

RESOLUTION 2016-046
OF THE COUNCIL OF THE CITY OF FORT COLLINS
FINDING SUBSTANTIAL COMPLIANCE AND INITIATING
ANNEXATION PROCEEDINGS FOR THE MAJESTIC PLACE 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 Majestic Place Annexation, as more particularly described below; and

WHEREAS, the City Council desires to initiate annexation proceedings for the Majestic Place Annexation 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 makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the City Council hereby accepts the annexation petition for the Majestic Place Annexation, more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A tract of land situate in the County of Larimer, State of Colorado, to-wit:

A parcel of land being all of lot 3, the amended plat of lots 1-4 of the Leistikow M.R.D. S-21-92 recorded under reception number 20110065177 in the records of the Larimer County Clerk and Recorder, being further described as follows:

Basis of bearings: the south line of the northwest 1/4 of the northwest 1/4 of Section 17, Township 6 North, Range 68 west of the 6th Principal Meridian, assumed to bear S89° 54'32"W, a distance of 1,325.03 feet, as shown on said amended plat;

Beginning at the Northeast corner of said Northwest 1/4 of the Northwest 1/4 of Section 17, said point being the northeasterly corner of said Lot 3;

Thence on the easterly and southerly lines of said Northwest 1/4 of the Northwest 1/4 of Section 17 the following two (2) courses:

1) S00°00'44"E a distance of 1323.93 feet;

2) S89°54'32"W a distance of 865.03 feet;

Thence N00°09'18"E a distance of 275.00 feet;

Thence S89°54'32"W a distance of 52.21 feet to the easterly line of the Leistikow Annexation to the City of Fort Collins;

Thence on said easterly line the following five (5) courses

- 1) N07°22'24"W a distance of 175.33 feet;
- 2) on the arc of a non-tangent curve to the left whose center bears N06°56'31"W, having a radius of 528.00 feet, a central angle of 98°02'18" and an arc length of 903.46 feet;
- 3) N14°58'49"W a distance of 95.52 feet;
- 4) N75°01'11"E a distance of 126.44 feet;
- 5) N00°04'00"E a distance of 91.40 feet to the southerly line of the Westchase Annexation Number 2 to the City of Fort Collins;

Thence on said southerly line, S89°56'00"E a distance of 394.92 feet to the point of beginning;

Containing a calculated area of 868,230 square feet or 19.9318 acres.

Section 3. That the City Council hereby finds and determines that the annexation petition for the Majestic Place Annexation is in substantial compliance with the Municipal Annexation Act in that the annexation petition contains the following:

- (1) An allegation that it is desirable and necessary that such area be annexed to the municipality;
- (2) An allegation that the requirements of Colorado Revised Statutes sections 31-12-104 and 31-12-105 exist or have been met;
- (3) An allegation that the signers of the petition comprise more than fifty percent of the landowners in the area and own more than fifty percent of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality;
- (4) The signatures of such landowners;
- (5) A request that the annexing municipality approve the annexation of the area proposed to be annexed;
- (6) The mailing address of each such signer;
- (7) The legal description of the land owned by such signer;
- (8) The date of signing of each signature; and
- (9) The affidavit of the circulator of such petition that each signature therein is the signature of the person whose name it purports to be.

Section 4. That the City Council hereby finds and determines that the annexation map, four copies total, accompanying the annexation petition for the Majestic Place Annexation is in substantial compliance with the Municipal Annexation Act in that the map contains the following:

- (1) A written legal description of the boundaries of the area proposed to be annexed;
- (2) A map showing the boundary of the area proposed to be annexed;
- (3) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;
- (4) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

Section 5. That the Notice attached hereto as Exhibit "A" 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 7th day of June, A.D. 2016.



ATTEST:

W Winkelman
City Clerk

Gary Hawk
Mayor Pro Tem

NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2016-046 initiating annexation proceedings for the Majestic Place Annexation, consisting of approximately 20 acres and generally located at 2150 Rock Castle Lane, Fort Collins, Colorado, said Annexation being more particularly described in Resolution 2016-046.

That, on July 19, 2016, 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 Urban Estate ("U-E") 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 (V/TDD: Dial 711 for Relay Colorado) for assistance.

Dated this 7th day of June, A.D. 2016.



W Winkelman
City Clerk