

# AGENDA ITEM SUMMARY

March 21, 2017

City Council

## STAFF

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Kai Kleer, Planning Technician  
Ted Shepard, Chief Planner

## SUBJECT

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Second Reading of Ordinance No. 030, 2017, Annexing Property Known as the Mail Creek Crossing Second Annexation to the City of Fort Collins, Colorado.

## EXECUTIVE SUMMARY

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This Ordinance, unanimously adopted on First Reading on February 21, 2017, annexes 43.698 acres, consisting of 11 parcels located in the southeast quadrant into the City of Fort Collins. The initiating resolution was adopted on January 17, 2017. The subject properties are located on the eastern edge of South Timberline Road and bisected by Kechter Road. A related item to zone the annexed properties is presented as the next item on this Agenda.

## STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on Second Reading.

## ATTACHMENTS

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1. First Reading Agenda Item Summary, February 21, 2017 (w/o attachments) (PDF)
2. Vicinity Map(PDF)
3. Ordinance No. 030, 2017 (PDF)



**EKLUND REPORT-RESPONSE TO QUESTIONS**

**1. WE WOULD LIKE A COMPARISON OF WHAT IS PERMITTED IN LARIMER COUNTY VS. WHAT IS PERMITTED IN THE CITY OF FORT COLLINS.**

*Please see the table below.*

Use	Larimer County	City of Fort Collins
<b>Agriculture</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
		Animal boarding (limited to farm/large animals).
	Agricultural labor housing (S)	
	Apiary (R)	
	Commercial poultry farm (S)	
	Equestrian operation (PSP/MS/S)—See section 4.3.1	
	Farm (R)	Urban Agriculture
	Feedyard (S)	
	Fur farm (S)	
	Garden supply center (S)	See Footnote <sup>1</sup>
	Greenhouse (R)	Plant nurseries and greenhouses
	Livestock veterinary clinic/hospital (MS/ S)—See section 4.3.1	
	Packing facility (R)	
	Pet animal facility (MS/ S)—See section 4.3.1	Animal boarding (limited to farm/large animals).
	Pet animal veterinary clinic/hospital (MS/ S)—See section 4.3.1	

<sup>1</sup> Plant nursery and greenhouse shall mean any land or structure used primarily to raise trees, shrubs, flowers or other plants for sale or for transplanting and may include the sale of nonliving landscape and decorating products.

Use	Larimer County	City of Fort Collins
	Sod farm, nursery (R)	Urban Agriculture
	Tree farm (R)	Urban Agriculture
<b>Residential</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
	Dwelling, cabin (R)—See <a href="#">section 4.3.2</a>	
	Group home for the aged (R)	Group homes for up to eight (8) developmentally disabled or elderly persons.
	Group home (R)	Group homes for up to eight (8) developmentally disabled or elderly persons.
	Group home for the mentally ill (R)	Group homes for up to eight (8) developmentally disabled or elderly persons.
	Single Family Dwelling	Single-family detached dwellings.
	Storage buildings and garages (R)—See section 4.3.2	
		Duplexes
		Residential cluster developments.
		Single-family attached dwellings.
<b>Institutional</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
	Cemetery (S)	Cemeteries.
	Child/elderly care center (S)	Child care centers
	Church (MS/S) See section 4.3— See section 4.3.4	Places of worship or assembly.
	Community hall (MS/S)—See section 4.3.4	
	Hospital (S)	



Use	Larimer County	City of Fort Collins
	School, nonpublic (S)	Public and private schools for elementary, intermediate and high school education.
	State-licensed group home (S)	
	Country club (S)	
	Golf course (S)	Golf courses.
	Membership club (S)	
	Shooting range (S)	
		Wildlife rescue and education centers.
		Minor public facilities.
		Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.
<b>Accommodation</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
	Bed and breakfast (MS/S)— See <a href="#">section 4.3.6</a>	Bed and breakfast establishments with no more than six (6) beds
	Seasonal camp (S)	
	Mining (S)	Resource extraction, processes and sales.
	Oil and gas drilling and production (R)	
	Small solar facility (R/PSP)	Small-scale and medium-scale solar energy systems.
	Small wind energy facility (MS)	
<b>Utilities</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
	Commercial mobile radio service	

Use	Larimer County	City of Fort Collins
	(SP/ S) -See section 16	
	Radio and television transmitters (S)	Wireless telecommunication equipment.
<b>Industrial</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
		Resource extraction, processes and sales.
		Composting facilities.
		Small-scale and medium-scale solar energy systems.
<b>Commercial/Retail</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
		Bed and breakfast establishments with no more than six (6) beds
	Garden supply center (S), Greenhouse (R)	Plant nurseries and greenhouses.
		Animal boarding (limited to farm/large animals).
		Adult day/respite care centers.
	Child/elderly care center (S)	Child care centers
		Small-scale reception centers.
<b>Accessory/Miscellaneous</b>	<b>Farming (FA-1)</b>	<b>Urban Estate (UE)</b>
		Accessory buildings containing more than two thousand five hundred (2,500) square feet or floor area.
	Radio and television transmitters (S)	Wireless telecommunication equipment.
	Farm (R)	Farm animals.



**2. WHICH OF THESE COMPANIES CHARGE FORT COLLINS CITY TAX (IF ANY DO THAT MEANS OUR BILLS WILL INCREASE)?**

Xcel Energy

*If you heat with natural gas and not propane, then Xcel Energy will continue to be your utility provider and the City's sales tax of 3.85% will be assessed.*

Verizon Wireless

*Yes, a local tax of 3.85% will be applied to each bill.*

Comcast

*Yes, a local tax of 3.85% will be applied to each bill.*

Fort Collins Municipal Electric

*Yes, since parcels annexed into the City will be converted from R.E.A. to Fort Collins Utilities, the City's tax of 3.85% will be applied to each bill.*

Fort Collins Loveland Water District

*No, the City's sales tax is not assessed to the Fort Collins Loveland Water District.*

South Fort Collins Sanitation District

*No, the City's sales tax is not assessed to the South Fort Collins Sanitation District.*



**3. WILL WE BE EXEMPT (GRANDFATHERED IN) FOR BARN CAT OR HOUSE-PET CAT LICENSES FROM ANIMAL CONTROL (THIS IS NOT REQUIRED NOW)?**

*No. You will be required to register your cat. The cities of Fort Collins, Wellington and Loveland require all cats and dogs be registered. Larimer County and Timnath require the registration of dogs only. Registration is simple. Simply provide proof that your pet's rabies shots are current, complete the application and provide the required fee(s).*

*Fees are as follows:*

- Animals 4 months to one year of age: \$12.00*
- Animals 1 year and older, spayed or neutered: \$12.00*
- Animals 1 year and older, not spayed or neutered: \$35.00*

*Fees for Senior Citizen pet guardians (age 62 and older):*

- Animals under one year of age: \$5.00*
- Animals 1 year and older, spayed or neutered: \$5.00*
- Animals 1 year and older not spayed or neutered: \$35.00*

*Optional Cat Licensing Where Not Required: \$5.00. Larimer County and Timnath residents may elect to purchase a voluntary Cat License for \$5.00. Replacement tags are \$2.50.*

*For more information you can contact the Larimer County Humane Society at (970) 226-3647 extension 201 or visit [www.larimerhumane.org](http://www.larimerhumane.org)*

*In general, while the quantity of cats that are allowed under current and relevant County Codes will also be allowed in the City, please note that City Code includes sections regarding the aforementioned licenses as well as rabies control, animal bites and confinement, care and treatment, removal of waste, and the like. These regulations are found in Chapter 4, Article II of the City Code. Upon Annexation, should the need arise, these regulations are enforceable.*

**Will we have to pay storm water fees before a curb/sidewalk is built in front of our property (this is not required now)? How much is it and when?**

*Yes. Stormwater monthly fees will be assessed as soon as the property is annexed into the City of Fort Collins (10 days after Second Reading). The fee is based on the intensity of land use and the calculated impervious surface of the site (i.e., concrete driveway and total rooftop area). These monthly fees are a component of the Fort Collins Utilities monthly Utility Bill.*

*For larger parcels (larger than a typical urban lot), the Stormwater Utility provides an adjustment factor so that the entire acreage is not assessed. This factor usually reduces the total lot size to approximately one-half acre. Please feel free to contact Jill White, Utility Fee/Rate Specialist, 416-2139, [jwhite@fcgov.com](mailto:jwhite@fcgov.com), who is familiar with working with recently annexed property owners who have small acreages that exceed the average residential lot in the City.*



**4. THINGS WE CURRENTLY USE/DO ON OUR PROPERTY FULL TIME OR OCCASIONALLY AS BEING IN THE COUNTY (WITH PRIOR APPROVAL)**

Ride dirt bikes in our pasture.

*The use of dirt bikes on private property is not prohibited in the City of Fort Collins.*

Target practice in our pasture safely (guns and crossbows)

*Although the discharge of firearms is permitted in most areas of the County, it will not be permitted in the City of Fort Collins. According to Municipal Code 17-101, no person shall discharge, fire or shoot any gun, pistol, crossbow, bow and arrow, slingshot or other firearm or weapon whatsoever, including BB guns or pellet guns.*

Fireworks (annual tradition as it is allowed in the County, the legal type of fireworks)

*In the County, while fireworks are not prohibited, they may be temporarily banned due to the threat of wildfire. The use of fireworks is prohibited within the City of Fort Collins unless a special permit is acquired.*

Breed ponies/horses

*If you are currently using your property for breeding ponies and horses and are permitted by the County, it will be grandfathered into the City of Fort Collins.*

Hot wire around pasture/fence line

*Electric fences are permitted in the Urban Estate zone district.*

Chickens and roosters, sell eggs

*If you currently have chickens and roosters, sell eggs and it is legally permitted in Larimer County, they will be grandfathered in once you become part of the City of Fort Collins.*

*In the City, you are allowed to have up to eight hens, but no roosters.*

*In the event that you discontinue having more than 8 chickens and any roosters, and egg sales for a period of more than 12 months (a code revision is coming in April 2017 to extend this period to 24 months), you will be required to comply with the following City of Fort Collins animal regulations which allow:*

- *May keep up to 8 chicken hens*
- *No roosters*
- *Egg sales from your personal hens are considered incidental and may continue in the City.*





## Have multiple goats as pets

*If you currently have multiple goats as pets, and keeping these goats is legally permitted in Larimer County, they will be grandfathered once you become part of the City of Fort Collins.*

*In the event that you discontinue having multiple goats as pets for a period of more than 12 months (a code revision is coming in April 2017 to extend this period to 24 months), you will be required to comply with the City of Fort Collins goat regulations.*

*For your information, in the Urban Estate zone district, you are allowed:*

- Two pygmy or dwarf goats, plus any number of their offspring younger than twelve (12) weeks, may be kept. The keeping of just one (1) pygmy or dwarf goat is prohibited. Only female or altered male Nigerian Dwarf or African Pygmy breeds of goats are permitted. No bucks or other breeds are allowed.*

*Please note that the City Code includes regulations regarding permits from the Humane Society, goats must be on the rear of the property, and that there is proper cover that is predator-resistance. In addition, goats must have access to an outdoor enclosure that is at least 150 square feet per goat in size and that they are in a closed shelter from dusk to dawn. These regulations are found in Chapter 4, Article II of the City Code. Upon Annexation, should the need arise, these regulations are enforceable.*

## Brush burning (with approval from the fire department).

*Brush Burning Permits are issued in the County by the Poudre Fire Authority subject to any restrictions related to air quality by the County Health Department. In the City, however, Poudre Fire Authority does not issue Brush Burning Permits.*

## Horse boarding (FA-1 allows up to four boarded horses on lots ten acres or less.)

*Animal Boarding is permitted under the Urban Estate zone district and if your property is currently being used as a Horse boarding facility it would be grandfathered in under the same regulations that are required by the County. Just as in the County, the City also requires a minimum horse pasture that is no less than one-half acre per horse.*

## Home office

*A Home Occupation is a permitted accessory use provided the conditions outlined under 3.8.3 of the City's Land Use Code. A Home Occupation License is required from the Zoning Department, costs \$25.00 and is valid for two years.*

## Running a business from the home (multiple home occupations)

*A Home Occupation is a permitted accessory use provided the conditions outlined under 3.8.3 of the City's Land Use Code along with the aforementioned License.*

*Pony/Horse lessons/camp (FA-1 allows up to 15 weekly trainee visits and In lieu of a boarded horse, two equestrian trainee visits are allowed during a week. In no case, shall the number of weekly equestrian trainee visits exceed 55.)*



*If you are currently using your property as a horse keeping facility in accordance with the regulations as outlined by the County, such use will be grandfathered in when you become part of the City of Fort Collins*

Signs/advertisement larger than 4x4 or flags for advertisement of home occupation

*The City requires that no exterior advertising other than identification of the home occupation on site. In the Urban Estate zone district the sign must not exceed two square feet in area per face.*

Store our horse trailers, utility trailers, boats, .equipment, etc.

*The basic rule is that you get to continue any activity in the City that you are currently doing in the County as long what you are doing in the County is legal under all relevant County Codes.*

*Regulations in regards to outdoor storage of horse trailers, upon annexation, will continue to be subject to Larimer County regulations as follows:*

- a. Only those trailers that are for use by owners of the property and/or boarded horses may be stored.*
- b. No more than one trailer per horse residing on the property is allowed.*
- c. All horse trailers shall be licensed and operable.*

Store others' horse trailers, utility trailers, boats, equipment, etc.

*The basic rule is that you get to continue any activity in the City that you are currently doing in the County as long what you are doing in the County is legal under all relevant County Codes. With regard to storing utility trailers, boats, equipment, etc., it sounds like you have an informal arrangement among friends and not a land use per se. The assumption is that you do not have an outside storage business that is open to the public where customers from the public can contract with you for outside storage services.*

## **5. THINGS WE PLAN TO DO IN THE FUTURE:**

Build more outbuildings for storage, horse shelters, etc. (accessory buildings). FA-1 we are allowed 10% of the lot's net area (3.01ac = 131,115sqft x 10% = **13,111sqft**), and I believe the city zone UE only allows **2500sqft** total.

*This standard was written based on the minimum required lot size in the Urban Estate zone district - .5 acre. The standard was not written based on larger parcels that have recently annexed into the City that were originally platted in the County. A request for a new out-building greater than 2,500 square feet would be processed by the Zoning Department and would require a variance to be submitted to the Zoning Board of Appeals. One of the review criteria that the Z.B.A. may consider is whether or not the proposal will not diverge from the standards of the Land Use Code except in a nominal, inconsequential way when considered in the context of the neighborhood, In similar situations, where the area is characterized by lots larger than one-half acre, variances have been granted.*

Replace the fence around our property including on Timberline with a 6' fence/block wall.

*The fence running along the side and rear yard is permitted as long as it is no more than 6' in height. Any fence in front of the front building line (typically the area between the front of the house and street)*



*must be no taller than 4'. Additional information about standards can be found under section 3.8.11 of the City of Fort Collins Land Use Code.*

Build an extended family dwelling or second house/guest house for mother-in-law, this may be considered an accessory living area since the residence either will be temporary or will exchange residency for services for our property/farm.

*In the County, no parcel can be used for more than one principal building. Additional buildings on a parcel are allowed only if they meet the requirements for an "Accessory Living Area." This is a detached structure and the size is capped at 40% of the square footage of the primary single family dwelling, excluding any garage or basement (whether finished or not), or capped at 800 square feet, whichever is less. This Accessory Living Area cannot be separately rented out or conveyed to a party different from the principal dwelling and can only be used by guests or caretakers. One additional parking space is required. The review process is at the administrative staff level with notice to surrounding property owners. The County Planning Department emphasizes that the water and sewer districts would require new taps. Both taps, combined, would currently cost approximately \$38,884, subject to any adjustments made by the two special districts.*

*In the City, under Urban Estate zoning, separate single-family detached and attached dwellings must be on their own individual lot. A two-family dwelling (duplex) may be on one lot. The minimum lot size is one-half acre. Alternatively, the maximum allowable density (3 acres x 2 = 6 units) could be clustered on one-half of the lot (1.5 acres) with the remaining half preserved as open space. The review process for platting additional lots is as follows:*

- A single one-half acre lot is reviewed by staff with notice to the surrounding property owners;*
- Platting up to six one-half acre lots is considered in a public hearing by the Hearing Officer with notice to surrounding property owners.*
- A cluster plan of up to six lots would be considered by the Planning and Zoning Board with notice to surrounding property owners.*
- New water and sewer services would be required and continue to be provided by the two Districts.*

Bury our horses in our pasture when the unfortunate time comes.

*Upon annexation, and at the unfortunate time of passing, the City requires that animals be removed from the City and buried at the sanitary landfill or cremated.*

Fly drones in our back yard/pasture.

*Drones are not regulated by the City of Fort Collins.*

Install solar panels and/or wind generator (either on the roof or in the pasture ground mounted)

*Solar and wind electricity generation are permitted in the City of Fort Collins. You can find out more about the City's current solar rebates by visiting <http://www.fcgov.com/utilities/residential/renewables/solar-rebates>*





How are items not on this list going to be addressed (things that are permitted in Larimer County), we cannot think of everything we want or plan to do, but if they differ from what Larimer County allows, then we are affected.

*Please feel free to contact any of the following:*

- *Ted Shepard, Chief Planner, 221-6343. [tshepard@fcgov.com](mailto:tshepard@fcgov.com)*
- *Kai Kleer, City Planner, 416-4284. [kkleer@fcgov.com](mailto:kkleer@fcgov.com)*
- *Noah Beals, Senior City Planner/Zoning, 416-2313. [nbeals@fcgov.com](mailto:nbeals@fcgov.com)*

*Any of the three of us are available to meet to discuss these topics in depth.*

*In addition, you are welcome to visit the City's website at <http://www.fcgov.com>. The search box at the top of the page allows you to enter a key word and the appropriate information will be provided. For example, you may enter words, such as "drones," "fireworks," "home office."*

*For questions that require more than a word search would provide, please feel free to avail yourself of "Access Fort Collins." This online feature allows for a quick response to questions, or to provide comments or to make a specific request for service from any department. The website address is [fcgov.com/accessfortcollins](http://fcgov.com/accessfortcollins). This feature is also available as a download as a free mobile app.*

*We hope this report answers your questions. Please let us know if you need any further clarification or information on any of the various topics related to annexation.*

# AGENDA ITEM SUMMARY

February 21, 2017

City Council

## STAFF

Kai Kleer, Planning Technician  
Ted Shepard, Chief Planner

## SUBJECT

First Reading of Ordinance No. 030, 2017, Annexing Property Known as the Mail Creek Crossing Second Annexation to the City of Fort Collins, Colorado.

## EXECUTIVE SUMMARY

The purpose of this item is to is to annex 43.698 acres, consisting of 11 parcels located in the southeast quadrant into the City of Fort Collins. The initiating resolution was adopted on January 17, 2017. The subject properties are located on the eastern edge of South Timberline Road and bisected by Kechter Road. A related item to zone the annexed properties is presented as the next item on this Agenda.

This annexation request is in conformance with the State of Colorado Revised Statutes as they relate to annexations, the City of Fort Collins Comprehensive Plan, and the Larimer County and City of Fort Collins Intergovernmental Agreements.

## STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

## BACKGROUND / DISCUSSION

### Enclave

The Mail Creek Crossing Second property is an 11-parcel annexation that was enclaved upon the annexation of the Mail Creek Crossing Annexation on January 17, 2014. The remaining surrounding incorporated land consists of seven previous annexations.

1. South Harmony Annexation, 1986
2. Willow Springs Annexation, 1994
3. Liebl Annexation, 2004
4. Thorland Annexation No. 1, 2008
5. Thorland Annexation No. 2, 2008
6. Kechter Annexation No. 3, 2012
7. Kechter Crossing Annexation. 2012

Below is a list of the 11 parcels contained within the enclaved area.

Property Owner(s)	Property Address	Acres
Eklund, Allen, Lisa	5318 S Timberline Road	3.01
Reynolds, Jeffrey C., Catherina N.	5332 S Timberline Road	2.29
Fischer, Shelly Ann	5408 S Timberline Road	2.29
HPA Borrower 2016-2 LLC	5416 S Timberline Road	2.26

Metcalf, Charlotte M., Olson Erik	5428 S Timberline Road	3.00
Cook, Helen L.	2124 Kechter Road	1.53
Behrendt, Judith A	2200 Kechter Road	2.46
Delgrande, Kenneth J. Delgrande, Stephanie A.	2205 Kechter Road	9.26
Delgrande, Kenneth J.	2217 Kechter Road	5.94
Pulse, Eugene B., Eileen D.	5708 S Timberline Road	8.03
Klammer, Troy L., Tracey L.	5716 S Timberline Road	2.30
<b>Total</b>		42.37

**Fossil Creek Reservoir Area Plan**

The enclaved portion south of Kechter Road is located in the receiving area of the County’s 1999 Transfer of Density Units (TDU) program. The program is a land management strategy that established “receiving” and “sending” areas in the Fossil Creek Reservoir, planning area. The TDU Program allowed developers to purchase density credits from strategic sending areas and encourage reduced density within the Fort Collins-Loveland Community Separator area and important natural resource lands surrounding the Fossil Creek Reservoir area. Presently, the TDU Receiving Area is mostly built out, with only a few small parcels remaining, including Homestead Estates, which is an existing platted subdivision. Because of this, the City of Fort Collins has formally requested the conclusion of this program for the affected parcels (**Attachment 5**) and is waiting for future response from Larimer County.

Due to its location, staff recommends placement into the Residential Neighborhood Sign District.

**CITY FINANCIAL IMPACTS**

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There are no direct financial impacts as a result of the proposed annexation.

**BOARD / COMMISSION RECOMMENDATION**

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The Planning and Zoning Board will conduct a public hearing on the annexation and zoning request on February 16, 2017. The Board’s recommendation will be provided in the Read-Before packet on February 21, 2017.

**PUBLIC OUTREACH**

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An outreach process is not required by the Colorado Revised Statutes or the City of Fort Collins Land Use Code. However, on November 15, 2016, City staff held a stakeholder meeting to answer questions and inform residents of any changes that may result from being annexed into the City. Representatives from the Planning and Light and Power departments were present to explain any potential difference in electrical rates, services, zoning and various issues related to future public improvements associated with land development. **Attachment 3** is a summary of the questions and answers provided to residents who attended the meeting.

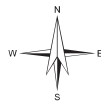
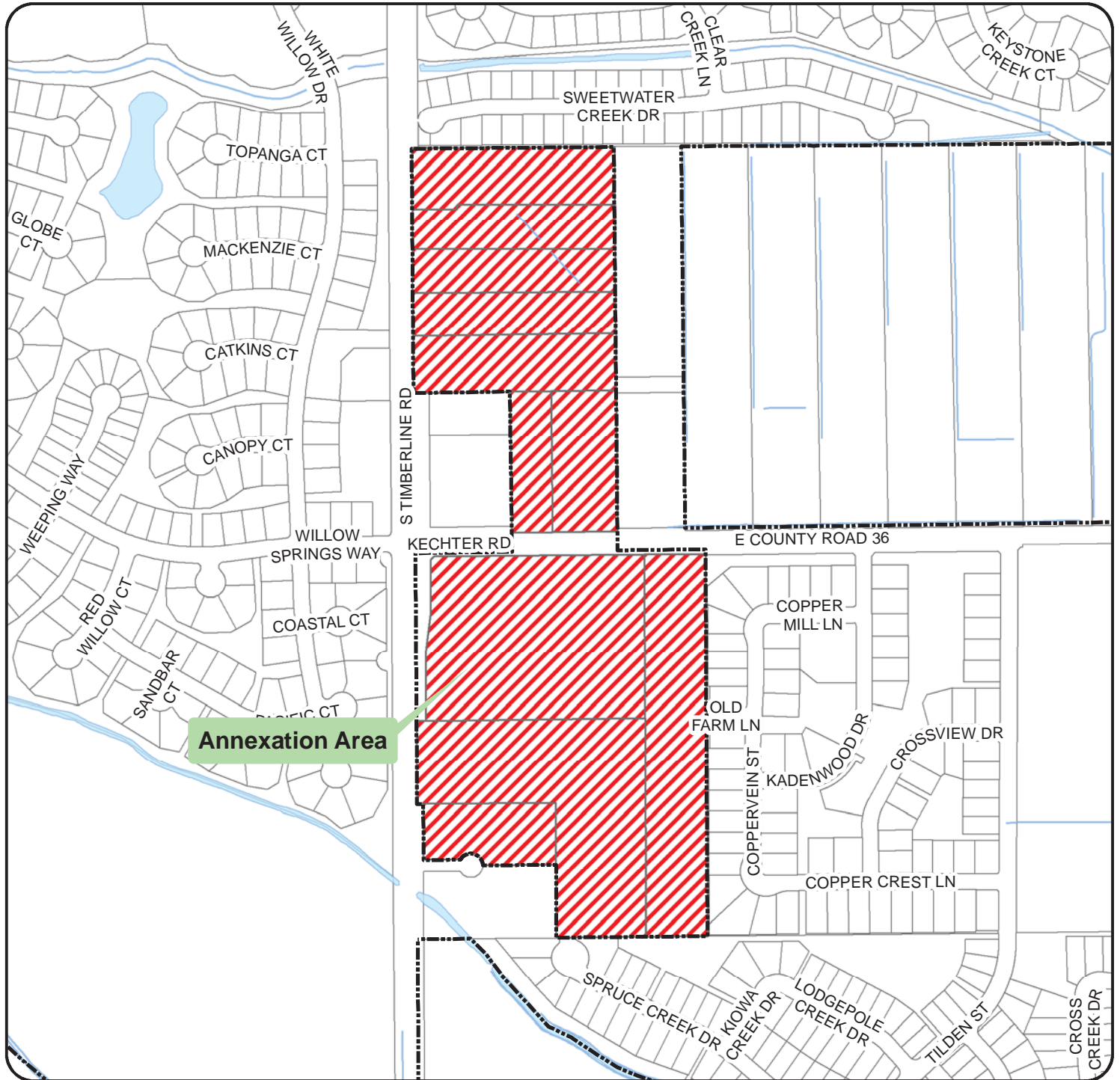
**ATTACHMENTS**

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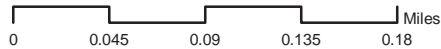
1. Vicinity Map(PDF)
2. Zoning Map(PDF)
3. Neighborhood Meeting Notes (PDF)
4. Structure Plan Map (PDF)



# Mail Creek Crossing Second Vicinity






Scale 1 inch equals 475 feet



**CITY OF FORT COLLINS  
GEOGRAPHIC INFORMATION SYSTEM MAP PRODUCTS**

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**Legend**

-  City Limits
-  Water
-  Mail Creek Crossing Second



ORDINANCE NO. 030, 2017  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
ANNEXING PROPERTY KNOWN AS THE  
MAIL CREEK CROSSING SECOND ANNEXATION  
TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2017-007 stating the intent of the City to annex and initiating annexation proceedings for the Mail Creek Crossing Second Annexation, as defined therein and described below, has heretofore been adopted by the City Council; and

WHEREAS, the City Council hereby finds that the area proposed to be annexed has been entirely contained within the boundaries of the City for a period of not less than three years prior to this date and complies with all requirements for enclave annexation set forth in Colorado Revised Statutes Section 31-12-106; and

WHEREAS, the City Council hereby finds and determines 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 City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the following described property, to wit:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 8, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO BEAR S00°00'47"E, SAID LINE BEING MONUMENTED ON ITS NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, AND ON ITS SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED LS 34995, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EAST LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS (ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5), N00°12'29"W, A DISTANCE OF 1,308.79 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH HARMONY ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID SOUTH LINE, N89°50'37"E, A DISTANCE OF 696.69 FEET TO THE NORTHWEST CORNER OF THORLAND ANNEXATION NO. 1 TO THE CITY OF FORT COLLINS; THENCE ALONG THE WEST LINES OF THORLAND ANNEXATION NO. 1 AND

THORLAND ANNEXATION NO. 2, S00°13'11 "E, A DISTANCE OF 1,334.56 FEET TO THE SOUTHWEST CORNER OF SAID THORLAND ANNEXATION NO. 2;  
THENCE ALONG THE SOUTH LINES THORLAND ANNEXATION NO. 2 AND KECHTER ANNEXATION NO. 3, N89°29'46"E, A DISTANCE OF 291.72 FEET;  
THENCE ALONG THE WEST LINES OF KECHTER ANNEXATION NO. 3 AND THE KECHTER CROSSING ANNEXATION, S00°02'21"E, A DISTANCE OF 1,280.47 FEET TO A POINT ON THE NORTH LINE OF THE MAIL CREEK CROSSING ANNEXATION;  
THENCE ALONG SAID NORTH LINE, S89°38'35"W, A DISTANCE OF 501.01 FEET TO THE SOUTHEAST CORNER OF THE LIEBL ANNEXATION;  
THENCE ALONG THE EAST AND NORTH BOUNDARIES OF SAID LIEBL ANNEXATION THE FOLLOWING EIGHT (8) COURSES:  
1) N00°00'47"W, A DISTANCE OF 240.81 FEET; 2) S89°40'43"W, A DISTANCE OF 242.34 FEET;  
3) 104.72 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 150°00'00", AND A CHORD WHICH BEARS N75°19'17"W A DISTANCE OF 77.27 FEET;  
4) S89°40'43"W, A DISTANCE OF 121.25 FEET; 5) N00°00'47"W, A DISTANCE OF 185.16 FEET;  
6) S89°40'43"W, A DISTANCE OF 20.00 FEET; 7) S00°00'47"E, A DISTANCE OF 278.90 FEET;  
8) S89°40'43"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE WILLOW SPRINGS ANNEXATION TO THE CITY OF FORT COLLINS (ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8);  
THENCE ALONG THE EAST LINE OF SAID WILLOW SPRINGS ANNEXATION, N00°00'47"W, A DISTANCE OF 1,140.57 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

ALL OF THAT TRACT OF LAND DESCRIBED IN THE KINGDOM HALL ANNEXATION TO THE CITY OF FORT COLLINS; ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8;  
THENCE S45°21'22"E, A DISTANCE OF 42.32 FEET TO THE POINT OF BEGINNING;

THENCE N00°12'29"W, A DISTANCE OF 530.00 FEET; THENCE N89°29'46"E, A DISTANCE OF 318.48 FEET;

THENCE S00°10'32"E, A DISTANCE OF 530.00 FEET;  
THENCE S89°29'46"W, A DISTANCE OF 318.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 1,903,475 SQUARE FEET (43.698 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 Mail Creek Crossing Second Annexation.

Section 3. 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 4. 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 21st day of February, A.D. 2017, and to be presented for final passage on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk

Passed and adopted on final reading on the 7th day of March, A.D. 2017.

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Mayor

ATTEST:

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City Clerk