

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 17 A-C

DATE: January 16, 2007

STAFF: Steve Olt

SUBJECT

Items pertaining to the Liberty Farms Annexation and Zoning.

RECOMMENDATION

Staff recommends approval of the annexation and requested zoning of LMN - Low Density Mixed-Use Neighborhood.

The Planning and Zoning Board voted 6-0 to recommend approval of the annexation; and, the Board voted 6-0 to recommend that the property be placed in the LMN - Low Density Mixed-Use Neighborhood Zoning District.

The Planning and Zoning Board voted 6-0 to recommend that this property be included in the Residential Neighborhood Sign District.

EXECUTIVE SUMMARY

- A. Resolution 2007-002 Setting Forth Findings of Fact and Determinations Regarding the Liberty Farms Annexation and Zoning.
- B. Hearing and First Reading of Ordinance No. 008, 2007, Annexing Property Known as the Liberty Farms Annexation.
- C. Hearing and First Reading of Ordinance No. 009, 2007, Amending the Zoning Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in the Liberty Farms Annexation to the City.

This is a request to annex and zone 22.32 acres located on the east side of North Timberline Road at the Larimer & Weld Canal, approximately 1/4 to 1/3 mile north of East Vine Drive. The property contains two (2) existing single-family residences and agricultural land. It is in the FA1 - Farming District in Larimer County. The requested zoning for this annexation is LMN - Low Density Mixed-Use Neighborhood.

Staff is recommending that this property be included in the Residential Neighborhood Sign District. A map amendment will not be necessary to place this property on the Residential Neighborhood Sign District Map.

APPLICANT: Vignette Studios
 c/o Don Tiller
 144 North Mason Street, Suite 2
 Fort Collins, CO. 80524

OWNER: Kevin W. Frazier and Michael P. O'Donnell
 2121 Midpoint Drive, Suite 302
 Fort Collins, CO. 80525

BACKGROUND

The applicant/consultant, Vignette Studios (c/o Don Tiller), on behalf of the property owners, Kevin W. Frazier and Michael P. O'Donnell, has submitted a written petition requesting annexation of 22.32 acres located on the east side of North Timberline Road at the Larimer & Weld Canal, approximately 1/4 to 1/3 mile north of East Vine Drive. The property contains two (2) existing single-family residences and agricultural land. It is in the FA1 - Farming District in Larimer County. The requested zoning for this annexation is LMN - Low Density Mixed-Use Neighborhood. The surrounding properties are currently zoned LMN - Low Density Mixed-Use Neighborhood and MMN - Medium Density Mixed-Use Neighborhood in the City to the north, LMN - Low Density Mixed-Use Neighborhood in the City to the west, FA1 - Farming in Larimer County to the east, and FA1 - Farming in Larimer County to the south. This is a 100% voluntary annexation.

The property is located within the Fort Collins Urban Growth Area. According to policies and agreements between the City of Fort Collins and Larimer County contained in the *Intergovernmental Agreement for the Fort Collins Urban Growth Area*, the City will agree to consider annexation of property in the UGA when the property is eligible for annexation according to State law. This property gains the required 1/6 contiguity to existing City limits from common boundaries with the East Vine Drive 7th Annexation (August, 1983) to the north and west.

The surrounding zoning and land uses are as follows:

N:	LMN, MMN in the City of Fort Collins;	existing single-family residence, undeveloped
E:	FA-1 in Larimer County;	undeveloped
S:	FA-1 in Larimer County;	existing single-family residential
W:	LMN in the City of Fort Collins;	planned single-family residential

The requested zoning for this annexation is the LMN - Low Density Mixed-Use Neighborhood Zoning District. There are several uses permitted in the District, subject to either administrative review or review by the Planning and Zoning Board. The City's adopted Structure Plan, a part of the Comprehensive Plan, suggests that Low Density Mixed-Use Neighborhoods are appropriate in this location.

Staff is recommending that this property be included in the Residential Neighborhood Sign District, which was established for the purpose of regulating signs for non-residential uses in certain geographical areas of the City that may be particularly affected by such signs because of their

predominantly residential use and character. A map amendment will not be necessary to place this property on the Residential Neighborhood Sign District Map.

Findings

1. The annexation of this area is consistent with the policies and agreements between Larimer County and the City of Fort Collins contained in the *Intergovernmental Agreement for the Fort Collins Urban Growth Area*.
2. The area meets the eligibility requirements included in State law to qualify for a voluntary annexation to the City of Fort Collins.
3. On November 21, 2006, the City Council approved a resolution that accepted the annexation petition and determined that the petition was in compliance with State law. The resolution also initiated the annexation process for the property by establishing the date, time and place when a public hearing would be held regarding the readings of the Ordinances annexing and zoning the area.
4. The requested LMN – Low Density Mixed-Use Neighborhood Zoning District is in conformance with the policies of the City's Comprehensive Plan.

STAFF RECOMMENDATION

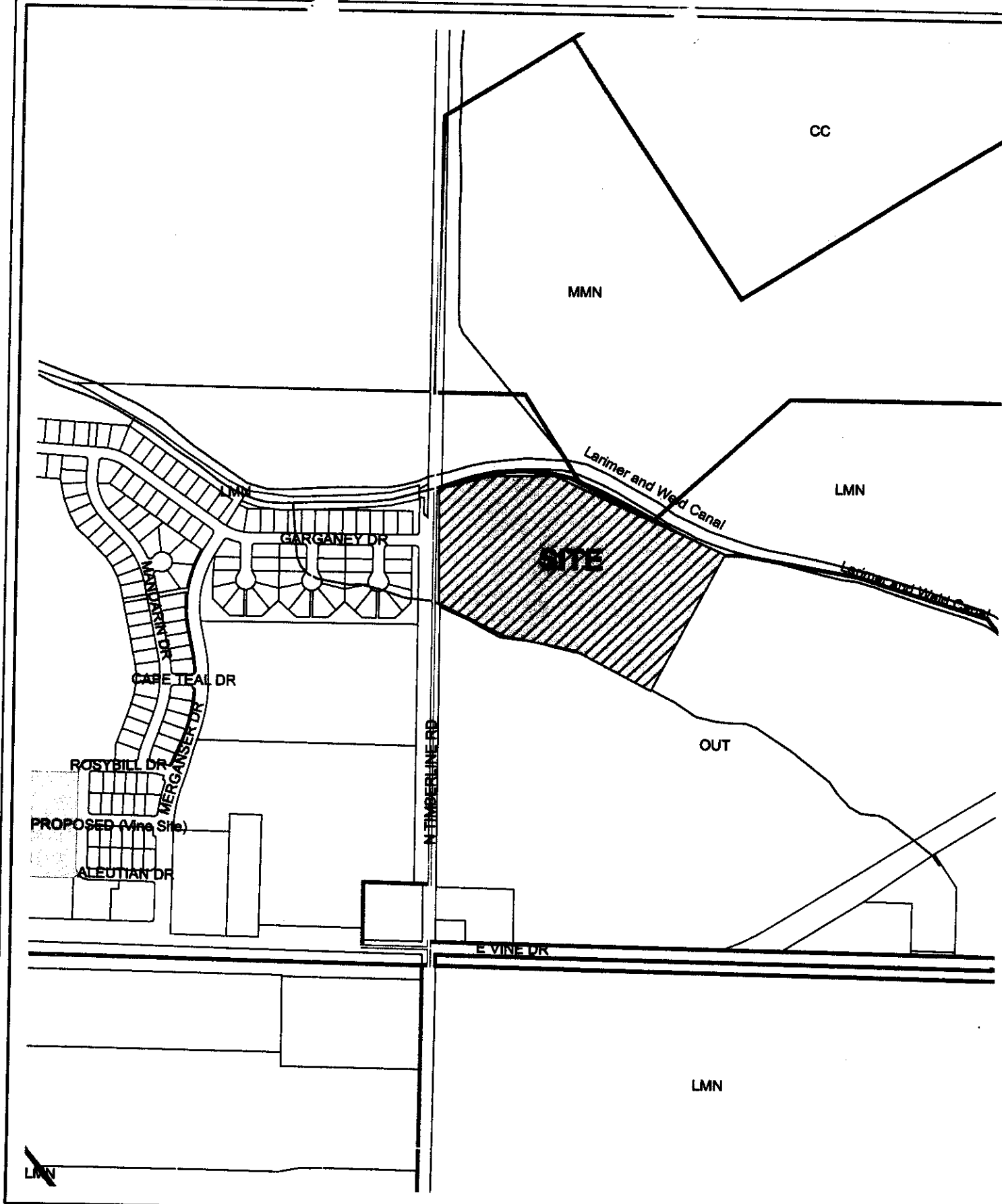
Staff recommends approval of the annexation and requested zoning of LMN - Low Density Mixed-Use Neighborhood.

Staff is recommending that this property be included in the Residential Neighborhood Sign District. A map amendment will not be necessary to place this property on the Residential Neighborhood Sign District Map.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board, at its regular monthly meeting of December 7, 2006, voted 6 - 0 to recommend approval of the annexation. The Board voted 6 - 0 to recommend that the property be placed in the LMN - Low Density Mixed-Use Neighborhood Zoning District.

The Planning and Zoning Board voted 6 - 0 to recommend that this property be included in the Residential Neighborhood Sign District.



#31-06 Liberty Farms Annexation & Zoning

11/1/2006

1 inch equals 600 feet



LIBERTY FARMS ANNEXATION TO THE CITY OF FORT COLLINS

A TRACT OF LAND LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION ANNEXATION PARCELS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5 AS BEING:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE ALONG THE WEST LINE OF SAID SURVEYED QUARTER, NORTH 02°15'00" EAST A DISTANCE OF 1584.00 FEET TO THE SOUTHWEST CORNER OF THE DIX AMENDED PLAT AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY AT RECEIPT NUMBER 200100445785, AND THE POINT OF BEGINNING;

THENCE COMMENCING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, AND THE WEST LINE OF SAID DIX AMENDED PLAT, NORTH 89°57'30" EAST A DISTANCE OF 82.80 FEET TO THE WESTWEST CORNER OF SAID DIX AMENDED PLAT;

THENCE COMMENCING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, NORTH 89°57'30" EAST A DISTANCE OF 82.80 FEET TO THE SOUTHWESTLY LINE OF THE EAST ONE HALF TRACT 1/A ANNEXATION TO THE CITY OF FORT COLLINS, AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY, AND NORTH 89°57'30" EAST A DISTANCE OF 1584.00 FEET TO THE POINT OF BEGINNING;

THENCE COMMENCING ALONG SAID NORTH RIGHT OF WAY LINE, AND SAID SOUTHWESTLY ANNEXATION BOUNDARY LINE, THE FOLLOWING COURSE (IN) COURSES:

- 1) NORTH 77°15'30" EAST A DISTANCE OF 227.40 FEET; THENCE
- 2) NORTH 89°57'30" EAST A DISTANCE OF 388.40 FEET; THENCE
- 3) SOUTH 87°07'30" EAST A DISTANCE OF 34.60 FEET; THENCE
- 4) NORTH 78°27'30" EAST A DISTANCE OF 82.40 FEET; THENCE
- 5) SOUTH 87°24'30" EAST A DISTANCE OF 388.54 FEET; THENCE
- 6) SOUTH 89°57'30" EAST A DISTANCE OF 198.40 FEET; THENCE
- 7) SOUTH 89°57'30" EAST A DISTANCE OF 112.20 FEET; THENCE
- 8) SOUTH 89°57'30" EAST A DISTANCE OF 174.20 FEET;

THENCE COMMENCING SAID SOUTHWESTLY PARCEL, LINE SOUTH 89°57'30" WEST A DISTANCE OF 73.50 FEET TO THE SOUTHWEST CORNER OF SAID DIX AMENDED PLAT;

THENCE ALONG THE EAST LINE OF SAID DIX AMENDED PLAT SOUTH 89°57'30" WEST A DISTANCE OF 73.50 FEET;

THENCE COMMENCING ALONG THE SOUTH LINE OF SAID DIX AMENDED PLAT THE FOLLOWING COURSE (IN) COURSES:

- 1) NORTH 89°57'30" WEST A DISTANCE OF 140.20 FEET; THENCE
- 2) NORTH 87°07'30" WEST A DISTANCE OF 224.20 FEET; THENCE
- 3) NORTH 78°27'30" WEST A DISTANCE OF 374.20 FEET; THENCE
- 4) NORTH 89°57'30" WEST A DISTANCE OF 328.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT CONTAINS 32.50 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR EXISTING.

THE PROPOSED ZONING FOR ALL OF LIBERTY FARMS ANNEXATION IS TO BE LOW DENSITY MIXED USE NEIGHBORHOOD.

THIS PLAN TO BE KNOWN AS LIBERTY FARMS ANNEXATION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO BY ORDINANCE NO. _____

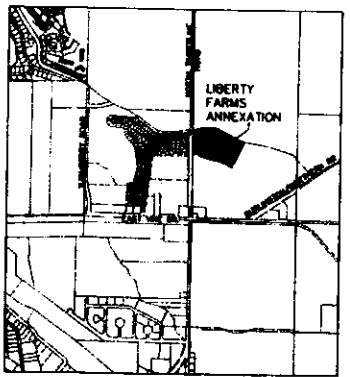
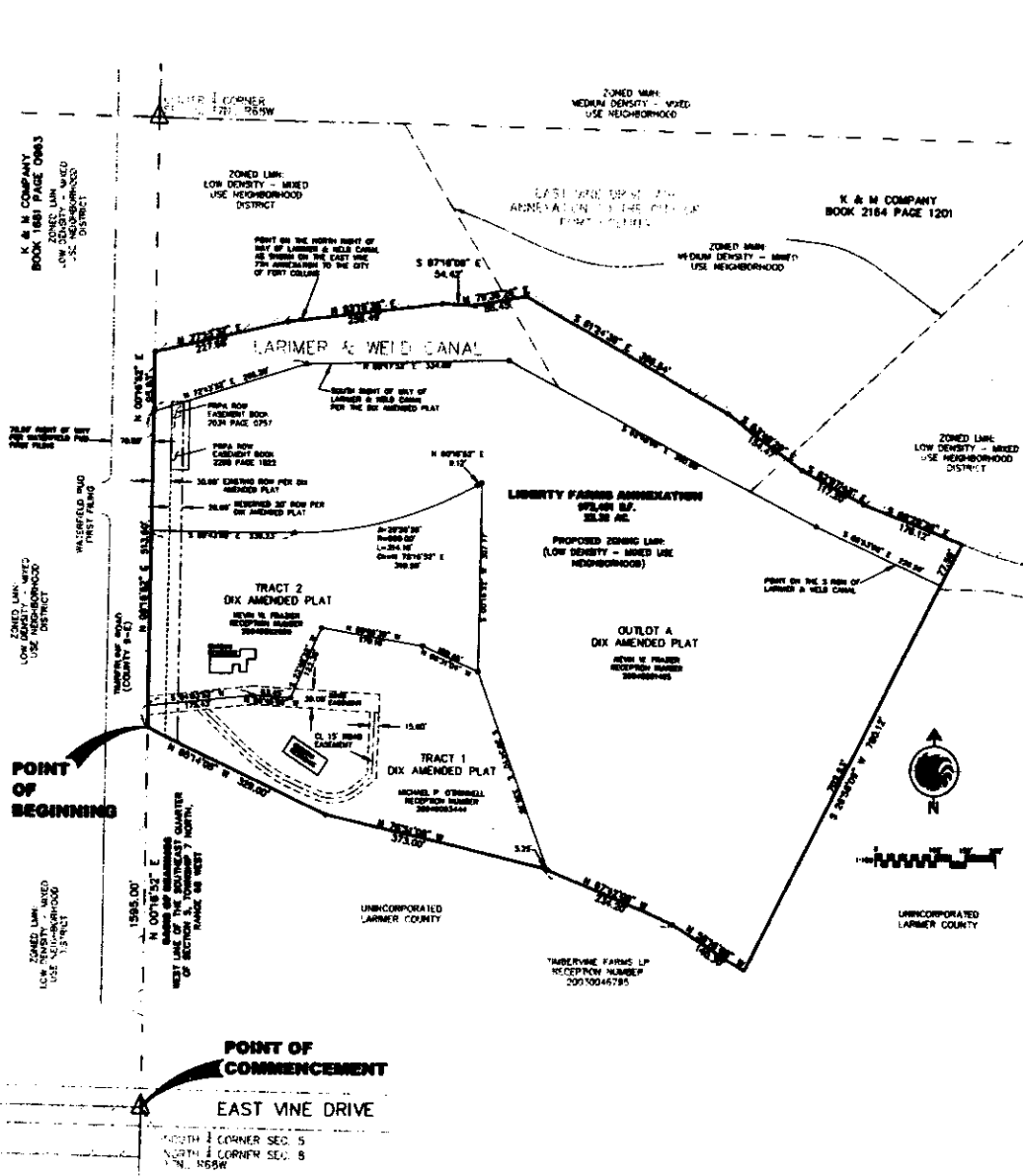
PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY OF FORT COLLINS, COLORADO HELD ON THE _____ DAY OF _____ 2008.

CITY CLERK

PERMITS SUMMARY

- 2008.2.2001 - ANNEXATION BOUNDARY PERMIT
- 2008.2.2002 - RECORDED CONVEYANCE 1/A OF THE POINT OF BEGINNING (15/7/08)
- 2008.2.2003 - ACTUAL CONTIGUOUS BOUNDARY TO THE CITY OF FORT COLLINS

52.70% OF ANNEXATION BOUNDARY IS CONTIGUOUS WITH THE CITY OF FORT COLLINS



VICINITY MAP
SCALE 1"=500'

SURVEYOR'S STATEMENT
I, DAVID L. STREIBER, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING MAP SHOWS HEREON IS A REASONABLY ACCURATE REPRESENTATION OF THE PARCELS OF LAND LEGALLY DESCRIBED HEREON, AND TO THE EXTENT DESCRIBED HEREON, IS AT LEAST ONE TENTH (1/10) OF THE PERMANENT EQUIVOCALITY OF SAID PARCELS, OR CONTIGUOUS TO THE BOUNDARY OF THE CITY OF FORT COLLINS, COLORADO. THE MAP HAS BEEN COMPILED FROM EXISTING PLAT, FIELD, LEGAL, RECORDS, AND OTHER RECORDS AND IS NOT BASED ON A FIELD SURVEY NOR SHOULD BE CONSIDERED AS A WARRANTY SURVEY.

DAVID L. STREIBER
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR # 2009

NOTE: ACCORDING TO COLORADO LAW YOU SHOULD CONSIDER ANY LEGAL ACTION BASED UPON ANY DEFECT ON THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE CONSIDERED MORE THAN TEN YEARS FROM THE DATE OF SURVEY SHOWS HEREON.

APPROVED:
THIS PLAN TO BE KNOWN AS LIBERTY FARMS ANNEXATION TO THE CITY OF FORT COLLINS, STATE OF COLORADO BY ACTION OF THE PLANNING AND ZONING BOARD OF THE PLANNING AND ZONING BOARD AT A REGULAR MEETING OF THE CITY OF FORT COLLINS, COLORADO AT A REGULAR MEETING HELD ON THE _____ DAY OF _____ 2008.

SECRETARY OF THE PLANNING AND ZONING BOARD

APPROVALS/REVISIONS

DIRECTOR OF ENGINEERING

Starrick Consulting Inc
205 South 44th Street
Fort Collins, CO USA
95021-2863
Tel: 970.482.5922
Fax: 970.482.6398
www.starrick.com

Disclaimer
The Surveyor and solely not responsible for all dimensions shown on this map and shall not be liable for any errors or omissions that may appear hereon. The Surveyor shall not be held liable for any errors or omissions that may appear hereon, including those that may be caused by the negligence of the Surveyor or any other person or entity.

- Legend**
- 1/4 CORNER MONUMENT AS NOTED
 - EXISTING BOUNDARY OF CITY OF FORT COLLINS
 - SECTION LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING EASEMENT
 - PROPOSED ANNEXATION BOUNDARY
 - ZONING BOUNDARY LINE
 - NOTES ANGLE POINT

Sheet No.	42	43	44
Rev.			

Client: **FRAZIER & COMPANY VENTURES, LLC**
LIBERTY FARMS ANNEXATION TO THE CITY OF FORT COLLINS
FORT COLLINS, CO

The 10075v-001.dwg

Project No.	100750075	Scale	AS SHOWN
Drawing No.	Sheet	North	Indicator

RESOLUTION 2007-002
OF THE COUNCIL OF THE CITY OF FORT COLLINS
SETTING FORTH FINDINGS OF FACT AND DETERMINATIONS
REGARDING THE LIBERTY FARMS ANNEXATION

WHEREAS, annexation proceedings were heretofore initiated by the Council of the City of Fort Collins for property to be known as the Liberty Farms Annexation; and

WHEREAS, following notice given as required by law, the Council has held a hearing on said annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the Council hereby finds that the petition for annexation complies with the Municipal Annexation Act.

Section 2. That the Council hereby finds that there is at least one-sixth (1/6) contiguity between the City and the property proposed to be annexed; that a community of interest exists between the property proposed to be annexed and the City; that said property is urban or will be urbanized in the near future; and that said property is integrated with or is capable of being integrated with the City.

Section 3. That the Council further determines that the applicable parts of said Act have been met, that an election is not required under said Act and that there are no other terms and conditions to be imposed upon said annexation.

Section 4. That the Council further finds that notice was duly given and a hearing was held regarding the annexation in accordance with said Act.

Section 5. That the Council concludes that the area proposed to be annexed in the Liberty Farms Annexation is eligible for annexation to the City and should be so annexed.

Passed and adopted at a regular meeting of the Council of the City of Fort Collins this 16th day of January, A.D. 2007.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 008, 2007
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ANNEXING PROPERTY KNOWN AS THE
LIBERTY FARMS ANNEXATION
TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2206-115, finding substantial compliance and initiating annexation proceedings, has heretofore been adopted by the Council of the City of Fort Collins; and

WHEREAS, the Council does hereby find and determine that it is in the best interests of the City to annex said area to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the following described property, to wit:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5 AS BEARING NORTH 00°16'52" EAST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°16'52" EAST A DISTANCE OF 1595.00 FEET TO THE SOUTHWEST CORNER OF THE DIX AMENDED PLAT AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY AT RECEPTION NUMBER 2002030339, AND THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, AND THE WEST LINE OF SAID DIX AMENDED PLAT, NORTH 00°16'52" EAST A DISTANCE OF 513.60 FEET TO THE NORTHWEST CORNER OF SAID DIX AMENDED PLAT; THENCE CONTINUING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, NORTH 00°16'52" EAST A DISTANCE OF 95.63 FEET TO THE SOUTHERLY LINE OF THE EAST VINE DRIVE 7TH ANNEXATION TO THE CITY OF FORT COLLINS AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY, AND NORTH RIGHT OF WAY LINE OF THE LARIMER & WELD CANAL AS SHOWN ON SAID EAST VINE DRIVE 7TH

ANNEXATION TO THE CITY OF FORT COLLINS;
THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, AND
SAID SOUTHERLY ANNEXATION BOUNDARY LINE THE FOLLOWING
EIGHT (8) COURSES:

- 1) NORTH 77°13'37" EAST A DISTANCE OF 227.68 FEET; THENCE
- 2) NORTH 83°15'38" EAST A DISTANCE OF 256.49 FEET; THENCE
- 3) SOUTH 87°16'09" EAST A DISTANCE OF 54.42 FEET; THENCE
- 4) NORTH 79°36'26" EAST A DISTANCE OF 86.45 FEET; THENCE
- 5) SOUTH 61°24'38" EAST A DISTANCE OF 386.54 FEET; THENCE
- 6) SOUTH 53°48'20" EAST A DISTANCE OF 154.47 FEET; THENCE
- 7) SOUTH 62°07'43" EAST A DISTANCE OF 117.20 FEET; THENCE
- 8) SOUTH 69°29'26" EAST A DISTANCE OF 176.12 FEET;

THENCE DEPARTING SAID SOUTHERLY PARCEL LINE SOUTH 26°58'09"
WEST A DISTANCE OF 77.59 FEET TO THE NORTHEAST CORNER OF SAID
DIX AMENDED PLAT;

THENCE ALONG THE EAST LINE OF SAID DIX AMENDED PLAT SOUTH
26°58'09" WEST A DISTANCE OF 702.53 FEET;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID DIX AMENDED
PLAT THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 58°16'08" WEST A DISTANCE OF 140.30 FEET; THENCE
- 2) NORTH 67°42'08" WEST A DISTANCE OF 234.20 FEET; THENCE
- 3) NORTH 76°51'08" WEST A DISTANCE OF 373.00 FEET; THENCE
- 4) NORTH 65°14'08" WEST A DISTANCE OF 329.00 FEET TO THE
POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 22.32 ACRES, MORE OR LESS.

is hereby annexed to the City of Fort Collins and made a part of said City, to be known as the Liberty Farms Annexation, which annexation shall become effective in accordance with the provisions contained in Section 31-12-113, C.R.S., including, without limitation, all required filings for recording with the Larimer County Clerk and Recorder.

Section 2. That, in annexing said property to the City, the City does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the property hereby annexed except as may be provided by the ordinances of the City.

Section 3. That the City hereby consents, pursuant to Section 37-45-136(3.6), C.R.S., to the inclusion of said property into the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Introduced, considered favorably on first reading, and ordered published this 16th day of January, A.D. 2007, and to be presented for final passage on the 6th day of February, A.D. 2007.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 6th day of February, A.D. 2007.

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 009, 2007
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 LIBERTY FARMS 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 Liberty Farms 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 TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 5 AS BEARING NORTH 00°16'52" EAST AND WITH ALL BEARINGS HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°16'52" EAST A DISTANCE OF 1595.00 FEET TO THE SOUTHWEST CORNER OF THE DIX AMENDED PLAT AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY AT RECEPTION NUMBER 2002030339, AND THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, AND THE WEST LINE OF SAID DIX AMENDED PLAT, NORTH

00°16'52" EAST A DISTANCE OF 513.60 FEET TO THE NORTHWEST CORNER OF SAID DIX AMENDED PLAT;
THENCE CONTINUING ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 5,
NORTH 00°16'52" EAST A DISTANCE OF 95.63 FEET TO THE SOUTHERLY LINE OF THE EAST VINE DRIVE 7TH ANNEXATION TO THE CITY OF FORT COLLINS AS RECORDED AT THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY, AND NORTH RIGHT OF WAY LINE OF THE LARIMER & WELD CANAL AS SHOWN ON SAID EAST VINE DRIVE 7TH ANNEXATION TO THE CITY OF FORT COLLINS;
THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, AND SAID SOUTHERLY ANNEXATION BOUNDARY LINE THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 77°13'37" EAST A DISTANCE OF 227.68 FEET; THENCE
- 2) NORTH 83°15'38" EAST A DISTANCE OF 256.49 FEET; THENCE
- 3) SOUTH 87°16'09" EAST A DISTANCE OF 54.42 FEET; THENCE
- 4) NORTH 79°36'26" EAST A DISTANCE OF 86.45 FEET; THENCE
- 5) SOUTH 61°24'38" EAST A DISTANCE OF 386.54 FEET; THENCE
- 6) SOUTH 53°48'20" EAST A DISTANCE OF 154.47 FEET; THENCE
- 7) SOUTH 62°07'43" EAST A DISTANCE OF 117.20 FEET; THENCE
- 8) SOUTH 69°29'26" EAST A DISTANCE OF 176.12 FEET;

THENCE DEPARTING SAID SOUTHERLY PARCEL LINE SOUTH 26°58'09" WEST A DISTANCE OF 77.59 FEET TO THE NORTHEAST CORNER OF SAID DIX AMENDED PLAT;

THENCE ALONG THE EAST LINE OF SAID DIX AMENDED PLAT SOUTH 26°58'09" WEST A DISTANCE OF 702.53 FEET;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID DIX AMENDED PLAT THE FOLLOWING FOUR (4) COURSES:

- 1) NORTH 58°16'08" WEST A DISTANCE OF 140.30 FEET; THENCE
- 2) NORTH 67°42'08" WEST A DISTANCE OF 234.20 FEET; THENCE
- 3) NORTH 76°51'08" WEST A DISTANCE OF 373.00 FEET; THENCE
- 4) NORTH 65°14'08" WEST A DISTANCE OF 329.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS 22.32 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 16th day of January, A.D. 2007, and to be presented for final passage on the 6th day of February, A.D. 2007.

ATTEST:

Mayor

City Clerk

Passed and adopted on final reading on the 6th day of February, A.D. 2007.

Mayor

ATTEST:

City Clerk