

RESOLUTION 2018-080
OF THE COUNCIL OF THE CITY OF FORT COLLINS
FINDING SUBSTANTIAL COMPLIANCE AND INITIATING ANNEXATION
PROCEEDINGS FOR THE SANCTUARY ON THE GREEN 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 Sanctuary on the Green Annexation, as more particularly described below; and

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

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE SOUTH 89°38'45" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH TAFT HILL ROAD;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 06°21'44" WEST, A DISTANCE OF 100.00 FEET;
2. SOUTH 00°37'23" WEST, A DISTANCE OF 318.81 FEET;
3. NORTH 89°22'23" WEST, A DISTANCE OF 10.00 FEET;
4. SOUTH 00°37'23" WEST, A DISTANCE OF 250.00 FEET;
5. SOUTH 89°22'23" EAST, A DISTANCE OF 20.00 FEET;
6. SOUTH 00°37'23" WEST, A DISTANCE OF 474.18 FEET;
7. NORTH 89°30'07" WEST, A DISTANCE OF 7.50 FEET;

8. SOUTH 00°37'24" WEST, A DISTANCE OF 101.02 FEET;
9. SOUTH 52°54'45" EAST, A DISTANCE OF 61.20 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LAPORTE AVENUE;

THENCE SOUTH 89°30'06" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 88.28 FEET;

THENCE SOUTH 00°37'23" WEST, A DISTANCE OF 42.50 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE NORTH 89°30'07" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 9;

THENCE NORTH 00°37'23" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 9, A DISTANCE OF 380.78 FEET;

THENCE NORTH 89°11'28" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID NORTH TAFT HILL ROAD;

THENCE NORTH 00°37'23" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 210.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 20170065218 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE, ALONG THE BOUNDARY OF SAID PARCEL, THE FOLLOWING SEVENTEEN (17) COURSES;

1. NORTH 89°11'28" WEST, A DISTANCE OF 140.00 FEET;
2. SOUTH 00°37'23" WEST, A DISTANCE OF 210.00 FEET;
3. NORTH 89°11'28" WEST, A DISTANCE OF 449.79 FEET;
4. NORTH 07°27'22" WEST, A DISTANCE OF 88.61 FEET;
5. NORTH 05°33'47" EAST, A DISTANCE OF 50.50 FEET;
6. NORTH 28°31'47" EAST, A DISTANCE OF 60.60 FEET;
7. NORTH 53°20'47" EAST, A DISTANCE OF 82.24 FEET;
8. NORTH 49°50'47" EAST, A DISTANCE OF 95.75 FEET;
9. NORTH 32°12'47" EAST, A DISTANCE OF 49.00 FEET;
10. NORTH 14°59'47" EAST, A DISTANCE OF 58.00 FEET;
11. NORTH 01°50'13" WEST, A DISTANCE OF 48.30 FEET;
12. NORTH 45°12'13" WEST, A DISTANCE OF 43.03 FEET;
13. NORTH 78°09'13" WEST, A DISTANCE OF 269.50 FEET;
14. NORTH 51°19'13" WEST, A DISTANCE OF 228.00 FEET;
15. NORTH 59°37'13" WEST, A DISTANCE OF 306.00 FEET;

16. NORTH 30°00'13" WEST, A DISTANCE OF 138.83 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9;

17. SOUTH 89°09'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1204.72 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY OF NORTH TAFT HILL ROAD;

THENCE CONTINUING SOUTH 89°05'56" EAST, A DISTANCE OF 40.08 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 16.988 ACRES, (739,986 SQUARE FEET), MORE OR LESS.

Section 3. That the City Council hereby finds and determines that the annexation petition for the Sanctuary on the Green 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 Sanctuary on the Green 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; and

(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 4th day of September, A.D. 2018.


Mayor

ATTEST:


City Clerk



NOTICE

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2018-080 initiating annexation proceedings for the Sanctuary on the Green Annexation, consisting of approximately 16.77 acres and generally located at the northwest corner of North Taft Hill Road and LaPorte Avenue, said Annexation being more particularly described in Resolution 2018-080.

That, on October 16, 2018, 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 ("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 4th day of September, A.D. 2018.

City Clerk