

ORDINANCE NO. 037, 2014  
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 PHASE FOUR OF THE SOUTHWEST ENCLAVE 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 City Council has considered the zoning of the property which is the subject of this ordinance, and has determined that 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 City's Land Use Code is hereby amended by including the property known as the Southwest Enclave Annexation Phase Four, Area No. 1 to the City in the Rural Lands ("R-U-L") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

**Area 1:**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO BEAR N00°16'02"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE N00°16'02"E, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF TRILBY HEIGHTS SIXTH ANNEXATION TO THE CITY OF FORT COLLINS;  
THENCE ALONG THE NORTH LINE OF SAID TRILBY HEIGHTS SIXTH ANNEXATION, S89°45'26"W, A DISTANCE OF 2,688.76 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, S89°45'26"W, A DISTANCE OF 31.95 FEET;

THENCE ALONG THE WEST LINE OF SAID TRILBY HEIGHTS SIXTH ANNEXATION S00°51'54"W, A DISTANCE OF 1,349.09 FEET TO A POINT ON THE NORTH LINE OF COYOTE RIDGE SIXTH ANNEXATION, BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

1. S89°50'54"W, A DISTANCE OF 1300.31 FEET;
2. S89°51'00"W, A DISTANCE OF 1253.97 FEET TO A POINT ON THE EAST LINE OF COYOTE RIDGE SECOND ANNEXATION, BEING THE EAST RIGHT OF WAY LINE OF SOUTH TAFT HILL ROAD;

THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES:

1. N00°07'32"E, A DISTANCE OF 1,312.61 FEET;
2. N02°02'30"E, A DISTANCE OF 32.12 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST TRILBY ROAD;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°45'21"E, A DISTANCE OF 1,256.15 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID WEST LINE, N01°19'18"E, A DISTANCE OF 1,302.66 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, N89°53'37"E, A DISTANCE OF 1,329.72 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 10;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, S00°35'17"W A DISTANCE OF 1299.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 119.19 ACRES MORE OR LESS,

Section 2. That the Zoning map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the City's Land Use Code is hereby changed and amended by including the property known as the Southwest Enclave Annexation Phase Four, Area No. 2 to the City in the Public Open Lands ("P-O-L") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

**Area 2:**

Parcel A:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, AMENDED HERSH MINOR RESIDENTIAL DEVELOPMENT NO. 06-S2555, ACCORDING TO THE PLAT THEREOF RECORDED FERUARY 15, 2008 AT

RECEPTION NO. 20080009497 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER. CONTAINING 34.34 ACRES MORE OR LESS.

Parcel B:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF WEST TRILBY ROAD (COUNTY ROAD 34) AND EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTH TAFT HILL ROAD (COUNTY ROAD 19).

CONTAINING 37.35 ACRES MORE OR LESS

Section 3. That the Zoning map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the City's Land Use Code is hereby changed and amended by including the property known as the Southwest Enclave Annexation Phase Four, Area No. 3 to the City in the Urban Estate ("U-E") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

**Area 3:**

Parcel A

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO BEAR N00°00'19"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE N00°00'19"E, A DISTANCE OF 236.19 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 OF MIDWAY SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY EXTENSION, N89°58'10"W, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF MIDWAY SUBDIVISION, SAID POINT BEING ON THE BOUNDARY OF AREA NO. 1 OF THE SOUTHWEST ENCLAVE ANNEXATION PHASE THREE TO THE CITY OF FORT COLLINS;

THENCE CONTINUING ALONG THE BOUNDARY OF SAID SOUTHWEST ENCLAVE ANNEXATION PHASE THREE THE FOLLOWING EIGHT (8) COURSES:

1. N89°58'10"W, A DISTANCE OF 435.60 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, MIDWAY SUBDIVISION;
2. S00°00'19"W, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
3. ALONG THE SOUTH LINE OF SAID MIDWAY SUBDIVISION, N89°58'10"W, A DISTANCE OF 639.90 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF THE AMENDED HERSH MINOR RESIDENTIAL DEVELOPMENT NO. 06-S2555;
4. S00°00'19"W, A DISTANCE OF 36.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;
5. ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF TRACT A OF THE RHEBA C. COLTER AMENDED EXEMPTION PLAT (RECEPTION NO. 86045318), S89°58'10"E, A DISTANCE OF 293.89 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT B OF SAID EXEMPTION PLAT;
6. S00°01'50"W, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B;
7. ALONG THE SOUTH LINE OF SAID TRACTS A AND B, N89°58'10"W, A DISTANCE OF 995.40 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;
8. N00°48'05"E, A DISTANCE OF 390.04 FEET TO THE NORTHWEST CORNER OF SAID TRACT A AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID SOUTH LINE, S89°58'10"E, A DISTANCE OF 1.82 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID AMENDED HERSH MINOR RESIDENTIAL DEVELOPMENT;

THENCE ALONG THE WEST LINE OF LOT 2 AND LOT 1 OF SAID AMENDED HERSH MINOR RESIDENTIAL DEVELOPMENT, N01°01'35"E, A DISTANCE OF 599.31 FEET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 1, N56°48'30"W, A DISTANCE OF 19.30 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE S89°33'11"E, A DISTANCE OF 421.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF LOT 4 OF SAID AMENDED HERSH MINOR RESIDENTIAL DEVELOPMENT, THE FOLLOWING EIGHT (8) COURSES:

1. N27°05'19"E, A DISTANCE OF 159.91 FEET;
2. N19°03'19"E, A DISTANCE OF 290.73 FEET;
3. S74°06'41"E, A DISTANCE OF 198.04 FEET;
4. N00°00'41"W, A DISTANCE OF 266.56 FEET;
5. N65°35'41"W, A DISTANCE OF 329.00 FEET;
6. S80°44'19"W, A DISTANCE OF 315.00 FEET;
7. S07°59'19"W, A DISTANCE OF 109.25 FEET;
8. N89°11'41"W, A DISTANCE OF 1,010.48 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID WEST LINE N00°35'17"E, A DISTANCE OF 905.14 FEET TO THE

SOUTHWEST CORNER OF THE FOSSIL CREEK ESTATES ANNEXATION;  
THENCE ALONG THE SOUTH LINE OF SAID FOSSIL CREEK ESTATES ANNEXATION  
THE FOLLOWING FIFTY-EIGHT (58) COURSES:

1. S32°56'22"E, A DISTANCE OF 75.69 FEET;
2. S21°37'54"E, A DISTANCE OF 45.80 FEET;
3. S46°43'54"E, A DISTANCE OF 25.69 FEET;
4. S78°09'04"E, A DISTANCE OF 108.79 FEET;
5. S89°06'59"E, A DISTANCE OF 44.82 FEET;
6. N58°28'01"E, A DISTANCE OF 31.03 FEET;
7. N52°04'31"E, A DISTANCE OF 50.69 FEET;
8. S74°57'19"E, A DISTANCE OF 53.30 FEET;
9. S57°34'54"E, A DISTANCE OF 57.41 FEET;
10. S34°52'34"E, A DISTANCE OF 146.57 FEET;
11. S48°44'44"E, A DISTANCE OF 34.42 FEET;
12. S70°54'19"E, A DISTANCE OF 85.77 FEET;
13. S63°48'54"E, A DISTANCE OF 33.37 FEET;
14. S43°10'44"E, A DISTANCE OF 58.50 FEET;
15. S32°35'54"E, A DISTANCE OF 37.30 FEET;
16. S25°40'54"E, A DISTANCE OF 30.28 FEET;
17. N57°42'11"E, A DISTANCE OF 102.12 FEET;
18. S50°09'19"E, A DISTANCE OF 29.46 FEET;
19. S77°09'59"E, A DISTANCE OF 18.38 FEET;
20. N88°41'56"E, A DISTANCE OF 16.02 FEET;
21. N70°27'36"E, A DISTANCE OF 32.99 FEET;
22. N87°41'11"E, A DISTANCE OF 25.00 FEET;
23. S78°30'04"E, A DISTANCE OF 85.68 FEET;
24. S85°26'34"E, A DISTANCE OF 86.15 FEET;
25. S54°59'44"E, A DISTANCE OF 18.89 FEET;
26. S70°36'24"E, A DISTANCE OF 23.44 FEET;
27. N75°17'11"E, A DISTANCE OF 27.89 FEET;
28. N86°35'01"E, A DISTANCE OF 22.96 FEET;
29. S76°34'54"E, A DISTANCE OF 50.20 FEET;
30. N85°49'56"E, A DISTANCE OF 16.75 FEET;
31. N78°16'06"E, A DISTANCE OF 44.84 FEET;
32. N70°17'01"E, A DISTANCE OF 20.37 FEET;
33. N58°40'36"E, A DISTANCE OF 23.25 FEET;
34. N49°26'46"E, A DISTANCE OF 42.67 FEET;
35. N33°50'31"E, A DISTANCE OF 28.84 FEET;
36. N41°52'01"E, A DISTANCE OF 24.72 FEET;
37. N54°55'36"E, A DISTANCE OF 15.77 FEET;
38. N64°08'01"E, A DISTANCE OF 18.46 FEET;
39. N49°03'01"E, A DISTANCE OF 108.01 FEET;
40. N34°53'51"E, A DISTANCE OF 15.12 FEET;
41. N25°56'31"E, A DISTANCE OF 11.54 FEET;
42. N14°52'31"E, A DISTANCE OF 51.26 FEET;
43. N33°37'01"E, A DISTANCE OF 16.17 FEET;

44. N58°05'46"E, A DISTANCE OF 23.19 FEET;
45. N74°15'01"E, A DISTANCE OF 28.99 FEET;
46. N67°21'36"E, A DISTANCE OF 14.94 FEET;
47. N49°19'46"E, A DISTANCE OF 15.90 FEET;
48. N35°04'26"E, A DISTANCE OF 12.20 FEET;
49. N12°16'51"E, A DISTANCE OF 25.46 FEET;
50. N00°18'16"E, A DISTANCE OF 36.94 FEET;
51. N07°30'16"E, A DISTANCE OF 25.23 FEET;
52. N20°07'46"E, A DISTANCE OF 25.10 FEET;
53. N30°31'56"E, A DISTANCE OF 15.03 FEET;
54. N46°32'31"E, A DISTANCE OF 12.68 FEET;
55. N72°26'56"E, A DISTANCE OF 47.34 FEET;
56. N57°51'16"E, A DISTANCE OF 12.41 FEET;
57. N40°21'26"E, A DISTANCE OF 49.98 FEET;
58. N53°55'01"E, A DISTANCE OF 20.31 FEET TO THE SOUTHWEST CORNER OF THE WUERKER ANNEXATION;

THENCE ALONG THE SOUTH LINE OF SAID WUERKER ANNEXATION THE FOLLOWING FOURTEEN (14) COURSES:

1. N70°44'11"E, A DISTANCE OF 33.44 FEET;
2. N84°32'01"E, A DISTANCE OF 28.93 FEET;
3. S82°56'34"E, A DISTANCE OF 21.55 FEET;
4. S75°23'34"E, A DISTANCE OF 22.16 FEET;
5. S65°59'29"E, A DISTANCE OF 18.09 FEET;
6. S47°25'09"E, A DISTANCE OF 26.58 FEET;
7. S25°57'39"E, A DISTANCE OF 127.52 FEET;
8. S23°04'39"E, A DISTANCE OF 53.88 FEET;
9. S30°42'34"E, A DISTANCE OF 19.32 FEET;
10. S40°50'14"E, A DISTANCE OF 21.12 FEET;
11. S44°55'29"E, A DISTANCE OF 67.22 FEET;
12. S21°43'34"E, A DISTANCE OF 16.90 FEET;
13. S04°44'44"E, A DISTANCE OF 32.23 FEET;
14. N88°32'16"E, A DISTANCE OF 601.93 FEET TO A POINT ON THE WEST LINE OF

AREA NO. 1 OF THE SOUTHWEST ENCLAVE ANNEXATION PHASE THREE;

THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID WUERKER ANNEXATION, N88°32'16"E, A DISTANCE OF 30.01 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ALONG SAID EAST LINE N00°00'19"E, A DISTANCE OF 1690.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 88.47 ACRES MORE OR LESS

Parcel B

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10 TO BEAR N00°16'02"E, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE N00°16'02"E, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF TRILBY HEIGHTS SIXTH ANNEXATION TO THE CITY OF FORT COLLINS, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE ALONG THE NORTH LINE OF SAID TRILBY HEIGHTS SIXTH ANNEXATION, S89°45'26"W, A DISTANCE OF 2,688.76 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;  
THENCE ALONG SAID WEST LINE, N00°35'17"E, A DISTANCE OF 1299.12 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 10;  
THENCE ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 10, N00°36'30"E, A DISTANCE OF 399.49 FEET TO A POINT ON THE SOUTH LINE OF AREA NO. 1 OF THE SOUTHWEST ENCLAVE ANNEXATION PHASE THREE;  
THENCE ALONG SAID SOUTH LINE, ALSO BEING THE SOUTH LINE OF THE RHEBA C. COLTER AMENDED EXEMPTION PLAT (RECEPTION NO. 86045318), THE FOLLOWING FOUR (4) COURSES:  
1. N87°23'59"E, A DISTANCE OF 1428.66 FEET;  
2. N22°09'02"E, A DISTANCE OF 187.03 FEET;  
3. N82°41'02"E, A DISTANCE OF 508.39 FEET;  
4. S77°07'58"E, A DISTANCE OF 664.48 FEET;  
THENCE CONTINUING S77°07'58"E, A DISTANCE OF 30.74 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10;  
THENCE ALONG SAID EAST LINE, S00°16'02"W, A DISTANCE OF 1,835.11 FEET TO THE POINT OF BEGINNING.  
CONTAINING 112.24 ACRES MORE OR LESS.

Section 4. 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 properties are included in the Residential Neighborhood Sign District.

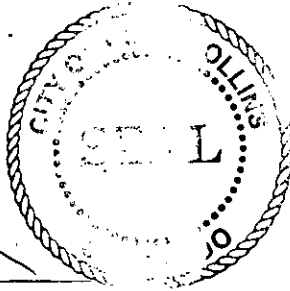
Section 5. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 4th day of March, A.D. 2014, and to be presented for final passage on the 18th day of March, A.D. 2014.

ATTEST:

Wanda Nelson

City Clerk



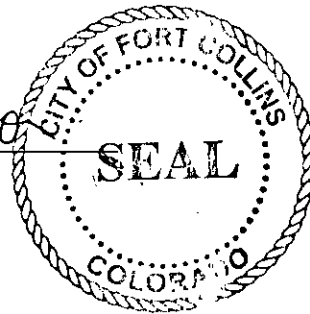
Karen Weickert  
Mayor

Passed and adopted on final reading on the 18th day of March, A.D. 2014.

ATTEST:

Wanda Nelson

City Clerk



Karen Weickert  
Mayor