

RESOLUTION 2017-059  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
FINDING SUBSTANTIAL COMPLIANCE AND INITIATING ANNEXATION  
PROCEEDINGS FOR THE INTERSTATE LAND HOLDINGS 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 Interstate Land Holdings Annexation, as more particularly described below; and

WHEREAS, the City Council desires to initiate annexation proceedings for the Interstate Land Holdings 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 Interstate Land Holdings Annexation, more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A tract of land located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet to the **POINT OF BEGINNING**; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12-S3124; thence along the West line of said Lot 3 the following four (4) courses and distances, North 00°22'04" East, 215.86 feet; thence, North 61°20'04" East, 175.91 feet; thence, South 89°57'15" East, 69.25 feet; thence, South 00°02'43" West, 260.43 feet to a point on the Westerly line of that tract of land recorded at Reception No. 20110022909 Larimer county Clerk and Recorder; thence along said line the following twelve (12) courses and distances, North 51°22'34" East, 172.07 feet; thence, North 02°32'12" East, 59.46 feet; thence along a curve concave to the Southeast having a central angle of 56°26'03", an arc length of 369.36 feet with a radius of 375.00 feet, and the chord of which bears North 30°45'13" East, 354.61 feet; thence, North 58°58'13" East, 393.41 feet; thence along a curve concave to the Northwest having a central angle of 41°07'03", an arc length of 107.65 feet with a radius of 150.00 feet, and the chord of which bears North 38°24'43" East,

105.35 feet; thence, North 17°51'13" East, 66.70 feet; thence South 72°08'47" East, 24.97 feet; thence, North 17°51'25" East, 203.42 feet; thence, North 06°32'54" East, 216.12 feet; thence, South 83°27'06" East, 55.00 feet; thence, South 04°33'24" West, 216.25 feet; thence, South 13°20'35" West, 514.74 feet to the Northeast corner of Lot 2, Interstate Land Holdings Minor Land Division, File No. 12-S3124 ; thence along the easterly line of said Lot 2 the following three (3) courses and distances: South 08°25'22" West, 337.31 feet; thence, South 44°41'59" West, 118.86 feet; thence, South 83°50'53" West, 113.23 feet; thence departing said line, South 17°48'58" West, 13.05 feet; thence, South 33°15'59" West, 90.10 feet; thence, South 00°52'47" East, 156.17 feet to the North line of that tract of land recorded in Reception No.20110064864 Larimer County Records; thence along said line and along the North line of that tract of land recorded in Reception No. 20090035759, South 89°33'34" West, 450.02 feet; thence, North 81°20'56" West. 303.80 feet; thence, North 00°20'00" East, 33.42 feet to the Point of Beginning.

The above described tracts of land contain 530,958 square feet or 12.189 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

Section 3. That the City Council hereby finds and determines that the annexation petition for the Interstate Land Holdings 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 Interstate Land Holdings 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 5th day of July, A.D. 2017.



A handwritten signature in black ink, appearing to be "D. J. ...", is written over a horizontal line. Below the signature, the word "Mayor" is printed in a serif font.

ATTEST:

A handwritten signature in black ink, appearing to be "W. Winkelmann", is written over a horizontal line.  
City Clerk

## NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2017-059 initiating annexation proceedings for the Interstate Land Holdings Annexation, consisting of approximately 12 acres and generally located at the northwest corner of the I-25 and State Highway 392 intersection, said Annexation being more particularly described in Resolution 2017-059.

That, on August 15, 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.

The Petitioner has requested that the Property included in the Annexation be placed in the General Commercial ("G-C") Zone District and the Public Open Land ("P-O-L") 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 5th day of July, A.D. 2017.



*W. W. Wukelmann*  
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City Clerk