

ORDINANCE NO. 135, 2017
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE ACQUISITION BY EMINENT DOMAIN PROCEEDINGS
OF CERTAIN LANDS AS PART OF THE FOSSIL CREEK TRAIL SYSTEM

WHEREAS, in the 1990s the City constructed the Fossil Creek Trail from Cathy Fromme Prairie on South Taft Hill Road to the east side of South Shields Street; and

WHEREAS, City staff recently discovered that a portion of the trail at the underpass at South Shields Street was constructed on a narrow tract of land called Tract D, Fourth Filing, owned by the Clarendon Hills Homeowners' Association ("Association"), although the City apparently failed to acquire an interest in Tract D before constructing the trail; and

WHEREAS, the Association is willing to convey to the City a portion of Tract D as more particularly described on Exhibit "A", attached and incorporated herein by reference (the "Trail Parcel"); and

WHEREAS, because the Declaration of Covenants, Conditions, Easements and Restrictions for Clarendon Hills places very restrictive requirements on conveyance of lands owned by the Association, the Association and City staff agree that it is appropriate for the City to initiate eminent domain proceedings to acquire the Trail Parcel; and

WHEREAS, the City will negotiate in good faith for the acquisition of the Trail Parcel; and

WHEREAS, the acquisition of the Trail Parcel is desirable and necessary for the continued operation and maintenance of the Fossil Creek Trail, is in the City's best interest, and enhances public health, safety, and welfare; and

WHEREAS, the City is authorized under Article XX, §1 of the Colorado Constitution and Article V, §14 of the City Charter to use the power of eminent domain to acquire real property as reasonably necessary for public improvements such as the Fossil Creek Trail; and

WHEREAS, the acquisition of the Trail Parcel may, by law, be accomplished through eminent domain.

NOW, THEREFORE, BE IT ORDAINED 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 finds and determines that is necessary in the public interest to acquire the Trail Parcel, as described on Exhibit A, for the purpose of the continued operation and maintenance of the Fossil Creek Trail.

Section 3. That the City Council hereby authorizes the City Attorney and other appropriate officials of the City to acquire the Trail Parcel for the City by eminent domain proceedings.

Section 4. That the City Council further finds that, in the event acquisition by eminent domain of any of the Property Interests, or any portion of them, is commenced, immediate possession of the same is necessary for the public health, safety and welfare.

Introduced, considered favorably on first reading, and ordered published this 17th day of October, A.D. 2017, and to be presented for final passage on the 7th day of November, A.D. 2017.



Mayor


ATTEST:



City Clerk



Passed and adopted on final reading on the 7th day of November, A.D. 2017.



Mayor

ATTEST:



City Clerk



**DESCRIPTION OF A TRACT OF LAND TO BE CONVEYED
TO THE CITY OF FORT COLLINS**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
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:

THE SOUTH 84.23 FEET OF TRACT D, CLARENDON HILLS FOURTH FILING.

CONTAINING 1,263 SQUARE FEET (0.029 ACRES), MORE OR LESS, AND BEING
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT
NOW EXIST ON THE GROUND.

IT IS THE INTENT OF THIS DESCRIPTION THAT THE NORTH BOUNDARY OF THE
ABOVE-DESCRIBED TRACT BE PARALLEL WITH ITS SOUTH BOUNDARY.

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND
IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE,
BELIEF, AND OPINION



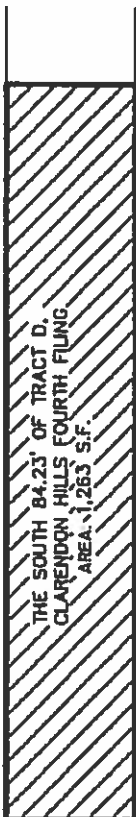
JOHN STEVEN VON NIEDA, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522

EXHIBIT OF
 A TRACT OF LAND TO BE CONVEYED BY THE
 CLARENDON HILLS HOMEOWNERS ASSOCIATION
 TO THE CITY OF FORT COLLINS



JULY 27, 2016
 1"=20'

SOUTH SHIELDS STREET



THE SOUTH 84.23' OF TRACT D,
 CLARENDON HILLS FOURTH FILING
 AREA: 1,263 S.F.

REMAINDER
 OF LOT 44
 CLARENDON HILLS
 FOURTH FILING

PORTION OF LOT
 44, CLARENDON
 HILLS FOURTH
 FILING CONVEYED
 TO THE CITY OF
 FORT COLLINS,
 REC. NO.
 20160001351

TRACT E, CLARENDON
 HILLS FOURTH FILING
 (CITY OF FORT COLLINS)

TRACT F
 CLARENDON HILLS
 FIFTH FILING
 (CITY OF FORT COLLINS)



THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.