

ORDINANCE NO. 039, 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 SUNRISE RIDGE SECOND 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 Sunrise Ridge Second Annexation to the City of Fort Collins, Colorado, in the Urban Estate (UE) Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

A tract of land situate in the Southeast Quarter of Section 4, Township 6 North, Range 68 West of the 6th Principal Meridian, which, considering the East line of said Southeast Quarter as bearing South 03°37'29" East and with all bearings contained herein relative thereto, are more particularly described as follows:

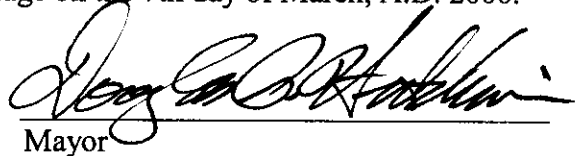
BEGINNING at a point on the East line of said Southeast Quarter which bears South 03°37'29" East, 653.66 feet from the East Quarter corner of said Section 4; thence departing said East line, North 89°41'27" East, 30.05 feet to a point on the East Right-of-Way line of County Road No. 7; thence South 03°37'29" East, 331.66 feet along said East Right-of-Way line; thence West, 692.15 feet to a point on the West line of the East Half of the East Half of said Southeast Quarter; thence North 03°33'16" West, 327.90 feet along said West line; thence North 89°41'27" West, 661.47 feet to the POINT OF BEGINNING, County of Larimer, State of Colorado.

The above described tract of land contains 227,743 square feet or 5.228 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.

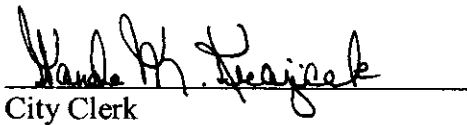
Section 3. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 21st day of February, A.D. 2006, and to be presented for final passage on the 7th day of March, A.D. 2006.



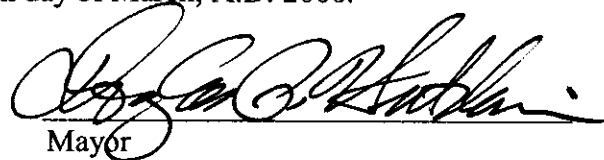
Mayor

ATTEST:



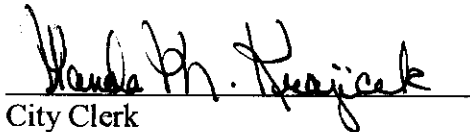
City Clerk

Passed and adopted on final reading on the 7th day of March, A.D. 2006.



Mayor

ATTEST:



City Clerk