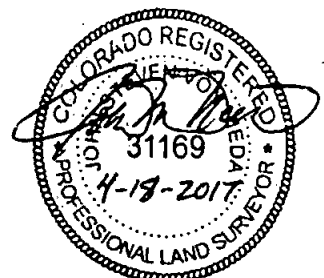
SAID PARCELS CONTAIN A TOTAL 3,719 SQUARE FEET (0.070 ACRES), MORE OR LESS, AND ARE SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

IT IS THE INTENT OF THIS DESCRIPTION THAT ALL HISTORIC ELEMENTS OF THE BUILDINGS BE CONTAINED WITHIN THE ABOVE DESCRIBED PARCELS.

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.

JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169  
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS  
P.O. BOX 580, FORT COLLINS, CO 80522

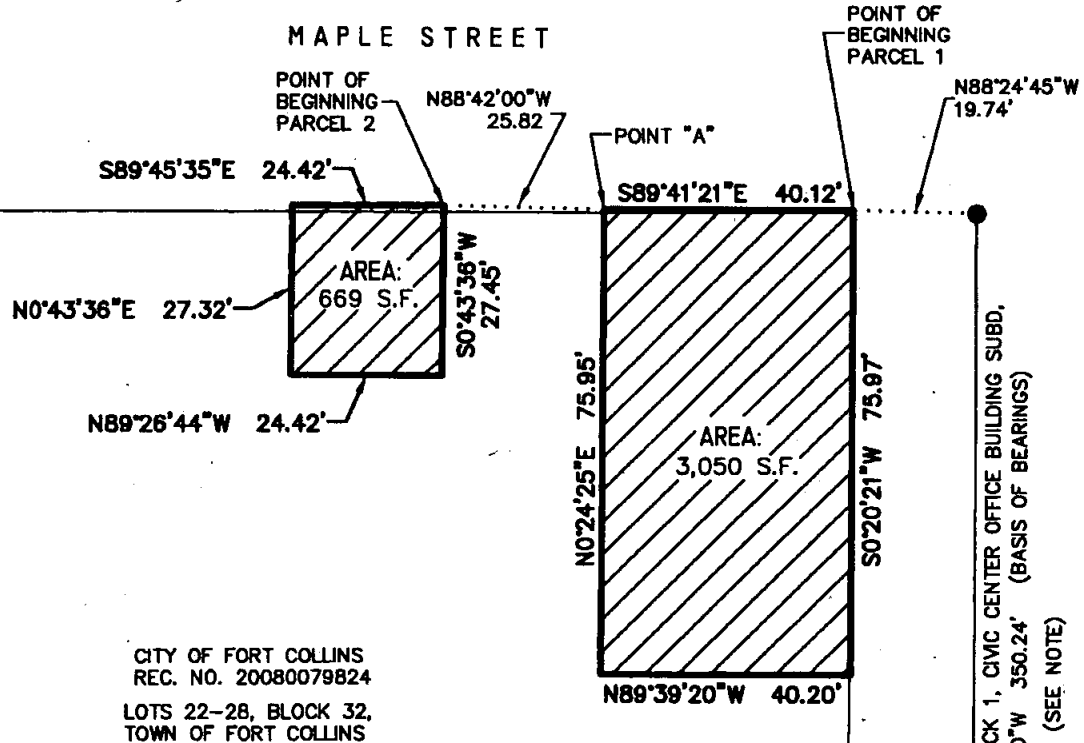
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# EXHIBIT OF TWO HISTORIC PRESERVATION ENVELOPES FOR 225 MAPLE STREET, LOCATED IN BLOCK 32, TOWN OF FORT COLLINS AND IN THE EXISTING RIGHTS OF WAY OF MAPLE STREET AND OF THE ADJACENT ALLEY



APRIL 14, 2017  
1"=30'



CITY OF FORT COLLINS  
REC. NO. 20080079824  
LOTS 22-28, BLOCK 32,  
TOWN OF FORT COLLINS



NOTE:  
BEARINGS ARE BASED ON THE LAND SURVEY PLAT OF BLOCK 32 BY NORTHERN ENGINEERING RECORDED MARCH 1, 2013 AT RECEPTION NO. 20130016329. (RECORD BEARING OF SAID LINE PER PLAT OF CIVIC CENTER OFFICE BUILDING IS S00°53'48"W)

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.