

RESOLUTION 2017-006  
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 LEHMAN-TIMBERLINE 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 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 Lehman-Timberline Annexation, situate in the County of Larimer, State of Colorado, to wit:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING LOT 1 AND THE EAST 20 FEET OF THE DEDICATED RIGHT OF WAY AS SHOWN ON THE PLAT OF THE LEHMAN-TIMBERLINE MINOR LAND DIVISION; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 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 WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, N00°00'47"W, A DISTANCE OF 771.58 FEET;  
THENCE N89°43'26"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE HANSEN FARM ANNEXATION TO THE CITY OF FORT COLLINS, N00°00'47"W, A DISTANCE OF 535.89 FEET TO A POINT ON THE SOUTH LINE OF THE LIEBL ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG SAID SOUTH LINE, N89°38'33"E, A DISTANCE OF 174.81 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE MAIL CREEK CROSSING ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, THE FOLLOWING TEN (10) COURSES:

1. S45°24'45"E, A DISTANCE OF 62.50 FEET;
2. S36°47'24"E, A DISTANCE OF 104.00 FEET;
3. 42°23'13"E, A DISTANCE OF 223.00 FEET;
4. S63°30'42"E, A DISTANCE OF 82.00 FEET;
5. S56°16'37"E, A DISTANCE OF 80.00 FEET;
6. S57°29'07"E, A DISTANCE OF 104.00 FEET;
7. S67°14'33"E, A DISTANCE OF 70.00 FEET;
8. S70°55'03"E, A DISTANCE OF 143.00 FEET;
9. S48°02'50"E, A DISTANCE OF 34.00 FEET;
10. S41°57'10"W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF THE POUDBRE SCHOOL DISTRICT & TIMBERS P.U.D. ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE, S89°43'26"W, A DISTANCE OF 877.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 247,593 SQUARE FEET (5.684 ACRES), MORE OR LESS.

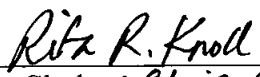
Section 3. That the City Council hereby initiates annexation proceedings for the above-described property.

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 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 17th day of January, A.D. 2017.

  
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Mayor

ATTEST:

  
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City Clerk / Chief Deputy



## NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2017-006 initiating annexation proceedings for the Lehman-Timberline Annexation, consisting of approximately 5.7 acres and generally located at 5830 South Timberline Road, said Annexation being more particularly described in Resolution 2017-006. This is an enclave annexation.

That, on February 21, 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 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 as an enclave 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.

It is proposed that the Property included in the Annexation be placed in the Low Density Mixed-Use ("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 (V/TDD: Dial 711 for Relay Colorado) for assistance.

Dated this 17th day of January, A.D. 2017.

  
City Clerk