

ORDINANCE NO. 152, 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 I-25 THIRD ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO  
AND APPROVING CORRESPONDING CHANGES TO THE RESIDENTIAL  
NEIGHBORHOOD 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, pursuant to Land Use Code Section 2.9.2, the City Planning and Zoning Board, at its meeting on October 19, 2017, unanimously recommended zoning the property to be known as the I-25 Third Annexation (the "Property") as Community Commercial, Industrial, Public Open Land, and Rural Lands as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including Property; and

WHEREAS, the City Council has determined that the proposed zoning of the Property is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the 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 as 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 following portions of the Property in the Community Commercial ("C-C") Zone District as more particularly described as:

**PARCEL 1:**

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTHWEST QUARTER OF SECTION 10, THE NORTHWEST QUARTER OF 15 AND THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO BEAR N00°07'35"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, N89°13'59"W, A DISTANCE OF 1,422.60 FEET TO THE **POINT OF BEGINNING**;

THENCE N00°46'01"E, A DISTANCE OF 37.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. N67°20'31"E, A DISTANCE OF 163.70 FEET;
2. N81°40'31"E, A DISTANCE OF 506.05 FEET;
3. N58°25'01"E, A DISTANCE OF 177.58 FEET;
4. N38°18'01"E, A DISTANCE OF 497.10 FEET;
5. N16°51'31"E, A DISTANCE OF 208.80 FEET;
6. N00°09'31"E, A DISTANCE OF 37.00 FEET;
7. N00°07'59"W, A DISTANCE OF 905.30 FEET;
8. N00°06'04"W, A DISTANCE OF 278.18 FEET;

THENCE N89°53'56"E, A DISTANCE OF 372.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S03°36'58"W, A DISTANCE OF 245.20 FEET;
2. S00°14'02"E, A DISTANCE OF 940.70 FEET;
3. S00°03'28"W, A DISTANCE OF 37.90 FEET;
4. S13°59'02"E, A DISTANCE OF 206.20 FEET;
5. S38°05'41"E, A DISTANCE OF 442.05 FEET;
6. S58°25'02"E, A DISTANCE OF 233.20 FEET;
7. S81°25'02"E, A DISTANCE OF 290.70 FEET TO A POINT ON THE WEST LINE OF THE INTERCHANGE BUSINESS PARK THIRD ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID WEST LINE AND CROSSING THE RIGHT OF WAY OF STATE HIGHWAY 14, S00°36'58"W, A DISTANCE OF 403.26 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25, WHICH IS ALSO THE NORTHEAST CORNER OF THE MAVERIK FIRST ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. ALONG THE NORTHERLY LINE OF SAID MAVERIK FIRST ANNEXATION, S82°10'17"W, A DISTANCE OF 189.70 FEET;
2. CONTINUING ALONG SAID NORTHERLY LINE, S66°30'41"W, A DISTANCE OF 19.01 FEET TO THE NORTHWEST CORNER OF SAID MAVERIK FIRST ANNEXATION ;
3. S66°30'41"W, A DISTANCE OF 200.21 FEET;
4. S42°25'00"W, A DISTANCE OF 56.07 FEET TO A CORNER OF THE INTERCHANGE BUSINESS PARK THIRD ANNEXATION;
5. ALONG THE NORTHWESTERLY BOUNDARY OF SAID INTERCHANGE BUSINESS PARK THIRD ANNEXATION, S42°25'00"W, A DISTANCE OF 444.41 FEET;
6. CONTINUING ALONG THE NORTHWESTERLY BOUNDARY OF SAID INTERCHANGE BUSINESS PARK THIRD ANNEXATION, S19°54'34"W, A DISTANCE OF 380.42 FEET;
7. S19°54'34"W, A DISTANCE OF 15.41 FEET;
8. S00°11'35"W, A DISTANCE OF 1,538.04 FEET TO THE NORTHEAST CORNER OF THE HIGHWAY I-25 SECOND ANNEXATION TO THE CITY OF FORT COLLINS, FROM WHENCE THE WEST QUARTER CORNER OF SECTION BEARS S51°53'12"W, 70.09 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID HIGHWAY I-25 SECOND ANNEXATION, S89°19'03"W, A DISTANCE OF 249.60 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

1. N00°11'01"E, A DISTANCE OF 1,314.65 FEET;
2. N10°48'59"W, A DISTANCE OF 509.26 FEET;
3. N28°13'29"W, A DISTANCE OF 286.40 FEET;
4. N54°14'29"W, A DISTANCE OF 427.20 FEET;
5. N82°23'29"W, A DISTANCE OF 503.60 FEET;
6. N67°25'59"W, A DISTANCE OF 161.60 FEET;

THENCE N00°46'01"E, A DISTANCE OF 213.00 FEET TO THE POINT OF BEGINNING

CONTAINING 67.97 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

**PARCEL 2:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 68 WEST TO BEAR N00°27'19"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 AND ALONG THE WEST BOUNDARY OF THE FOSSIL CREEK MEADOWS ANNEXATION TO THE TOWN OF WINDSOR AND ITS NORTHERLY PROLONGATION, (WHICH IS ALSO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15), S00°29'36"W, A DISTANCE OF 1,342.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE WEST BOUNDARY OF SAID ANNEXATION AND ALONG SAID QUARTER SECTION LINE, S00°29'36"W, A DISTANCE OF 791.15 FEET;
2. DEPARTING SAID QUARTER SECTION LINE AND CONTINUING ALONG THE WEST BOUNDARY OF SAID ANNEXATION, S17°24'05"E, A DISTANCE OF 161.51 FEET;
3. CONTINUING ALONG THE WEST BOUNDARY OF SAID ANNEXATION, S00°11'44"W, A DISTANCE OF 236.30 FEET;

THENCE N89°48'16"W, A DISTANCE OF 295.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY-RIGHT OF WAY LINE, N00°13'59"E, A DISTANCE OF 1,182.69 FEET; THENCE S89°30'24"E, A DISTANCE OF 249.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.07 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

**PARCEL 3:**

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 15, AND IN THE NORTH HALF OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 22, AND CONSIDERING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 TO BEAR N00°51'11"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL

BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, S89°42'56"W, A DISTANCE OF 170.96 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. N00°11'31"E, A DISTANCE OF 1,163.34 FEET;
2. N04°06'12"W, A DISTANCE OF 165.88 FEET TO THE SOUTHEAST CORNER OF THE LODGEPOLE INVESTMENTS LLC ANNEXATION TO THE CITY OF FORT COLLINS;
3. ALONG THE EASTERLY BOUNDARY OF SAID ANNEXATION, N04°06'12"W, A DISTANCE OF 523.98 FEET;
4. CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID ANNEXATION AND ALONG THE EASTERLY BOUNDARY OF THE FOSSIL CREEK 392 ANNEXATION TO THE CITY OF FORT COLLINS, N18°24'30"W, A DISTANCE OF 264.10 FEET;
5. CONTINUING ALONG SAID EASTERLY BOUNDARY OF THE FOSSIL CREEK 392 ANNEXATION, N31°12'26"W, A DISTANCE OF 553.67 FEET TO THE SOUTHEAST CORNER OF THE INTERSTATE LAND HOLDINGS ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID INTERSTATE LAND HOLDINGS ANNEXATION THE FOLLOWING NINE (9) COURSES:

1. ACROSS THE RIGHT OF WAY OF STATE HIGHWAY 392, N00°42'38"W, A DISTANCE OF 156.17 FEET;
2. CONTINUING ACROSS SAID RIGHT OF WAY, N33°26'08"E, A DISTANCE OF 90.10 FEET;
3. CONTINUING ACROSS SAID RIGHT OF WAY, N18°01'38"E, A DISTANCE OF 11.45 FEET;
4. N83°57'33"E, A DISTANCE OF 113.22 FEET;
5. N44°48'39"E, A DISTANCE OF 118.86 FEET;
6. N08°32'02"E, A DISTANCE OF 337.31 FEET;
7. N13°27'15"E, A DISTANCE OF 514.74 FEET;
8. N04°40'04"E, A DISTANCE OF 216.25 FEET;
9. N83°20'26"W, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

1. N06°11'23"E, A DISTANCE OF 478.00 FEET;
2. N00°13'59"E, A DISTANCE OF 367.18 FEET;

THENCE S89°48'16"E, A DISTANCE OF 265.89 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25, WHICH IS ALSO A POINT ON THE WEST BOUNDARY OF THE FOSSIL CREEK MEADOWS ANNEXATION TO THE TOWN OF WINDSOR;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 THE FOLLOWING TEN (10) COURSES:

1. CONTINUING ALONG THE WEST BOUNDARY OF SAID FOSSIL CREEK MEADOWS ANNEXATION, S00°11'44"W, A DISTANCE OF 731.30 FEET TO THE NORTHWEST CORNER OF THE PTARMIGAN BUSINESS PARK SECOND ANNEXATION TO THE TOWN OF WINDSOR;
2. ALONG THE WESTERLY BOUNDARY OF SAID PTARMIGAN BUSINESS PARK SECOND ANNEXATION, S00°17'07"W, A DISTANCE OF 226.69 FEET;
3. CONTINUING ALONG SAID WESTERLY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF THE PTARMIGAN BUSINESS PARK FIRST ANNEXATION TO THE TOWN OF WINDSOR, S16°06'53"E, A DISTANCE OF 1,085.40 FEET;
4. CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PTARMIGAN BUSINESS PARK FIRST ANNEXATION, N89°41'07"E, A DISTANCE OF 50.00 FEET;
5. CONTINUING ALONG SAID WESTERLY BOUNDARY, S42°35'23"E, A DISTANCE OF 148.70 FEET;
6. CONTINUING ALONG SAID WESTERLY BOUNDARY, S00°35'41"E, A DISTANCE OF 79.98 FEET TO A CORNER OF THE WINDSOR HIGHLANDS ANNEXATION NO. 7 TO THE TOWN OF WINDSOR;
7. ALONG THE WESTERLY BOUNDARY OF SAID WINDSOR HIGHLANDS ANNEXATION NO.7, S58°43'19"W, A DISTANCE OF 116.81 FEET;
8. CONTINUING ALONG SAID WESTERLY BOUNDARY, S89°40'35"W, A DISTANCE OF 49.83

- FEET;
9. CONTINUING ALONG SAID WESTERLY BOUNDARY, S22°37'04"W, A DISTANCE OF 658.50 FEET;
  10. CONTINUING ALONG SAID WESTERLY BOUNDARY, S05°25'32"W, A DISTANCE OF 803.31 FEET;
  11. CONTINUING ALONG SAID WESTERLY BOUNDARY, S00°12'32"W, A DISTANCE OF 1,151.94 FEET TO A CORNER OF SAID WINDSOR HIGHLANDS ANNEXATION NO. 7 WHICH LIES ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 22;  
THENCE S89°41'23"W, A DISTANCE OF 78.66 FEET TO THE POINT OF BEGINNING
- CONTAINING 47.07 ACRES, MORE OR LESS.

Section 3. 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 following portion of the Property in the Industrial ("I") Zone District as more particularly described as:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 9, AND IN THE WEST HALF OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO BEAR S00°07'35"W, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, S00°07'35"W, A DISTANCE OF 526.09 FEET TO THE POINT OF BEGINNING;

THENCE S89°53'56"W, A DISTANCE OF 257.38 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

9. N00°06'04"W, A DISTANCE OF 506.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY, SAID POINT HEREINAFTER KNOWN AS POINT "A";
10. N00°04'42"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILWAY;
11. N02°02'16"E, A DISTANCE OF 214.80 FEET;
12. N01°58'07"E, A DISTANCE OF 660.41 FEET TO THE SOUTHEAST CORNER OF THE FRONTAGE ROAD INDUSTRIAL ASSOCIATES, LTD. ANNEXATION TO THE CITY OF FORT COLLINS;
13. ALONG THE EAST LINE OF SAID ANNEXATION, N01°56'17"E, A DISTANCE OF 423.94 FEET;
14. CONTINUING ALONG THE EAST LINE OF SAID ANNEXATION, N00°08'13"W, A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF THE HIGHWAY I-25 FIRST ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG THE SOUTH LINE OF SAID HIGHWAY I-25 FIRST ANNEXATION, N89°42'16"E, A DISTANCE OF 220.58 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 9 FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 9 BEARS N00°07'40"E, A DISTANCE OF 687.88 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF THE HIGHWAY I-25 FIRST ANNEXATION, N89°42'16"E, A DISTANCE OF 39.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25, WHICH IS ALSO THE WESTERLY BOUNDARY OF THE KIRSCHNER ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES:

8. ALONG SAID WESTERLY BOUNDARY OF THE KIRSCHNER ANNEXATION, S00°07'20"E, A DISTANCE OF 500.00 FEET;

9. CONTINUING ALONG SAID WESTERLY BOUNDARY, S04°06'37"E, A DISTANCE OF 1,410.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE BNSF RAILWAY;
  10. S00°06'11"E, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILWAY;
  11. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°02'25"E, A DISTANCE OF 10.00 FEET;
  12. S05°33'58"W, A DISTANCE OF 294.27 FEET;
  13. S03°36'58"W, A DISTANCE OF 205.80 FEET;
- THENCE S89°53'56"W, A DISTANCE OF 115.38 FEET TO THE POINT OF BEGINNING.  
**EXCEPTING THEREFROM:**

ANY PORTION OF THE ABOVE DESCRIBED TRACT THAT LIES WITHIN THE RIGHT OF WAY OF THE BNSF RAILWAY, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "A", SAID POINT BEING ON THE SOUTH BOUNDARY OF SAID RIGHT OF WAY;  
 THENCE N00°04'42"W, A DISTANCE OF 50.01 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID RIGHT OF WAY;  
 THENCE ALONG SAID NORTH BOUNDARY, S88°57'18"E, A DISTANCE OF 259.98 FEET;  
 THENCE CONTINUING ALONG SAID NORTH BOUNDARY, S89°02'25"E, A DISTANCE OF 145.23 FEET;  
 THENCE S00°06'11"E, A DISTANCE OF 50.01 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID RIGHT OF WAY;  
 THENCE ALONG SAID SOUTH BOUNDARY, N89°02'25"W, A DISTANCE OF 146.20 FEET;  
 THENCE CONTINUING ALONG SAID SOUTH BOUNDARY N88°57'18"W, A DISTANCE OF 259.04 FEET TO THE POINT OF BEGINNING

CONTAINING 18.14 ACRES, MORE OR LESS,

Section 4. 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 following portions of the Property in the Public Open Lands ("P-O-L") Zone District as more particularly described as:

**PARCEL 1:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST, AND IN THE SOUTHWEST QUARTER OF SECTION 27 AND IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 TO BEAR S01°46'53"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, N89°29'53"W, A DISTANCE OF 633.75 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE, N89°29'53"W, A DISTANCE OF 20.81 FEET;  
 THENCE N00°30'07"E, A DISTANCE OF 231.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOURTEEN (14) COURSES:

1. N54°12'15"E, A DISTANCE OF 85.99 FEET;
2. N25°05'34"E, A DISTANCE OF 473.23 FEET TO THE SOUTHEAST CORNER OF THE ARAPAHO BEND SECOND ANNEXATION TO THE CITY OF FORT COLLINS;
3. ALONG THE EAST BOUNDARY OF SAID ANNEXATION, N25°05'34"E, A DISTANCE OF 178.22

FEET;

4. CONTINUING ALONG SAID EAST BOUNDARY, N02°05'53"W, A DISTANCE OF 554.86 FEET;
5. CONTINUING ALONG SAID EAST BOUNDARY, 1,027.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,565.00 FEET, A CENTRAL ANGLE OF 10°35'00", AND A CHORD WHICH BEARS N07°23'23"W A DISTANCE OF 1,026.47 FEET;
6. CONTINUING ALONG SAID EAST BOUNDARY, N12°40'53"W, A DISTANCE OF 876.04 FEET;
7. S75°05'30"E, A DISTANCE OF 17.16 FEET;
8. N12°46'30"W, A DISTANCE OF 622.70 FEET;
9. N43°00'30"W, A DISTANCE OF 202.60 FEET;
10. N12°46'30"W, A DISTANCE OF 450.00 FEET;
11. N12°20'00"E, A DISTANCE OF 193.30 FEET;
12. N12°31'00"W, A DISTANCE OF 400.00 FEET;
13. N15°21'54"W, A DISTANCE OF 700.66 FEET;
14. N12°46'30"W, A DISTANCE OF 246.40 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE GREAT WESTERN RAILROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, S56°49'30"E, A DISTANCE OF 175.51 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 355.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,814.82 FEET, A CENTRAL ANGLE OF 07°14'18", AND A CHORD WHICH BEARS S53°12'21"E A DISTANCE OF 355.37 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) COURSES:

1. ALONG THE WESTERLY BOUNDARY OF THOMPSON ANNEXATION NO. 3 TO THE TOWN OF TIMNATH AND THE NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF, S09°37'30"E, A DISTANCE OF 951.33 FEET;
2. S57°12'00"E, A DISTANCE OF 140.00 FEET;
3. N77°13'30"E, A DISTANCE OF 200.00 FEET TO A CORNER OF SAID THOMPSON ANNEXATION NO. 3;
4. ALONG THE WESTERLY BOUNDARY OF SAID THOMPSON ANNEXATION NO. 3, S12°46'30"E, A DISTANCE OF 550.00 FEET;
5. S77°13'30"W, A DISTANCE OF 223.10 FEET;
6. ALONG THE WESTERLY BOUNDARY OF SAID THOMPSON ANNEXATION NO. 3 AND THE NORTHERLY PROLONGATION THEREOF, S12°57'16"E, A DISTANCE OF 874.72 FEET;
7. S72°23'30"W, A DISTANCE OF 77.93 FEET;
8. S12°46'30"E, A DISTANCE OF 619.46 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34;
9. ALONG SAID NORTH LINE, S89°24'22"E, A DISTANCE OF 237.74 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 34, WHICH IS ALSO THE NORTHWEST CORNER OF FLATIRON ANNEXATION NO. 2 TO THE TOWN OF TIMNATH;
10. THENCE S00°49'53"W, A DISTANCE OF 1,821.81 FEET;
11. THENCE ALONG THE WEST BOUNDARY OF FLATIRON ANNEXATION "NO. 1" AND ITS NORTHERLY PROLONGATION, S16°49'29"E, A DISTANCE OF 460.14 FEET TO THE NORTHWEST CORNER OF THE HARMONY ROAD SECOND ANNEXATION TO THE TOWN OF TIMNATH;

THENCE ALONG THE WEST BOUNDARY OF SAID ANNEXATION AND CROSSING THE RIGHT OF WAY OF HARMONY ROAD THE FOLLOWING THREE (3) COURSES:

1. S16°49'23"E, A DISTANCE OF 292.33 FEET;
2. S00°29'41"W, A DISTANCE OF 171.54 FEET;
3. S89°30'19"E, A DISTANCE OF 147.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25, WHICH IS ALSO THE NORTHWEST CORNER OF THE I-25 AND HARMONY ROAD ANNEXATION TO THE TOWN OF TIMNATH;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 THE FOLLOWING TWO (2) COURSES:

1. ALONG THE WESTERLY BOUNDARY OF SAID I-25 AND HARMONY ROAD ANNEXATION, S14°35'10"W, A DISTANCE OF 1,216.81 FEET;
2. CONTINUING ALONG SAID WESTERLY BOUNDARY AND ITS SOUTHERLY PROLONGATION,

S01°46'53"E, A DISTANCE OF 1,406.49 FEET TO THE CENTER QUARTER CORNER OF SECTION 3;  
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER SAID SECTION 3, N89°20'37"W, A DISTANCE OF 258.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;  
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY BOUNDARY OF THE RIVERWALK ANNEXATION TO THE CITY OF FORT COLLINS THE FOLLOWING THREE (3) COURSES:  
1. N02°02'35"W, A DISTANCE OF 1,785.07 FEET;  
2. N24°15'59"W, A DISTANCE OF 793.35 FEET;  
3. N56°56'01"W, A DISTANCE OF 82.86 FEET;  
THENCE N00°30'07"E, A DISTANCE OF 105.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 79.39 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

**PARCEL 2:**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 TO BEAR N00°27'19"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 AND ALONG THE WEST BOUNDARY OF THE FOSSIL CREEK MEADOWS ANNEXATION TO THE TOWN OF WINDSOR AND ITS NORTHERLY PROLONGATION, ( WHICH IS ALSO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15), S00°29'36"W, A DISTANCE OF 1,342.66 FEET;

THENCE N89°30'24"W, A DISTANCE OF 249.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE N00°13'59"E, A DISTANCE OF 1,307.10 FEET;
2. THENCE N08°45'59"E, A DISTANCE OF 202.18 FEET;
3. THENCE N00°13'59"E, A DISTANCE OF 1,180.86 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 34E;

THENCE S82°20'09"E, A DISTANCE OF 233.13 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 SAID POINT BEING THE CENTER SOUTH SIXTEENTH CORNER OF SECTION 10;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S00°27'19"W, A DISTANCE OF 1,316.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.83 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

**PARCEL 3:**

A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 TO BEAR N00°27'19"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;



THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE WEST BOUNDARY OF THE FOSSIL CREEK MEADOWS ANNEXATION TO THE TOWN OF WINDSOR AND ITS NORTHERLY PROLONGATION, WHICH IS ALSO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15, S00°29'36"W, A DISTANCE OF 2,133.81 FEET;
2. DEPARTING THE QUARTER SECTION LINE AND CONTINUING ALONG THE WEST BOUNDARY OF SAID ANNEXATION, S17°24'05"E, A DISTANCE OF 161.51 FEET;
3. CONTINUING ALONG SAID WEST BOUNDARY, S00°11'44"W, A DISTANCE OF 236.30 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST BOUNDARY OF SAID ANNEXATION, S00°11'44"W, A DISTANCE OF 653.13 FEET;

THENCE N89°48'16"W, A DISTANCE OF 265.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

4. N00°13'59"E, A DISTANCE OF 347.65 FEET;
5. N16°28'12"W, A DISTANCE OF 104.39 FEET;
6. N00°13'59"E, A DISTANCE OF 205.47 FEET;

THENCE S89°48'16"E, A DISTANCE OF 295.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.16 ACRES, MORE OR LESS.

Section 5. 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 following portion of the Property in the Rural Lands ("R-U-L") Zone District as more particularly described as:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, AND IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 10, AND CONSIDERING THE LINE BETWEEN SAID CENTER-SOUTH SIXTEENTH CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 10 TO BEAR N00°27'20"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N82°20'09"W, A DISTANCE OF 233.13 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 34E AND THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25;

THENCE ALONG THE SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES:

7. N00°13'59"E, A DISTANCE OF 3,414.52 FEET;
8. N18°08'36"W, A DISTANCE OF 463.76 FEET;
9. N82°50'36"W, A DISTANCE OF 534.40 FEET TO A CORNER OF THE RIVERWALK ANNEXATION TO THE CITY OF FORT COLLINS;
10. ALONG THE EASTERLY BOUNDARY OF SAID RIVERWALK ANNEXATION, N00°55'24"E, A DISTANCE OF 30.00 FEET;
11. CONTINUING ALONG SAID EASTERLY BOUNDARY, S89°04'36"E, A DISTANCE OF 100.00 FEET;
12. CONTINUING ALONG SAID EASTERLY BOUNDARY, N00°55'24"E, A DISTANCE OF 30.00 FEET;
13. CONTINUING ALONG SAID EASTERLY BOUNDARY, N84°55'54"E, A DISTANCE OF 574.58 FEET;
14. CONTINUING ALONG SAID EASTERLY BOUNDARY, 135.77 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 11,295.00 FEET, A CENTRAL ANGLE OF 00°41'19", AND A CHORD WHICH BEARS N01°43'13"W A DISTANCE OF 135.77 FEET;
15. CONTINUING ALONG SAID EASTERLY BOUNDARY, N02°02'35"W, A DISTANCE OF 2,400.28 FEET TO A POINT ON THE NORTH LINE OF SOUTHWEST QUARTER OF SECTION 3;

THENCE ALONG SAID NORTH LINE, S89°20'37"E, A DISTANCE OF 258.11 FEET TO A POINT ON THE


EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, SAID POINT BEING THE CENTER QUARTER CORNER OF SECTION 3;  
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THIRTEEN (13) COURSES:  
3. ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, S01°46'51"E, A DISTANCE OF 2,052.09 FEET;  
4. S19°54'15"E, A DISTANCE OF 537.16 FEET;  
5. S83°16'05"E, A DISTANCE OF 415.26 FEET;  
6. S00°55'32"W, A DISTANCE OF 30.00 FEET;  
7. S89°04'28"E, A DISTANCE OF 199.98 FEET;  
8. S00°55'26"W, A DISTANCE OF 30.00 FEET;  
9. S86°29'56"W, A DISTANCE OF 777.90 FEET;  
10. S00°00'26"W, A DISTANCE OF 438.57 FEET;  
11. N89°54'34"W, A DISTANCE OF 1.27 FEET;  
12. S00°08'57"W, A DISTANCE OF 2,112.45 FEET;  
13. S00°13'57"W, A DISTANCE OF 666.58 FEET;  
14. S00°14'02"W, A DISTANCE OF 660.65 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10;  
15. ALONG SAID NORTH LINE, N89°07'41"W, A DISTANCE OF 19.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.15 ACRES, MORE OR LESS.

Section 6. 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 described herein is not included in the Residential Neighborhood Sign District.

Section 5. 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 7th day of November, A.D. 2017, and to be presented for final passage on the 21st day of November, A.D. 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk



Passed and adopted on final reading on the 21st day of November, A.D. 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

