

RESOLUTION 2014-068  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
FINDING SUBSTANTIAL COMPLIANCE AND  
INITIATING ANNEXATION PROCEEDINGS FOR THE  
CLYDESDALE PARK SECOND ANNEXATION

WHEREAS, a written petition, together with four (4) prints of an annexation map, has been filed with the City Clerk requesting the annexation of certain property to be known as the Clydesdale Park Second Farm Annexation; and

WHEREAS, the City Council desires to initiate annexation proceedings in accordance with the Municipal Annexation Act, Section 31-12-101, et seq., Colorado Revised Statutes.

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

Section 1. That the City Council hereby accepts the annexation petition for the Clydesdale Park Second Annexation, more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15 AND IN THE SOUTH 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 CENTER QUARTER CORNER OF SAID SECTION 15, AND CONSIDERING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 TO BEAR  $N00^{\circ}07'27''E$ , SAID LINE BEING MONUMENTED ON ITS SOUTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 7839, AND ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 31169, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15,  $N00^{\circ}07'27''E$ , A DISTANCE OF 720.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE,  $N00^{\circ}07'27''E$ , A DISTANCE OF 1,706.44 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 2236, PAGE 2533 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL,  $S89^{\circ}11'19''E$ , A DISTANCE OF 83.00 FEET;

THENCE ALONG THE EAST LINE OF SAID PARCEL,  $N00^{\circ}07'27''E$ , A DISTANCE OF 129.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 14;

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

1. N89°10'59"W, A DISTANCE OF 58.00 FEET;
2. N00°07'27"E, A DISTANCE OF 10.00 FEET;
3. N89°10'59"W, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15;
4. ALONG SAID WEST LINE, S00°07'27"W, A DISTANCE OF 10.00 FEET;
5. N89°10'59"W, A DISTANCE OF 313.06 FEET TO A POINT ON THE EAST LINE OF THE INTERCHANGE BUSINESS PARK SECOND ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES:

1. N00°37'00"E, A DISTANCE OF 109.15 FEET;
2. N00°48'59"E; A DISTANCE OF 40.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 14;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S89°10'59"E, A DISTANCE OF 1,238.09 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF CLYDESDALE PARK P.U.D. SECOND FILING;

THENCE ALONG SAID NORTHERLY EXTENSION AND ALONG THE EAST LINE OF CLYDESDALE PARK P.U.D. SECOND FILING, S00°08'19"W, A DISTANCE OF 383.37 FEET;

THENCE ALONG THE NORTH LINE OF CLYDESDALE PARK P.U.D. SECOND FILING, S89°23'18"E, A DISTANCE OF 395.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15;

THENCE ALONG SAID EAST LINE, S00°08'19"W, A DISTANCE OF 2,312.90 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 15;

THENCE N19°41'26"W, A DISTANCE OF 166.45 FEET TO THE SOUTHEAST CORNER OF LOT 62, CLYDESDALE PARK P.U.D. SECOND FILING;

THENCE N20°31'45"W, A DISTANCE OF 134.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 62;

THENCE ALONG THE EASTERLY AND NORTHEASTERLY RIGHT-OF-WAY LINE OF MESSARA DRIVE AND ALONG ITS NORTHWESTERLY EXTENSION, THE FOLLOWING SIX (6) COURSES:

1. 11.78 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD WHICH BEARS N03°45'15"E A DISTANCE OF 11.48 FEET;
2. N18°44'45"W, A DISTANCE OF 26.75 FEET;
3. 70.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 213.00 FEET, A CENTRAL ANGLE OF 19°01'03", AND A CHORD

WHICH BEARS N09°14'14"W A DISTANCE OF 70.37 FEET;

4. N00°16'18"E, A DISTANCE OF 342.91 FEET;

5. 272.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 267.00 FEET, A CENTRAL ANGLE OF 58°22'41", AND A CHORD WHICH BEARS N28°55'02"W A DISTANCE OF 260.43 FEET;

6. N58°06'23"W, A DISTANCE OF 440.40 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CARRIAGE PARKWAY;

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

1. 337.75 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 507.72 FEET, A CENTRAL ANGLE OF 38°06'53", AND A CHORD WHICH BEARS S46°02'12"W A DISTANCE OF 331.56 FEET;

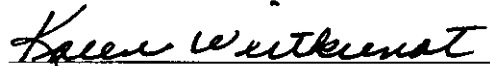
2. S62°53'02"W, A DISTANCE OF 516.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,281,869 SQUARE FEET (52.385 ACRES), MORE OR LESS.

Section 2. That the City Council hereby finds and determines that the annexation petition for the Clydesdale Park Second Annexation and accompanying map are in substantial compliance with the Municipal Annexation Act.

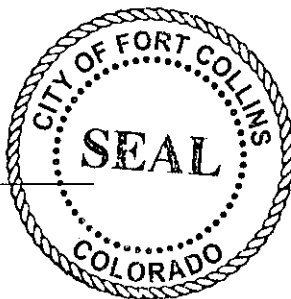
Section 3. That the Notice attached hereto is hereby adopted as a part of this Resolution. Said Notice establishes the date, time and place when a public hearing will be held regarding the passage of annexation and zoning ordinances pertaining to the above-described property. The City Clerk is directed to publish a copy of this Resolution and said Notice as provided in the Municipal Annexation Act.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 2nd day of September, A.D. 2014.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Chief Deputy City Clerk



## NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted a Resolution initiating annexation proceedings for the Clydesdale Park Second Annexation said Annexation being more particularly described in said Resolution, a copy of which precedes this Notice.

That, on October 7, 2014, at the hour of 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing upon the annexation petition and zoning request for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation and for the purpose of determining the appropriate zoning for the property included in the Annexation. At such hearing, any persons may appear and present such evidence as they may desire.

The Petitioner has requested that the Property included in the Annexation be placed in the Low Density Mixed-Use Neighborhood District ("L-M-N") Zone District.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Dated this 2nd day of September, A.D. 2014.

  
\_\_\_\_\_  
Chief Deputy City Clerk