

ORDINANCE NO. 003, 2006
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 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 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 being a portion of Lot 4 of the Staley/Poudre School MLD 00-S1535 as recorded November 15, 2000 as Reception No. 2000078405 of the Records of Larimer County, located in the North 1/2 of the Northeast 1/4 of Section 9, Township 6 North, Range 68 West of the 6th Principal Meridian, County of Larimer, State of Colorado, and being more particularly described as follows:

BEGINNING at the North 1/4 Corner of 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 South 00°00'42" West along the West line of the NE1/4 of said Section 9 a distance of 860.50 feet to the North line of said Lot 4 and the POINT OF BEGINNING; thence South 90°00'00" East along the North line of said Lot 4 a distance of 814.83 feet to a point of departure from the North line of said Lot 4; thence South 53°51'25" East a distance of 97.43 feet; thence South 64°07'21" East a distance of 56.23 feet; thence South 58°09'31" East a distance of 67.94 feet; thence South 46°57'57" East a distance of 89.74 feet; thence South 41°12'39" East a distance of 49.33 feet; thence South 33°06'23" East a distance of 105.14 feet; thence South

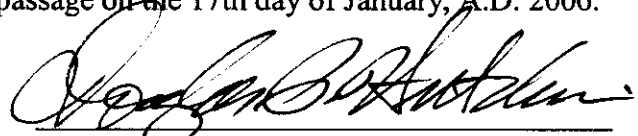
37°16'39" East a distance of 90.91 feet; thence South 47°31'56" East a distance of 29.50 feet; thence South 57°01'37" East a distance of 62.90 feet; thence South 63°11'35" East a distance of 37.02 feet; thence South 71°57'32" East a distance of 50.98 feet; thence South 79°08'46" East a distance of 29.88 feet; thence South 67°58'43" East a distance of 29.85 feet; thence South 50°32'59" East a distance of 20.19 feet to the South line of said Lot 4; thence North 88°26'41" West along the South line of said Lot 4 a distance of 1441.68 feet to the West line of the NE1/4 of said Section 9; thence North 00°00'42" East along the West line of the NE1/4 of said Section 9 a distance of 453.76 feet to the North line of said Lot 4 and the POINT OF BEGINNING.

Said parcel of land contains 11.926 acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

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.

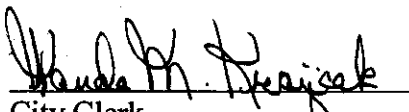
Section 3. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 3rd day of January, A.D. 2006, and to be presented for final passage on the 17th day of January, A.D. 2006.



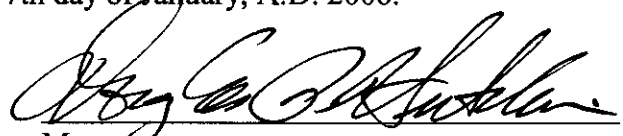
Mayor

ATTEST:



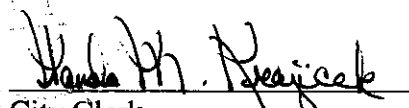
City Clerk

Passed and adopted on final reading this 17th day of January, A.D. 2006.



Mayor

ATTEST:



City Clerk