

ORDINANCE NO. 153, 1998
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AMENDING THE ZONING MAP OF THE
CITY OF FORT COLLINS BY CHANGING THE ZONING
CLASSIFICATION FOR THAT CERTAIN PROPERTY KNOWN
AS THE WORTHINGTON FARM REZONING

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 2.8 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the rezoning of land; and

WHEREAS, in accordance with the foregoing, the Council has considered the rezoning of the property which is the subject of this ordinance, and has determined that the said property should be rezoned 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 adopted by Division 1.3 of the Land Use Code of the City of Fort Collins be, and the same hereby is, amended by changing the zoning classification from the "LMN", Low-Density Mixed-Use Neighborhood Zone District, to the "R-L", Low Density Residential Zone District, for the following described property in the City known as the Worthington Farm Rezoning:

THE PARCEL IS DESCRIBED AS A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 7, NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING LOCATED IN A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE AS RECORDED AT RECEPTION NO. 89005806 RECORDS OF THE CLERK AND RECORDER OF THE SAID LARIMER COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE LINE BETWEEN THE SOUTHWEST CORNER OF THE SAID SECTION 26, BEING A METAL CAP IN A RANGE BOX, AND THE WEST ONE QUARTER CORNER OF THE SAID SECTION 26, BEING A METAL CAP IN A RANGE BOX, BEING THE WEST LINE OF THE SAID SOUTHWEST ONE QUARTER AS BEARING NORTH 00 DEGREES 27 MINUTES 27 SECONDS WEST, AND WITH ALL BEARING CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SAID SOUTHWEST CORNER OF SECTION 26;

THENCE ALONG SAID WEST LINE, NORTH 00 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 1326.72 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE PLAT OF FIVE OAKS VILLAGE AT CUNNINGHAM CORNER, A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER;

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THENCE ALONG THE SAID PROLONGATED LINE, NORTH 89 DEGREES 46 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 30.00 FEET TO THE EXISTING EASTERLY RIGHT-OF-WAY OF SHIELDS STREET AND TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE SAID PROLONGATED LINE, NORTH 89 DEGREES 46 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 20.00 FEET TO A LINE WHICH IS 50.00 FEET (MEASURED AT RIGHT ANGLES) EAST OF AND PARALLEL WITH THE SAID WEST LINE OF THE SOUTHWEST ONE QUARTER;

THENCE ALONG THE SAID PARALLEL LINE, NORTH 00 DEGREES 27 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 741.02 FEET TO THE SOUTH LINE OF THE PLAT OF WOODWEST SEVENTH FILING, A PLAT OF RECORD WITH THE SAID CLERK AND RECORDER;

THENCE ALONG THE SAID SOUTH LINE, SOUTH 89 DEGREES 46 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO THE SAID EXISTING RIGHT-OF-WAY LINE;

THENCE ALONG THE SAID EXISTING RIGHT-OF-WAY, SOUTH 00 DEGREES 27 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 741.02 FEET TO THE POINT OF BEGINNING. CONTAINING 14820 SQUARE FEET OR 0.340 ACRES.

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 be, and the same hereby is, changed and amended by showing that the above-described property is included in the Residential Neighborhood Sign District.

Section 3. The City Engineer 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 1st day of September, A.D. 1998, and to be presented for final passage on the 15th day of September, A.D. 1998.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading this 15th day of September, A.D. 1998.

Mayor

ATTEST:

City Clerk