

**DATE:** February 16, 2010  
**STAFF:** Timothy Wilder

**AGENDA ITEM SUMMARY**  
FORT COLLINS CITY COUNCIL

**9**

**SUBJECT**

Second Reading Ordinance No. 008, 2010, Amending the Zoning District Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Phase Three of the Southwest Enclave Annexation to the City of Fort Collins, Colorado.

**EXECUTIVE SUMMARY**

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Phase Three of the Southwest Enclave Annexation consists of 1,080 acres and was recorded on December 31, 2009. This Ordinance, unanimously adopted on First Reading on February 2, 2010, zones Phase Three. The requested zone districts for Phase Three are Low Density Residential (RL), Urban Estate (UE), Low Density Mixed-Use Neighborhood (LMN), and Public Open Lands (POL).

**ATTACHMENTS**

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1. Copy of First Reading Agenda Item Summary - February 2, 2010  
(w/o attachments)

**DATE:** February 2, 2010  
**STAFF:** Timothy Wilder

**AGENDA ITEM SUMMARY**  
 FORT COLLINS CITY COUNCIL

**11**

**SUBJECT**

Items Relating to the Implementation of Phase Three of the Southwest Enclave Annexation.

- A. Resolution 2010-004 Amending the City Structure Plan Map.
- B. Hearing and First Reading Ordinance No. 008, 2010, Amending the Zoning District Map of the City of Fort Collins and Classifying for Zoning Purposes the Property Included in Phase Three of the Southwest Enclave Annexation to the City of Fort Collins, Colorado.

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**EXECUTIVE SUMMARY**

Phase Three of the Southwest Enclave Annexation consists of 1,080 acres. This is a request to amend the *City Structure Plan* map, apply appropriate zoning districts, and place Phase Three within the Residential Sign District. The *City Structure Plan* map will be amended from Urban Estate to Low Density Mixed-Use in two areas; and from Low Density Mixed-Use, Open Lands, Parks, Stream Corridors, and Rural Lands to Urban Estate. The requested zone districts for Phase Three are Low Density Residential (RL), Urban Estate (UE), Low Density Mixed-Use Neighborhood (LMN), and Public Open Lands (POL).

**BACKGROUND / DISCUSSION**

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The Southwest Enclave Annexation Ordinance (2006) created four phases to be recorded and zoned in sequence over eight years. The Ordinance required areas within each of the four phases of the Enclave to be placed within a zone district no later than 90 days following the date the phase is recorded. Phase One was recorded and zoned in 2007. Phase Two was recorded and zoned in 2008. Phase Three was recorded on December 31, 2009. Phase Four is to be recorded by 2014.

Phase Three primarily encompasses three subdivisions east of College Avenue (see Attachment 1, Southwest Enclave Annexation – Phase Three Subdivisions, Businesses and Natural Areas):

- Fossil Creek Meadows
- Lynn Acres
- Trilby Heights

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Nine primary subdivisions are located west of College Avenue:

- Brookwood Estates
- Applewood Estates
- Ader Estates, Scenic Knolls
- Skyview, Aurora Hills
- Skyview South
- Midway/Hersch
- Fossil Crest

Phase Three also includes three significant non-residential uses, including Foothills Gateway, Gulley Greenhouse, and Larimer County Humane Society. The Phase also includes the Hazaleus Natural Area. This Phase contains 1,080 acres (62%) of the 1,731 acres (2.7 square miles) annexed as part of the Southwest Enclave Annexation.

Some relatively minor *City Plan Structure Plan* changes are needed to better reflect existing development patterns. The proposed zoning is consistent with the amended *City Structure Plan*. The assignment of zoning is consistent with the annexation ordinance specifying that such zoning be created within 90 days of recording the annexation map with Larimer County.

## CITY STRUCTURE PLAN AMENDMENTS

*City Plan* states, "A plan amendment will be approved if the City Council makes specific findings that the existing *City Plan* and/or related element thereof is in need of the proposed amendment; and the proposed plan amendment will promote the public welfare and will be consistent with the vision, goals, principles and policies of *City Plan* and the elements thereof."

Two areas within Phase Three are proposed for *City Structure Plan* changes. The amendments provide better consistency with existing development patterns and respond to recent changes in land use. The adjustments are shown as Areas A and B on the proposed *City Structure Plan* map (Attachment 2). The following paragraphs summarize the description of proposed changes.

### Area A - Trilby Heights Subdivision

Trilby Heights is located east of College Avenue and south of Trilby Road. The residential subdivision contains 48 single family home lots that range in size from a minimum of 7,800 square feet to a maximum of 18,000 square feet.

The existing *City Structure Plan* designation is Urban Estate. Larimer County zoning is R- Residential. The Urban Estate designation is intended to be a setting for a predominance of low-density and large-lot housing with an overall density of two dwelling units per acre. The Low Density Residential designation is intended for primarily existing single-family areas with a minimum lot size of 6,000 square feet.

The staff-initiated amendment will change the designation to Low Density Mixed-Use. This designation is applied to new single family neighborhoods as well as existing neighborhoods with the Low Density Residential zone district. The Trilby Heights subdivision corresponds better to the Low Density Residential zone than Urban Estate zone.

### Area B - Properties in the Southwest Enclave Annexation West of Shields Street Near Gulley Greenhouse

Properties on the west side of Shields Street contain several homes on large residential lots (one-eighth of an acre to 38 acres in size) and the Gulley Greenhouse nursery. The current *City Structure Plan* designation is a combination of Low Density Mixed-Use, Rural Lands and Open Lands, Park, Stream Corridors. County zoning is FA-1 Farming.

The amendment will change the designation to Urban Estate.

On the lots to the north of Gulley Greenhouse (part of Phase Four), the Urban Estate designation will provide a better transition between the urban estate lots of the Scenic Knolls subdivision to the west and the undeveloped Rural Lands to the east. The existing development pattern consists of large lots with homes set far back from along Shields Street and lots sized from less than one acre to two and a half acres along Midway Drive. Therefore, the opportunities for the creation of smaller lots under the Low-Density Mixed-Use-Neighborhood designation are limited. These lots are not part of Phase Three.

Gulley Greenhouse, which is included in Phase Three, operates on four lots along Shields Street. The owners have expressed interest in expanding the nursery into the vacant lot to the west of the current operation. Nurseries are allowed uses within the Urban Estate zone but not within the Low Density Mixed-Use Neighborhood zone or Rural Lands (RUL) zone. These latter two zone districts would be the likely zoning under the current *City Structure Plan* designations.

## ZONING

Proposed zoning will be consistent with the *City Structure Plan* as amended. There are nine distinct areas to be zoned. These areas are shown as letters A-I in the proposed zoning map (Attachment 3). The following paragraphs summarize the description of proposed zoning for each area.

### Area A - Fossil Creek Meadows Subdivision

Fossil Creek Meadows lies along each side of Fossil Creek Parkway east of College Avenue. The *City Structure Plan* designates this area as Low Density Mixed-Use and Open Lands, Parks, Stream Corridors. Larimer County zoning is R- Residential. The subdivision includes three distinct areas: one on the north containing 125 lots greater than

16,000 square feet, one on the south containing 130 townhomes, and a centrally located private open space of 32 acres. The most appropriate zoning is Low Density Residential.

**Area B - Lynn Acres Subdivision**

Lynn Acres lies east of College Avenue along the north side of Trilby Road. The *City Structure Plan* designates the area Urban Estate. Larimer County zoning is a combination of FA-Farming and FA-1 Farming. The Subdivision contains approximately 35 large lot single family houses and the Larimer County Humane Society facility. The most appropriate zoning is Urban Estate.

**Area C - Pleasant Grove Mobile Home Park and vacant land south of Trilby Road, east of College Avenue**

The *City Structure Plan* designation is Low Density Mixed-Use. Larimer County zoning is a combination of M-1 Multiple-family, FA-1 Farming, and FA-Farming. The most appropriate zoning is Low Density Mixed-Use Neighborhood.

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**Area D - Trilby Heights Subdivision**

As described under the *City Structure Plan* amendments, the *City Structure Plan* designation is proposed for Low Density Mixed-Use. The most appropriate zoning is Low Density Residential.

**Area E - Skyview, Aurora Hills, and Skyview South Subdivisions**

These Subdivisions are located west of College Avenue between Skyway Drive and Trilby Road. The *City Structure Plan* designates this area as Low Density Mixed-Use. Larimer County zoning is R-2 Residential, FA-Farming and FA-1 Farming. The Subdivisions contain 329 single family homes on lots between 6,500-20,000 square feet. The most appropriate zoning is Low Density Residential.

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**Area F - Foothills Gateway**

Foothills Gateway is a non-profit facility providing a range of services to developmentally disabled clients. The *City Structure Plan* designates the site Low Density Mixed-Use. The most appropriate zoning is Low Density Mixed-Use Neighborhood. Adult day/respite care centers and vocational schools are allowed in the Low Density Mixed-Use Neighborhood zone district.

**Area G - Brookwood Estates, Applewood Estates, Ader Estates, Scenic Knolls, Fossil Crest Subdivisions**

The *City Structure Plan* designates this area Urban Estate and Open Lands, Parks, Stream Corridors. Larimer County zoning is FA-1 Farming. There are approximately 117 single family homes on lots ranging from 1/2 acre to 11 acres. The most appropriate zoning is Urban Estate.

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**Area H - Gulley Greenhouse**

As described above, the proposed *City Structure Plan* designation is Urban Estate. The most appropriate zoning is Urban Estate.

**Area I - Hazaleus Natural Area**

The *City Structure Plan* designation is Open Lands, Parks, Stream Corridors. The most appropriate zoning is Public Open Lands.

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The following table summarizes the existing and proposed land use designations for each area within Phase Three of the Southwest Enclave Annexation.

Map ID	Phase 3 Area	County Zoning	Existing City Structure Plan	Proposed City Structure Plan	Proposed City Zoning
A	Fossil Creek Meadows	R-Residential	Low Density Mixed-Use and Open Lands, Parks, Stream Corridors	Low Density Mixed-Use and Open Lands, Parks, Stream Corridors	Low Density Residential (RL)
B	Lynn Acres	FA-Farming FA-1 Farming	Urban Estate	Urban Estate	Urban Estate (UE)
C	Pleasant Grove mobile home park/vacant land south of Trilby	M-1 Multiple-family FA-Farming FA-1 Farming	Low Density Mixed-Use	Low Density Mixed-Use	Low Density Mixed-Use Neighborhood (LMN)
D	Trilby Heights	R-Residential	Urban Estate	Low Density Mixed-Use	Low Density Residential (RL)
E	Skyview, Aurora Hills, and Skyview South	R-2 Residential FA-Farming FA-1 Farming	Low Density Mixed-Use	Low Density Mixed-Use	Low Density Residential (RL)
F	Foothills Gateway	FA-Farming	Low Density Mixed-Use	Low Density Mixed-Use	Low Density Mixed-Use Neighborhood (LMN)
G	Brookwood Estates, Applewood Estates, Ader Estates, Scenic Knolls, Fossil Crest and Gulley Greenhouse	FA-1 Farming	Urban Estate, Low Density Mixed-Use, Rural Lands and Open Lands, Park, Stream Corridors	Urban Estate and Open Lands, Park, Stream Corridors	Urban Estate (UE)
H	Parcels West of Shields	FA-1 Farming	Low Density Mixed-Use, Rural Lands and Open Lands, Park, Stream Corridors	Urban Estate	Urban Estate (UE)
I	Hazaleus Natural Area	FA-1 Farming	Open Lands, Park, Stream Corridors	Open Lands, Park, Stream Corridors	Public Open Lands (POL)

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## CONCLUSIONS

1. Ordinance No. 137, 2006 required the assignment of zone districts within 90 days of the recording of the annexation plat.
2. The *City Structure Plan* map, a related element of *City Plan* (the City's Comprehensive Plan) is in need of the proposed amendments due to changed conditions or more appropriate designations for developed properties.
3. The proposed plan amendment will promote the public welfare and will be consistent with the vision, goals, principles and policies of *City Plan* and the elements thereof.
4. The proposed Urban Estate, Low-Density Residential, Low Density Mixed-Use Neighborhood, and Public Open Lands zone districts are consistent with the *City Structure Plan* map as amended.

## RESIDENTIAL NEIGHBORHOOD SIGN DISTRICT MAP

Staff is recommending that the entire Phase Three area be included within the Residential Neighborhood Sign District. The Sign District was established for the purpose of regulating signs for non-residential uses in certain geographic areas of the City which may be particularly affected by such signs because of their predominantly residential use and character. A map amendment is necessary to place this property on the Neighborhood Sign District Map as "Inside Sign District" (see Attachment 4).

## FINANCIAL IMPACT

Staff finds no direct financial impacts resulting from the proposed *City Structure Plan* amendments and proposed zoning. The financial impacts of the overall Southwest Enclave Annexation were assessed as part of the original annexation review in 2006.

## SUSTAINABILITY: ECONOMIC, ENVIRONMENTAL AND SOCIAL IMPACTS

The *City Structure Plan* changes and proposed zoning are implementation actions for the Southwest Enclave Annexation ordinance. The physical environment will not be directly impacted by zoning of Phase Three. The Land Use Code determines appropriate land uses, along with design and development standards required for new development. New development is required to comply with Environmental and Natural Area Protection Standards to address any potential environmental impacts.

Likewise, the health, safety and well-being of the community and its citizens will not be directly impacted by the proposed zoning of Phase Three. The proposed zoning reflects existing land development patterns.

## STAFF RECOMMENDATION

Staff recommends adoption of the Resolution and the Ordinance on First Reading.

## BOARD / COMMISSION RECOMMENDATION

On January 21, 2010, the Planning and Zoning Board voted unanimously to support a recommendation to City Council to approve *City Structure Plan* amendments, proposed zoning, and Residential Neighborhood Sign District map amendments. The recommendation was part of the Planning and Zoning Board Consent Calendar and was not discussed.

**PUBLIC OUTREACH**

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An extensive public outreach process was conducted in 2006 as part of the overall Southwest Enclave Annexation process. A series of twelve meetings were held with neighborhoods from February through May 2006. City staff answered questions about potential zoning designations with residents during the meetings and through the "Frequently Asked Questions" document. Property owners were also informed of the recording of Phase Three through a notice mailed in January 2010. Legal notice of this zoning hearing was published in the *Coloradoan* on January 17, 2010.

**ATTACHMENTS**

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1. Southwest Enclave Annexation Phase Three Subdivisions, Businesses and Natural Areas Map
2. Southwest Enclave Annexation Phase Three Proposed *City Structure Plan* Map
3. Southwest Enclave Annexation Phase Three Proposed Zoning Map
4. Residential Neighborhood Sign District Map

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ORDINANCE NO. 008, 2010  
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 PHASE THREE OF THE SOUTHWEST ENCLAVE 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 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 Southwest Enclave Annexation Phase Three, Parcel A 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:

Parcel A

Area No. 1

A Tract of Land located in the southeast quarter of Section 11 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the south line of the Southeast Quarter of Section 11 as Bearing North 88 degrees 44 minutes 48 seconds East between a 2.5" Aluminum Cap Monument, PLS 14823, at the south quarter corner of Section 11, and a 3" Brass Cap Monument at the Southeast Corner of Section 11, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said South Quarter Corner of Section 11;



THENCE along the said south line of the south east quarter, North 88 degrees 44 minutes 48 seconds East for a distance of 1061.72 feet to the southerly extension of the boundary of the said Southwest Enclave Annexation Phase Three;

THENCE along the said extension and along the said boundary, North 01 degrees 48 minutes 12 seconds West for a distance of 400.00 feet;

THENCE continuing along the said boundary, North 88 degrees 44 minutes 48 seconds East for a distance of 543.39 feet;

THENCE continuing along the said boundary, North 01 degrees 49 minutes 14 seconds West for a distance of 833.61 feet to the northerly line of the Plat of Skyview South First Filing, and to the TRUE POINT OF BEGINNING of this description;

THENCE along the said northerly line the following seven (7) courses and distances, (1) North 89 degrees 05 minutes 12 seconds West for a distance of 356.76 feet;

(2) along a curve to the right having a radius of 170.00 feet and an arc length of 91.48 feet, being subtended by a chord of North 73 degrees 40 minutes 12 seconds West for a distance of 90.38 feet;

(3) North 58 degrees 15 minutes 12 seconds West for a distance of 312.20 feet;

(4) along a curve to the left having a radius of 230.00 feet and an arc length of 74.73 feet, being subtended by a chord of North 67 degrees 33 minutes 42 seconds West for a distance of 74.40 feet;

(5) North 76 degrees 52 minutes 12 seconds West for a distance of 164.44 feet;

(6) along a curve to the right having a radius of 170.00 feet and an arc length of 55.24 feet, being subtended by a chord of North 67 degrees 33 minutes 42 seconds West for a distance of 54.99 feet;

(7) North 58 degrees 15 minutes 12 seconds West for a distance of 187.43 feet to the easterly line of the Plat of Skyview South Second Filing;

THENCE along the said easterly line, North 31 degrees 44 minutes 48 seconds East for a distance of 598.31 feet to the southerly line of the Plat of Aurora Hill Subdivision;

THENCE along the said southerly line and along the easterly line of the said Plat, the following three (3) courses and distances, (1) South 58 degrees 15 minutes 12 seconds East for a distance of 556.00 feet;

(2) North 31 degrees 44 minutes 48 seconds East for a distance of 194.99 feet;

(3) North 00 degrees 54 minutes 48 seconds East for a distance of 649.32 feet to the southerly right of way of Skyway Drive;

THENCE along the said southerly right of way, South 89 degrees 05 minutes 12 seconds East for a distance of 202.74 feet to the said boundary of the Southwest Enclave Annexation Phase Three;

THENCE along the said boundary, South 01 degrees 49 minutes 14 seconds East for a distance of 1409.51 feet to the point of beginning. Containing 18.310 acres more or less.

TOGETHER WITH:

Area No. 2

A Tract of Land located in the north half of Section 13 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the north line of the Northwest Quarter of Section 13 as bearing North 89 degrees 41 minutes 05 seconds West between a 3.5" Aluminum Cap Monument, PLS 20123, at the north quarter corner of Section 13, and a 3.5" Brass Cap Monument at the northwest corner of Section 13, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said north quarter corner of the Section 13, the said north quarter corner is also the TRUE POINT OF BEGINNING of this description;

THENCE along the said north line of the northwest quarter North 89 degrees 41 minutes 05 seconds West for a distance of 1705.45 feet to the northerly extension of the west boundary of Lot 6-A of the Amended Plat of Lot 6, Block 2 and Lot 1, Block 4 of The Replat of Trilby Heights First Subdivision;

THENCE along the said extended line and along the said west line, South 00 degrees 12 minutes 11 seconds West for a distance of 147.93 feet to the north right of way of Gary Drive;

THENCE along the said north right of way, South 89 degrees 47 minutes 49 seconds East for a distance of 61.89 feet to the northerly extension of the easterly boundary of the Plat of Trilby Heights Second Subdivision;

THENCE along the said extended line and along the said easterly boundary, South 00 degrees 12 minutes 11 seconds West for a distance of 764.75 feet to the southerly boundary of the said Plat;

THENCE along the said southerly boundary and its westerly extension, North 89 degrees 51 minutes 52 seconds West for a distance of 741.94 feet to the boundary of the said Southwest Enclave Annexation Phase Three;

THENCE along the said boundary and its westerly extension, South 89 degrees 47 minutes 49 seconds West for a distance of 247.73 feet to the west line of the said northwest quarter of Section 13;

THENCE along the said west line, South 00 degrees 02 minutes 19 seconds West for a distance of 179.66 feet;

THENCE South 89 degrees 57 minutes 41 seconds East for a distance of 53.88 feet, returning to the said boundary of the Southwest Enclave Annexation Phase Three;

THENCE along the said boundary the following twenty three (23) courses and distances, (1) South 83 degrees 46 minutes 11 seconds East for a distance of 873.44 feet;

- (2) South 00 degrees 10 minutes 49 seconds West for a distance of 969.12 feet;
- (3) South 28 degrees 01 minutes 17 seconds West for a distance of 25.66 feet;
- (4) South 62 degrees 59 minutes 31 seconds East for a distance of 148.03 feet;
- (5) South 73 degrees 47 minutes 53 seconds East for a distance of 147.80 feet;
- (6) South 44 degrees 25 minutes 18 seconds East for a distance of 84.15 feet;
- (7) South 42 degrees 59 minutes 38 seconds East for a distance of 42.45 feet;
- (8) South 35 degrees 46 minutes 46 seconds East for a distance of 35.80 feet;
- (9) South 35 degrees 13 minutes 17 seconds East for a distance of 273.30 feet;
- (10) South 35 degrees 05 minutes 44 seconds East for a distance of 39.66 feet;
- (11) South 89 degrees 44 minutes 19 seconds East for a distance of 275.69 feet;
- (12) North 33 degrees 47 minutes 11 seconds West for a distance of 851.75 feet;
- (13) North 00 degrees 10 minutes 49 seconds East for a distance of 428.15 feet;
- (14) South 74 degrees 04 minutes 31 seconds East for a distance of 400.50 feet;
- (15) South 69 degrees 08 minutes 11 seconds East for a distance of 160.05 feet;
- (16) North 19 degrees 45 minutes 59 seconds East for a distance of 1031.09 feet;
- (17) South 84 degrees 01 minutes 41 seconds East for a distance of 24.50 feet;
- (18) South 51 degrees 02 minutes 56 seconds East for a distance of 589.87 feet;
- (19) South 00 degrees 10 minutes 40 seconds East for a distance of 11.54 feet;
- (20) South 89 degrees 57 minutes 38 seconds East for a distance of 596.23 feet;
- (21) North 00 degrees 09 minutes 41 seconds East for a distance of 520.47 feet;
- (22) North 00 degrees 17 minutes 19 seconds West for a distance of 560.98 feet;
- (23) North 88 degrees 11 minutes 32 seconds West for a distance of 598.58 feet to the point of beginning. Containing 79.183 acres more or less.

The above described LMN Zone parcel contains a total of 97.493 acres more or less.

Section 2. 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 Southwest Enclave Annexation Phase Three, Parcel B to the City of Fort Collins, Colorado, in the Public Open Lands (“POL”) Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Parcel B

A Tract of Land located in the west half of Section 11 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the south line of the Southwest Quarter of Section 11 as Bearing North 88 degrees 46 minutes 29 seconds East between a 3" Aluminum Cap Monument, PLS 20123, at the Southwest Corner of Section 11 and a 3.25" Aluminum Cap Monument, PLS 14823, at the south quarter corner of Section 11, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said Southwest Corner of Section 11, the southwest corner is also the TRUE POINT OF BEGINNING of this description;

THENCE along the said south line of the southwest quarter, North 88 degrees 46 minutes 29 seconds East for a distance of 1497.27 feet to the centerline of the BNSF Railway;

THENCE along the said centerline, along a non-tangent curve to the right having a radius of 4161.38 feet and an arc length of 195.98 feet, being subtended by a chord of North 23 degrees 26 minutes 23 seconds East for a distance of 195.96 feet;

THENCE continuing along the said centerline, North 24 degrees 28 minutes 52 seconds East for a distance of 2620.98 feet to the east line of the said west half of Section 11;

THENCE along the said east line, North 00 degrees 32 minutes 08 seconds West for a distance of 768.47 feet to the southeast corner of the Plat of Scenic Knolls Subdivision;

THENCE along the south line of the said plat, South 88 degrees 44 minutes 52 seconds West for a distance of 1910.03 feet to the west line of the said plat;

THENCE along the said west line, North 00 degrees 02 minutes 41 seconds West for a distance of 9.67 feet to the southeast corner of the Lawrence Patterson MLD S-45-87;

THENCE along the said south line, South 88 degrees 57 minutes 19 seconds West for a distance of 731.95 feet to the west line of the northwest quarter of the said Section 11;

THENCE along the said west line, South 00 degrees 00 minutes 19 seconds West for a distance of 674.87 feet to the west quarter corner of the said Section 11;

THENCE along the west line of the said southwest quarter of Section 11, South 00 degrees 16 minutes 02 seconds West for a distance of 2645.32 feet to the point of beginning.

The above described POL Zone parcel contains 167.598 acres more or less.

Section 3. 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 Southwest Enclave Annexation Phase Three, Parcel C to the City of Fort Collins, Colorado, in the Low Density Residential ("RL") Zone District, which property is more particularly described as situate in the County of Larimer, State of Colorado, to wit:

Parcel C

Area No. 1

A Tract of Land located in the east half of Section 11 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the south line of the Southeast Quarter of Section 11 as Bearing North 88 degrees 44 minutes 48 seconds East between a 2.5" Aluminum Cap Monument, PLS 14823, at the south quarter corner of Section 11, and a 3" Brass Cap Monument at the Southeast Corner of Section 11, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said South Quarter Corner of Section 11;

THENCE along the said south line of the south east quarter, North 88 degrees 44 minutes 48 seconds East for a distance of 690.00 feet to the southerly extension of the boundary of the Southwest Enclave Annexation Phase Three, and to the TRUE POINT OF BEGINNING of this description;

THENCE continuing along the said south line, North 88 degrees 44 minutes 48 seconds East for a distance of 371.72 feet to the southerly extension of the said boundary of the Southwest Enclave Annexation Phase Three;

THENCE along the said extension and along the said boundary, North 01 degrees 48 minutes 12 seconds West for a distance of 400.00 feet;

THENCE continuing along the said boundary, North 88 degrees 44 minutes 48 seconds East for a distance of 543.39 feet;

THENCE continuing along the said boundary, North 01 degrees 49 minutes 14 seconds West for a distance of 833.61 feet to the northerly line of the Plat of Skyview South First Filing;

THENCE along the said northerly line the following seven (7) courses and distances,(1) North 89 degrees 05 minutes 12 seconds West for a distance of 356.76 feet;

(2) along a curve to the right having a radius of 170.00 feet and an arc length of 91.48 feet, being subtended by a chord of North 73 degrees 40 minutes 12 seconds West for a distance of 90.38 feet;

(3) North 58 degrees 15 minutes 12 seconds West for a distance of 312.20 feet;

(4) along a curve to the left having a radius of 230.00 feet and an arc length of 74.73 feet, being subtended by a chord of North 67 degrees 33 minutes 42 seconds West for a distance of 74.40 feet;

(5) North 76 degrees 52 minutes 12 seconds West for a distance of 164.44 feet;

(6) along a curve to the right having a radius of 170.00 feet and an arc length of 55.24 feet, being subtended by a chord of North 67 degrees 33 minutes 42 seconds West for a distance of 54.99 feet;

(7) North 58 degrees 15 minutes 12 seconds West for a distance of 187.43 feet to the easterly line of the Plat of Skyview South Second Filing;

THENCE along the said easterly line, North 31 degrees 44 minutes 48 seconds East for a distance of 598.31 feet to the southerly line of the Plat of Aurora Hill Subdivision;

THENCE along the said southerly line and along the easterly line of the said Plat, the following three (3) courses and distances, (1) South 58 degrees 15 minutes 12 seconds East for a distance of 556.00 feet;

(2) North 31 degrees 44 minutes 48 seconds East for a distance of 194.99 feet;

(3) North 00 degrees 54 minutes 48 seconds East for a distance of 649.32 feet to the southerly right of way of Skyway Drive;

THENCE along the said southerly right of way, South 89 degrees 05 minutes 12 seconds East for a distance of 202.74 feet to the said boundary of the Southwest Enclave Annexation Phase Three;

THENCE along the said boundary the following eight (8) courses and distances, (1) North 01 degrees 49 minutes 14 seconds West for a distance of 1.35 feet;

(2) South 89 degrees 06 minutes 45 seconds East for a distance of 661.07 feet;

(3) North 00 degrees 13 minutes 21 seconds West for a distance of 780.97 feet;

(4) North 89 degrees 46 minutes 39 seconds East for a distance of 10.00 feet;

(5) North 00 degrees 13 minutes 21 seconds West for a distance of 96.41 feet;

(6) North 89 degrees 55 minutes 21 seconds West for a distance of 10.00 feet;

(7) North 00 degrees 13 minutes 21 seconds West for a distance of 490.13 feet;

(8) South 89 degrees 34 minutes 22 seconds West for a distance of 1482.20 feet to the easterly right of way of the BNSF Railway;

THENCE along the said right of way, South 24 degrees 21 minutes 36 seconds West for a distance of 1411.39 feet to the centerline of Skyway Drive;

THENCE leaving the said right of way, South 00 degrees 51 minutes 39 seconds West for a distance of 156.86 feet to the westerly boundary of the said plat of Skyview South Second Filing;

THENCE along the said westerly boundary, South 24 degrees 34 minutes 52 seconds West for a distance of 325.02 feet;

THENCE continuing along the said westerly boundary, South 00 degrees 38 minutes 08 seconds East for a distance of 1296.28 feet to the said boundary of the Southwest Enclave Annexation Phase Three;

THENCE along the said boundary, North 88 degrees 44 minutes 48 seconds East for a distance of 690.00 feet;

THENCE continuing along the said boundary and its southerly extension, South 00 degrees 38 minutes 08 seconds East for a distance of 990.24 feet to the point of beginning. Containing 112.205 acres more or less.

TOGETHER WITH:

Area No. 2

A Tract of Land located in the south half of Section 1 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being area No. 2 of the Southwest Enclave Annexation Phase Three, more particularly described as follows;

Considering the south line of the Southwest Quarter of Section 1 as bearing South 88 degrees 55 minutes 14 seconds East between a 2.5" Aluminum Cap Monument, PLS 23513, at the southwest corner of Section 1, and a 3.25" Aluminum Cap Monument, PLS 17502 at the South Quarter Corner of Section 1, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said Southwest Corner of Section 1;

THENCE along the said south line of the southwest quarter, South 88 degrees 55 minutes 14 seconds East for a distance of 153.27 feet to the east line of the Southwest Enclave Annexation Phase One, and to the TRUE POINT OF BEGINNING of this description;

THENCE continuing along the said south line and along the north line of the said Southwest Enclave Annexation Phase One and along the north line of the Corral Annexation and the north line of the Huntington Mews Annexation, South 88 degrees 55 minutes 14 seconds East for a distance of 2525.34 feet to the west line of the Keenland Annexation;

THENCE along the said west line the following eight (8) courses and distances, (1) North 00 degrees 35 minutes 28 seconds East for a distance of 2159.50 feet;  
(2) South 70 degrees 44 minutes 38 seconds East for a distance of 126.42 feet;  
(3) North 14 degrees 17 minutes 38 seconds West for a distance of 79.38 feet;  
(4) North 18 degrees 59 minutes 22 seconds East for a distance of 32.15 feet;  
(5) North 47 degrees 39 minutes 22 seconds East for a distance of 112.02 feet;  
(6) North 16 degrees 47 minutes 52 seconds East for a distance of 73.76 feet;  
(7) North 21 degrees 25 minutes 38 seconds West for a distance of 129.60 feet;  
(8) North 13 degrees 27 minutes 38 seconds West for a distance of 118.17 feet to the south line of the Southwest Enclave Annexation Phase Two;

THENCE along the said south line, North 89 degrees 37 minutes 09 seconds West for a distance of 1911.65 feet to the east line of the Fossil Creek Second Annexation;

THENCE along the said east line, South 01 degrees 00 minutes 12 seconds West for a distance of 459.76 feet to the south line of the said Fossil Creek Second Annexation;

THENCE along the said south line, North 89 degrees 37 minutes 09 seconds West for a distance of 309.80 feet to the east line of the Fossil Creek Third Annexation;

THENCE along the said east line the following four (4) courses and distances, (1) South 00 degrees 55 minutes 32 seconds West for a distance of 405.42 feet ;  
(2) South 39 degrees 08 minutes 39 seconds West for a distance of 86.44 feet;  
(3) South 71 degrees 30 minutes 28 seconds West for a distance of 291.52 feet;  
(4) South 46 degrees 18 minutes 07 seconds West for a distance of 184.26 feet to the said east line of the Southwest Enclave Annexation Phase One;

THENCE along the said east line, South 13 degrees 09 minutes 42 seconds East for a distance of 145.69 feet;

THENCE continuing along the said east line, South 00 degrees 52 minutes 32 seconds West for a distance of 1280.26 feet to the point of beginning. Containing 138.750 acres more or less.

FURTHER TOGETHER WITH:

Area No. 3



A Tract of Land located in the Northwest Quarter of Section 13, Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the north line of the said Northwest Quarter of Section 13 as bearing South 89 degrees 41 minutes 05 seconds East between a 3" Brass Cap Monument at the northwest corner of Section 13, and a 3.25" Aluminum Cap Monument, PLS 20123 at the north quarter corner of Section 13, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said northwest corner of the said Section 13;

THENCE along the said north line of the northwest quarter, South 89 degrees 41 minutes 05 seconds East for a distance of 250.35 feet to the northerly extension of the said boundary of the Southwest Enclave Annexation Phase Three, and to the TRUE POINT OF BEGINNING of this description;

THENCE along the said extension and along the said boundary, South 00 degrees 12 minutes 11 seconds West for a distance of 914.88 feet to the westerly extension of the southerly boundary of the Plat of Trilby Heights Second Subdivision;

THENCE along the said westerly extension and along the said southerly line, South 89 degrees 51 minutes 52 seconds East for a distance of 741.94 feet to the easterly boundary of the said plat;

THENCE along the said easterly boundary and its northerly extension, North 00 degrees 12 minutes 11 seconds East for a distance of 764.75 feet to the north right of way of Gary Drive;

THENCE along the said north right of way, North 89 degrees 47 minutes 49 seconds West for a distance of 61.89 feet, to the west boundary of Lot 6-A of the Amended Plat of Lot 6, Block 2 and Lot 1, Block 4 of The Replat of Trilby Heights First Subdivision;

THENCE along the said west line of Lot 6-A and its northerly extension, North 00 degrees 12 minutes 11 seconds East for a distance of 147.93 feet to the said north line of the northwest quarter of Section 13;

THENCE along the said north line, North 89 degrees 41 minutes 05 seconds West for a distance of 680.05 feet to the point of beginning. Containing 15.353 acres more or less.

The above described RL Zone parcel contain a total of 266.308 acres more or less.

Section 4. 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 Southwest Enclave Annexation Phase Three, Parcel D 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:

Parcel D

Area No. 1

A Tract of Land located in Sections 2 and 11 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the east line of the Southwest Quarter of Section 11 as Bearing North 00 degrees 38 minutes 08 seconds West between 3.25" Aluminum Cap Monument, PLS 14823, at the south quarter corner of Section 11, and a 2.5 Aluminum Cap Monument, PLS 25313 at the center quarter corner of Section 11, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said South Quarter Corner of Section 11, the said South Quarter Corner is also the TRUE POINT OF BEGINNING of this description;

THENCE along the said east Line of the Southwest Quarter, North 00 degrees 38 minutes 08 seconds West for a distance of 2286.52 feet to the westerly boundary of the Plat of Skyview South Second Filing;

THENCE along the said westerly boundary, North 24 degrees 34 minutes 52 seconds East for a distance of 325.02 feet;

THENCE leaving the said boundary, North 00 degrees 51 minutes 39 seconds East for a distance of 156.86 feet to the east right of way of the BNSF Railway;

THENCE along the said east right of way, North 24 degrees 21 minutes 36 seconds East for a distance of 1411.39 feet to the boundary of the said Southwest Enclave Annexation Phase Three;

THENCE along the said boundary the following twenty five (25) courses and distances, (1) North 24 degrees 25 minutes 10 seconds East for a distance of 1424.69 feet;

(2) North 88 degrees 49 minutes 00 seconds East for a distance of 40.55 feet;

(3) North 24 degrees 32 minutes 47 seconds East for a distance of 252.69 feet;

- (4) along a curve to the left having a radius of 2936.14 feet and an arc length of 239.13 feet, being subtended by a chord of North 22 degrees 06 minutes 32 seconds East for a distance of 239.06 feet;
- (5) along a curve to the left having a radius of 1532.70 feet and an arc length of 374.51 feet, being subtended by a chord of North 12 degrees 46 minutes 32 seconds East for a distance of 373.58 feet;
- (6) along a curve to the left having a radius of 2936.14 feet and an arc length of 239.13 feet, being subtended by a chord of North 03 degrees 26 minutes 32 seconds East for a distance of 239.06 feet;
- (7) North 01 degrees 06 minutes 32 seconds East for a distance of 1533.77 feet;
- (8) South 69 degrees 53 minutes 32 seconds West for a distance of 106.37 feet;
- (9) North 01 degrees 06 minutes 46 seconds East for a distance of 181.79 feet;
- (10) South 88 degrees 36 minutes 28 seconds East for a distance of 99.52 feet;
- (11) North 01 degrees 01 minutes 31 seconds East for a distance of 433.98 feet;
- (12) South 88 degrees 36 minutes 29 seconds East for a distance of 247.45 feet;
- (13) North 01 degrees 14 minutes 01 seconds East for a distance of 29.91 feet;
- (14) North 88 degrees 40 minutes 53 seconds West for a distance of 446.67 feet;
- (15) North 00 degrees 56 minutes 41 seconds East for a distance of 1577.89 feet;
- (16) South 85 degrees 53 minutes 14 seconds West for a distance of 208.76 feet;
- (17) North 00 degrees 43 minutes 15 seconds East for a distance of 459.81 feet;
- (18) North 89 degrees 54 minutes 45 seconds West for a distance of 557.47 feet;
- (19) South 00 degrees 18 minutes 15 seconds West for a distance of 1271.00 feet;
- (20) South 89 degrees 27 minutes 15 seconds West for a distance of 729.36 feet;
- (21) South 00 degrees 35 minutes 41 seconds West for a distance of 1351.66 feet;
- (22) South 89 degrees 49 minutes 32 seconds West for a distance of 615.26 feet;
- (23) South 00 degrees 37 minutes 35 seconds West for a distance of 741.39 feet;
- (24) South 88 degrees 59 minutes 00 seconds West for a distance of 700.88 feet;
- (25) South 00 degrees 26 minutes 39 seconds West for a distance of 1933.24 feet;

THENCE continuing along the said boundary and its westerly extension, South 88 degrees 46 minutes 47 seconds West for a distance of 1311.60 feet to the west line of the northwest quarter of the said Section 11;

THENCE along the said west line, South 00 degrees 00 minutes 19 seconds West for a distance of 1935.61 feet to the south line of the Plat of Lawrence Patterson MLD S-45-87;

THENCE along the said south line, North 88 degrees 57 minutes 19 seconds East for a distance of 731.95 feet to the west line of the Plat of Scenic Knolls Subdivision;

THENCE along the said west line, South 00 degrees 02 minutes 41 seconds East for a distance of 9.67 feet to the south line of the said Plat of Scenic Knolls Subdivision;

THENCE along the said south line, North 88 degrees 44 minutes 52 seconds East for a distance of 1910.03 feet to the east line of the west half of the said Section 11;

THENCE along the said east line, South 00 degrees 32 minutes 08 seconds East for a distance of 768.47 feet to the centerline of the said BNSF Railway;

THENCE along the said centerline, South 24 degrees 28 minutes 52 seconds West for a distance of 2620.98 feet;

THENCE continuing along the said centerline, along a curve to the left having a radius of 4161.38 feet and an arc length of 195.98 feet, being subtended by a chord of South 23 degrees 26 minutes 23 seconds West for a distance of 195.96 feet to the south line of the said southwest quarter of Section 11;

THENCE along the said south line, non-tangent from the previous curve, North 88 degrees 46 minutes 29 seconds East for a distance of 1192.51 feet to the point of beginning. Containing 431.084 acres more or less.

TOGETHER WITH:

Area No. 2

A Tract of Land located in the east half of Section 10 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the east line of the Northeast Quarter of Section 10 as bearing North 00 degrees 00 minutes 19 seconds East between a 2.5" Aluminum Cap Monument, PLS 34176, at the east quarter corner of Section 10, and a 2.5" Aluminum Cap Monument, PLS 34176 at the Northeast Corner of Section 10, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said East Quarter Corner of Section 10, the said East Quarter Corner is also the TRUE POINT OF BEGINNING of this description;

THENCE along the said east line of the northeast quarter, North 00 degrees 00 minutes 19 seconds East for a distance of 236.20 feet to the easterly extension of the boundary of the said Southwest Enclave Annexation Phase Three;

THENCE along the said extension and along the said boundary the following thirteen (13) courses and distances, (1) North 89 degrees 58 minutes 10 seconds West for a distance of 465.60 feet;

(2) South 00 degrees 00 minutes 19 seconds West for a distance of 200.00 feet;

(3) North 89 degrees 58 minutes 10 seconds West for a distance of 639.90 feet;

- (4) South 00 degrees 00 minutes 19 seconds West for a distance of 36.20 feet;
- (5) South 89 degrees 58 minutes 10 seconds East for a distance of 293.89 feet;
- (6) South 00 degrees 01 minutes 50 seconds West for a distance of 390.00 feet;
- (7) North 89 degrees 58 minutes 10 seconds West for a distance of 995.40 feet;
- (8) North 00 degrees 48 minutes 05 seconds East for a distance of 390.04 feet;
- (9) North 89 degrees 58 minutes 10 seconds West for a distance of 871.98 feet;
- (10) South 00 degrees 35 minutes 34 seconds West for a distance of 929.63 feet;
- (11) North 87 degrees 23 minutes 59 seconds East for a distance of 1428.66 feet;
- (12) North 22 degrees 09 minutes 02 seconds East for a distance of 187.03 feet;
- (13) North 82 degrees 41 minutes 02 seconds East for a distance of 508.39 feet;

THENCE continuing along the said boundary and its easterly extension, South 77 degrees 07 minutes 58 seconds East for a distance of 695.22 feet to the east line of the said southwest quarter of Section 10;

THENCE along the said east line, North 00 degrees 16 minutes 02 seconds East for a distance of 780.20 feet to the point of beginning. Containing 43.296 acres more or less.

FURTHER TOGETHER WITH:

Area No. 3

A Tract of Land located in the southwest quarter of Section 12 of Township 6 North, Range 69 West of the Sixth Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows;

Considering the east line of the said Southwest Quarter of Section 12 as bearing North 00 degrees 27 minutes 20 seconds East between a 3.5" Aluminum Cap Monument, PLS 20123, at the south quarter corner of Section 12, and a 3.25" Aluminum Cap Monument, PLS 17502 at the center quarter corner of Section 12, based upon GPS Observation and the City of Fort Collins coordinate base, and with all bearings contained herein relative thereto;

Commencing at the said south quarter corner of the said Section 12, the said south quarter corner is also the TRUE POINT OF BEGINNING of this description;

THENCE along the said east line of the southwest quarter, the said east line is also the west line of the Fuqua Annexation, North 00 degrees 27 minutes 20 seconds East for a distance of 1744.16 feet to the southerly line of the Village Grove Annexation;

THENCE along the said southerly line the following fifteen (15) courses and distances, (1) North 89 degrees 45 minutes 10 seconds West for a distance of 368.48 feet;

(2) South 00 degrees 27 minutes 20 seconds West for a distance of 316.12 feet;

- (3) North 89 degrees 45 minutes 10 seconds West for a distance of 208.71 feet;
- (4) North 00 degrees 27 minutes 20 seconds East for a distance of 316.12 feet;
- (5) along a non-tangent curve to the left having a radius of 206.96 feet a central angle of 45 degrees 45 minutes 43 seconds and an arc length of 165.30 feet, being subtended by a chord of South 67 degrees 22 minutes 00 seconds West for a distance of 160.94 feet;
- (6) South 44 degrees 29 minutes 10 seconds West for a distance of 76.87 feet;
- (7) South 00 degrees 14 minutes 50 seconds West for a distance of 407.17 feet;
- (8) South 89 degrees 45 minutes 10 seconds East for a distance of 200.00 feet;
- (9) South 00 degrees 27 minutes 20 seconds West for a distance of 417.42 feet;
- (10) North 89 degrees 45 minutes 10 seconds West for a distance of 360.00 feet;
- (11) North 00 degrees 27 minutes 20 seconds East for a distance of 1.29 feet;
- (12) North 89 degrees 45 minutes 10 seconds West for a distance of 837.92 feet;
- (13) North 00 degrees 27 minutes 20 seconds East for a distance of 166.18 feet;
- (14) along a curve to the right having a radius of 40.19 feet a central angle of 89 degrees 53 minutes 05 seconds and an arc length of 63.05 feet, being subtended by a chord of North 45 degrees 24 minutes 05 seconds East for a distance of 56.78 feet;
- (15) non-tangent from the previous curve, North 00 degrees 20 minutes 50 seconds East for a distance of 60.00 feet to the southerly line of the Sheridan First Annexation;

THENCE along the said southerly line, along a non-tangent curve to the left having a radius of 100.19 feet a central angle of 89 degrees 53 minutes 30 seconds and an arc length of 157.19 feet, being subtended by a chord of South 45 degrees 24 minutes 00 seconds West for a distance of 141.56 feet;

THENCE continuing along the said southerly line, non-tangent from the previous curve, North 89 degrees 45 minutes 10 seconds West for a distance of 359.13 feet to the east line of the Southwest Enclave Annexation Phase One;

THENCE along the said east line South 00 degrees 02 minutes 16 seconds East for a distance of 967.01 feet to the south line of the said southwest quarter of Section 12;

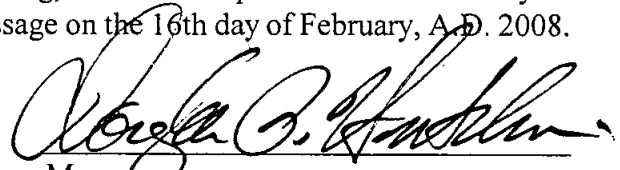
THENCE along the said south line, South 89 degrees 41 minutes 05 seconds East for a distance of 2185.90 feet to the point of beginning. Containing 55.241 acres more or less.

The above described UE Zones contains a total of 529.621 acres more or less.

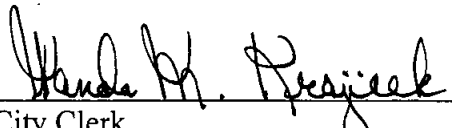
Section 5. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the above-described properties are included in the Residential Neighborhood Sign District.

Section 6. 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 2nd day of February, A.D. 2010, and to be presented for final passage on the 16th day of February, A.D. 2008.

  
Mayor

ATTEST:

  
City Clerk

Passed and adopted on final reading on the 16th day of February, A.D. 2010.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk