

ORDINANCE NO. 095, 2007
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS
AND CLASSIFYING FOR ZONING PURPOSES THE PROPERTY INCLUDED
IN THE MCCLELLAND'S CREEK PD & PLD SECOND FILING ANNEXATION TO THE
CITY OF FORT COLLINS, COLORADO

WHEREAS, Division 1.3 of the Land Use Code of the City of Fort Collins establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the zoning of land; and

WHEREAS, in accordance with the foregoing, the Council has considered the zoning of the property which is the subject of this ordinance, and has determined that the said property should be zoned as hereafter provided.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the property known as the McClelland's Creek PD & PLD Second Filing Annexation to the City of Fort Collins, Colorado, in the Low Density Mixed-Use Neighborhood (LMN) Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A parcel of land located in the Northeast 1/4 of Section 9, the Southeast 1/4 of Section 4, the Southwest 1/4 of Section 3 and the Northwest 1/4 of Section 10, all in Township 6 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 9 and assuming the North line of the NE1/4 of Section 9 to bear South 88°28'48" East, a distance of 2656.31 feet, with all other bearings herein relative thereto;

Thence North 45°17'12" West a distance of 43.83 feet to a point on the North right-of-way line of Kechter Road, said point being the POINT OF BEGINNING; thence North 82°10'01" East a distance of 65.33 feet; thence South 02°51'16" West a distance of 70.06 feet to a point on the East right-of-way line of Strauss Cabin Road; thence South 00°09'07" East along said East right-of-way line a distance of 1286.58 feet; thence North 88°26'41" West a distance of 1248.45 feet; thence North 50°32'59" West a distance of 20.19 feet; thence North 67°58'43" West a distance of 29.85 feet; thence North 79°08'46" West a distance of 29.88 feet; thence North 71°57'32" West a distance of 50.98 feet; thence North 63°11'35" West a distance of 37.02 feet; thence

North 57°01'37" West a distance of 62.90 feet; thence North 47°31'56" West a distance of 29.50 feet; thence North 37°16'39" West a distance of 90.91 feet; thence North 33°06'23" West a distance of 105.14 feet; thence North 41°12'39" West a distance of 49.33 feet; thence North 46°57'57" West a distance of 89.74 feet; thence North 58°09'31" West a distance of 67.94 feet; thence North 64°07'21" West a distance of 56.23 feet; thence North 53°51'25" West a distance of 97.43 feet; thence South 90°00'00" East a distance of 113.56 feet; thence along a curve concave to the Northwest having a central angle of 90°04'12" with a radius of 400.00 feet, an arc length of 628.81 feet and the chord of which bears North 44°57'54" East, 566.03 feet; thence North 00°04'12" West a distance of 394.77 feet; thence South 88°28'48" East a distance of 664.39 feet; thence North 01°23'02" West a distance of 60.08 feet to a point on the North right-of-way of Kechter Road; thence South 88°28'48" East, 634.00 feet to the POINT OF BEGINNING.

Said parcel of land contains 44.322 acres, more or less.

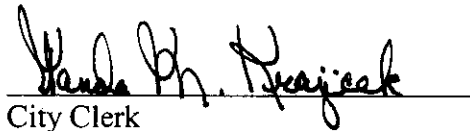
Section 2. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 3. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

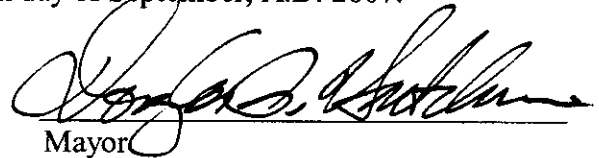
Introduced, considered favorably on first reading, and ordered published this 21st day of August, A.D. 2007, and to be presented for final passage on the 4th day of September, A.D. 2007.


Mayor

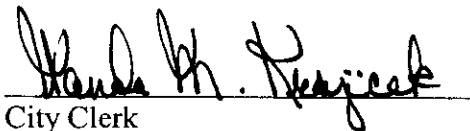
ATTEST:


City Clerk

Passed and adopted on final reading on the 4th day of September, A.D. 2007.


Mayor

ATTEST:


City Clerk