

RESOLUTION 2016-089  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
STATING THE INTENT OF THE CITY OF FORT COLLINS  
TO ANNEX CERTAIN PROPERTY AND INITIATING ENCLAVE  
ANNEXATION PROCEEDINGS FOR SUCH PROPERTY.  
TO BE KNOWN AS THE RENNAT ANNEXATION

WHEREAS, the property hereinafter described has, for a period of not less than three years prior to this date, been completely contained within the boundaries of the City of Fort Collins; and

WHEREAS, the City Council desires to initiate annexation proceedings in accordance with applicable law.

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 intends to annex the following described property, to be known as the Rennat Annexation, situate in the County of Larimer, State of Colorado, to wit:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 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 SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 736.44 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARIES OF THE JOHNSTON AND UNION PACIFIC SOUTH FOURTH ANNEXATIONS TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 1,860.30 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNION PACIFIC

SOUTH FOURTH ANNEXATION, THE FOLLOWING THREE (3) COURSES:

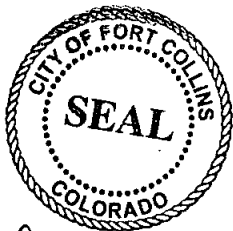
- 1) N00°18'56"W, A DISTANCE OF 1,480.42 FEET;
- 2) 973.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,719.95 FEET, A CENTRAL ANGLE OF 14°59'57", AND A CHORD WHICH BEARS N07°11'03"E A DISTANCE OF 971.04 FEET;
- 3) N14°41'01"E, A DISTANCE OF 100.96 FEET TO A POINT ON THE SOUTH LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTH LINE, N89°11'13"E, A DISTANCE OF 82.84 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES: 1) S09°31'23"E, A DISTANCE OF 49.44 FEET; 2) S02°51'40"E, A DISTANCE OF 122.76 FEET; 3) S11°32'04"E, A DISTANCE OF 221.70 FEET; 4) S05°59'10"E, A DISTANCE OF 117.72 FEET; 5) S03°02'12"E, A DISTANCE OF 367.61 FEET; 6) S74°09'53"E, A DISTANCE OF 184.15 FEET; 7) S55°06'54"E, A DISTANCE OF 318.91 FEET; 8) S47°12'09"E, A DISTANCE OF 783.31 FEET; 9) S49°45'22"E, A DISTANCE OF 330.86 FEET; 10) S63°34'46"E, A DISTANCE OF 198.72 FEET; 11) S48°06'22"E, A DISTANCE OF 109.43 FEET; 12) S57°52'43"E, A DISTANCE OF 191.24 FEET; 13) S45°20'48"E, A DISTANCE OF 193.08 FEET; 14) S43°24'38"W, A DISTANCE OF 68.46 FEET; 15) N80°52'41"W, A DISTANCE OF 140.66 FEET; 16) S18°53'35"W, A DISTANCE OF 280.05 FEET TO THE POINT OF BEGINNING:

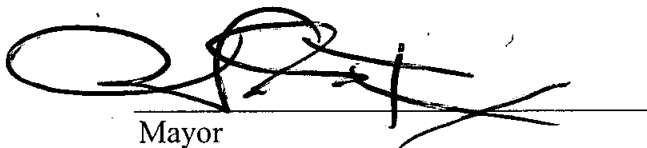
CONTAINING 2,519,258 SQUARE FEET (57.834 ACRES), MORE OR LESS

Section 3. That the City Council hereby initiates enclave annexation proceedings for the above-described property.


Section 4. That the Notice attached hereto is 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 an annexation ordinance pertaining to the above described property. The City Clerk is directed to publish a copy of this Resolution and said Notice as provided in Section 31-12-108(2), C.R.S.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 20th day of December, A.D. 2016.



  
\_\_\_\_\_  
Mayor

ATTEST:

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

## NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the Council of the City of Fort Collins has adopted Resolution 2016-089 initiating annexation proceedings for the Rennat Annexation, consisting of approximately 58 acres and generally located at 6015 South Timberline Road, said Annexation being more particularly described in Resolution 2016-089.

That, on February 7, 2017, 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.

This annexation is being broken out into three zone districts. The Petitioner has requested that the following property be placed in the Low Density Mixed-Use ("L-M-N") Zone District:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 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 SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARIES OF THE JOHNSTON AND UNION PACIFIC SOUTH FOURTH ANNEXATIONS TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 1,744.74 FEET;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNION PACIFIC SOUTH FOURTH ANNEXATION, THE FOLLOWING THREE (3) COURSES:

- 1) N00°18'56"W, A DISTANCE OF 1,480.42 FEET;
- 2) 973.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,719.95 FEET, A CENTRAL ANGLE OF 14°59'57", AND A CHORD WHICH BEARS N07°11'03"E A DISTANCE OF 971.04 FEET;
- 3) N14°41'01"E, A DISTANCE OF 100.96 FEET TO A POINT ON THE SOUTH LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTH LINE, N89°11'13"E, A DISTANCE OF 82.84 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING TEN (10) COURSES:  
1) S09°31'23"E, A DISTANCE OF 49.44 FEET; 2) S02°51'40"E, A DISTANCE OF 122.76 FEET;

3) S11°32'04"E, A DISTANCE OF 221.70 FEET; 4) S05°59'10"E, A DISTANCE OF 117.72 FEET;  
5) S03°02'12"E, A DISTANCE OF 367.61 FEET; 6) S74°09'53"E, A DISTANCE OF 184.15 FEET;  
7) S55°06'54"E, A DISTANCE OF 318.91 FEET; 8) S47°12'09"E, A DISTANCE OF 783.31 FEET;  
9) S49°45'22"E, A DISTANCE OF 330.86 FEET; 10) S63°34'46"E, A DISTANCE OF 185.84 FEET;  
THENCE S00°00'47"E, A DISTANCE OF 608.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,398,981 SQUARE FEET (55.073 ACRES), MORE OR LESS.

The Petitioner has requested that the following property be placed in the Medium Density Mixed-Use Neighborhood (M-M-N) Zone District:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 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 SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 852.00 FEET;  
THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'47"W, A DISTANCE OF 214.09 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:  
1) S63°34'46"E, A DISTANCE OF 12.88 FEET;  
2) S48°06'22"E, A DISTANCE OF 109.43 FEET;  
3) S57°52'43"E, A DISTANCE OF 191.24 FEET;  
4) S45°20'48"E, A DISTANCE OF 45.83 FEET;  
THENCE S89°43'26"W, A DISTANCE OF 287.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,475 SQUARE FEET (0.700 ACRES), MORE OR LESS.

The Petitioner has requested that the following property be placed in the Neighborhood Commercial (N-C) Zone District:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, 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 EAST QUARTER CORNER OF SAID SECTION 7, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 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 SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, S89°59'55"W, A DISTANCE OF 736.44 FEET TO THE POINT OF BEGINNING;

THENCE ALONG NORTHERLY BOUNDARY OF THE JOHNSTON ANNEXATION TO THE CITY OF FORT COLLINS, S89°59'55"W, A DISTANCE OF 115.56 FEET;  
THENCE N00°00'47"W, A DISTANCE OF 394.50 FEET;  
THENCE N89°43'26"E, A DISTANCE OF 287.52 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTHWESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:  
1) S45°20'48"E, A DISTANCE OF 147.25 FEET;  
2) S43°24'38"W, A DISTANCE OF 68.46 FEET;  
3) N80°52'41"W, A DISTANCE OF 140.66 FEET;  
4) S18°53'35"W, A DISTANCE OF 280.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 89,802 SQUARE FEET (2.062 ACRES), MORE OR LESS.

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 20th day of December, A.D. 2016.

*W Winkelman*  
City Clerk

