

AGENDA ITEM SUMMARY

July 18, 2017

City Council

STAFF

Kai Kleer, Associate Planner
Ted Shepard, Chief Planner

SUBJECT

First Reading of Ordinance No. 098, 2017, Annexing the Property Known as the Blehm-Homestead Annexation to the City of Fort Collins, Colorado.

EXECUTIVE SUMMARY

The purpose of this item is to annex an enclave area of approximately 109 acres in southeast Fort Collins. The Initiating Resolution was adopted on consent, June 6, 2017. The property is situated between South Timberline and Ziegler Roads, and bisected by Kechter Road. The 28-parcel enclave consists of the Blehm Subdivision, two abutting properties to the east of the Blehm Subdivision, Homestead PUD, and one abutting property to the west of the Homestead PUD.

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

The Blehm-Homestead Annexation is a 28 parcel enclave annexation that consists of approximately 109-acres of privately owned property. The annexation is located entirely within the Fort Collins Growth Management Area (GMA).

Because this is an enclave annexation, state statute requires a 3-year period where the property must be completely surrounded by City limits before it becomes eligible for annexation. The property was enclaved by Kechter Farm Annexation on May 16, 2014, and subsequently became eligible for annexation on May 16, 2017. The nine other annexations that pre-date the Kechter Farm Annexation and create the enclave are as follows:

1. South Harmony Annexation, 1986, Stetson Creek P.U.D. Second Filing
2. Ruff Annexation, 1998, Harvest Park Subdivision
3. HH-36 Annexation, 1998, Sage Creek Subdivision
4. Homestead Annexation, 2004, Homestead P.U.D. 2nd Filing P.L.D. and P.D.
5. Kinard Junior High School Annexation, 2007, Kinard Junior High School M.L.D.
6. Thorland Annexation No. 1, 2008, Thorland Subdivision
7. Thorland Annexation No. 2, 2008, Thorland Subdivision
8. Kechter Annexation No. 3, 2012, Kechter Farm P.L.D. Filing 1
9. Mail Creek Crossing Annexation, 2014, Mail Creek Crossing P.L.D.

Below is the list of the 28 properties contained within the enclave annexation:

#	Owner Name	Property Address
1	Ott Donna E/James M	2304 Kechter Rd
2	Bear Daphne Ann/Kirk Echman	2312 Kechter Rd
3	Brunswig Carl/Julie	2324 Kechter Rd
17	Hagerty Christopher J	2400 Kechter Rd
4	Baum John W/Helen M	2424 Kechter Rd
5	Arzt Bradley W/Dana M	2500 Kechter Rd
6	Ball Lawrence R/Wendy S	2521 Kechter Rd
7	Jenk Ryan R Heritage Trust	2522 Kechter Rd
8	Reilly Christopher B	2524 Kechter Rd
9	Morganti Charles R	2620 Hearthstone Dr
10	Griffith Michael A/Constance C	2745 Hearthstone Dr
11	Sandri Fabio/Mitzi Paim De Almeida	2801 Hearthstone Dr
12	Ringenberg James E/Charla M	2849 Hearthstone Dr
13	Plocher Thomas	2850 Hearthstone Dr
14	Homburg Robert C	2909 Hearthstone Dr
15	Rimrock Six Llc	2941 Hearthstone Dr
16	Naqvi And Tan Family Trust	3001 Hearthstone Dr
18	Selzer Lana/Nathan	5612 Old Mill Rd
19	Cranor John David li/Martha G	5615 Old Mill Rd
20	Piccirelli Mark	5625 Cornerstone Dr
21	Baeverstad Harold L Jr/Sharon K	5635 Hearthstone Cir
22	Cochran Janet Marie/Thomas S	5645 Cornerstone Dr
23	Green Tiffany/C Patrick	5700 Hearthstone Cir
24	Mills Andrew Revocable Trust (.50)	5717 Hearthstone Cir
25	Florin Beth C Revocable Trust	5718 Hearthstone Cir
26	The Homestead P.U.D Of Fort Collins Inc	PO Drawer J
27	The Homestead P.U.D Of Fort Collins Inc	PO Drawer J
28	The Homestead P.U.D Of Fort Collins Inc	PO Drawer J

When property is annexed, property taxes are adjusted by adding the City's mill levy and removing the Poudre Fire Authority's mill levy. Purchases made by those residing within the annexation area would now be subject to City sales tax. Monthly stormwater fees will also be assessed for annexed properties.

There are many advantages to the residents and City of Fort Collins upon annexation. City staff identifies the five primary advantages below.

1. The desirability to consolidate the provision of public safety services. While fire service is provided by Poudre Fire Authority in both the enclave and the City, police services are not.
2. The ability to avoid confusion among the property owners, surrounding property owners and the City or County. The primary issue here relates to the provision of public safety services and enforcement of zoning and nuisance ordinances. There may be confusion if a property is actually located in the County when it is surrounded by the City of Fort Collins.
3. The likelihood of development occurring under County regulations instead of the City's. The Intergovernmental Agreement between the City of Fort Collins and Larimer County only applies to those land use decisions requiring an action by the Board of County Commissioners.
4. The residents of an annexed area will be able to increase their participation in City government. Presently, County residents can only voice their opinions at public hearings. After annexation, these

residents can vote in scheduled and special City elections, thereby having a political voice in important decisions made by the City which affect them.

Correspondence

A letter representing six property owners of the Blehm Subdivision was received on April 20, 2017. The request was to waive the required assessment of the stormwater fee due to their minimal amount of impervious surface.

Staff addressed the concern by notifying correspondents, who live in the Blehm Subdivision, that the decision to waive any required fee would be at the discretion of the Director of Utilities. The Utilities Department then formally responded on June 19, 2017 that it would not waive the fees based on two primary reasons stated below.

- While these properties, at almost 300,000 square feet, are much larger than most residential properties in the City, per City Code Section 26-514(a), a significant discount (72%) in the fee assessment would be applied to these properties because of their unusual size recognizing the lower ratio of impervious soil on such properties.
- Like all other properties within the City, these properties will benefit from stormwater facilities.

CITY FINANCIAL IMPACTS

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

BOARD / COMMISSION RECOMMENDATION

This item was unanimously passed by the Planning and Zoning Board by a 5-0 vote; however, the item was pulled from the consent calendar by two adjoining neighbors of the Blehm-Homestead Annexation. Several issues regarding potential development, density that the proposed zoning would allow, future road connections and the potential traffic impacts cause by redevelopment were expressed. While the annexation and zoning of the property does not qualify as development, questions posed by the two community members were answered during the subsequent discussion of the item (**Attachment 2**)

PUBLIC OUTREACH

An outreach process is not required by Colorado Revised Statutes or the City of Fort Collins Land Use Code. However, on February 23, 2017, City staff held a stakeholder meeting to answer questions and inform residents of any changes that may result from annexing into the City. Representatives from Planning Services, Light and Power, and Utilities were present to explain any potential difference in electrical rates, fees, services, zoning and infrastructure. **Attachment 3** is an FAQ sheet that was provided to residents who attended the meeting.

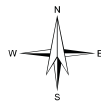
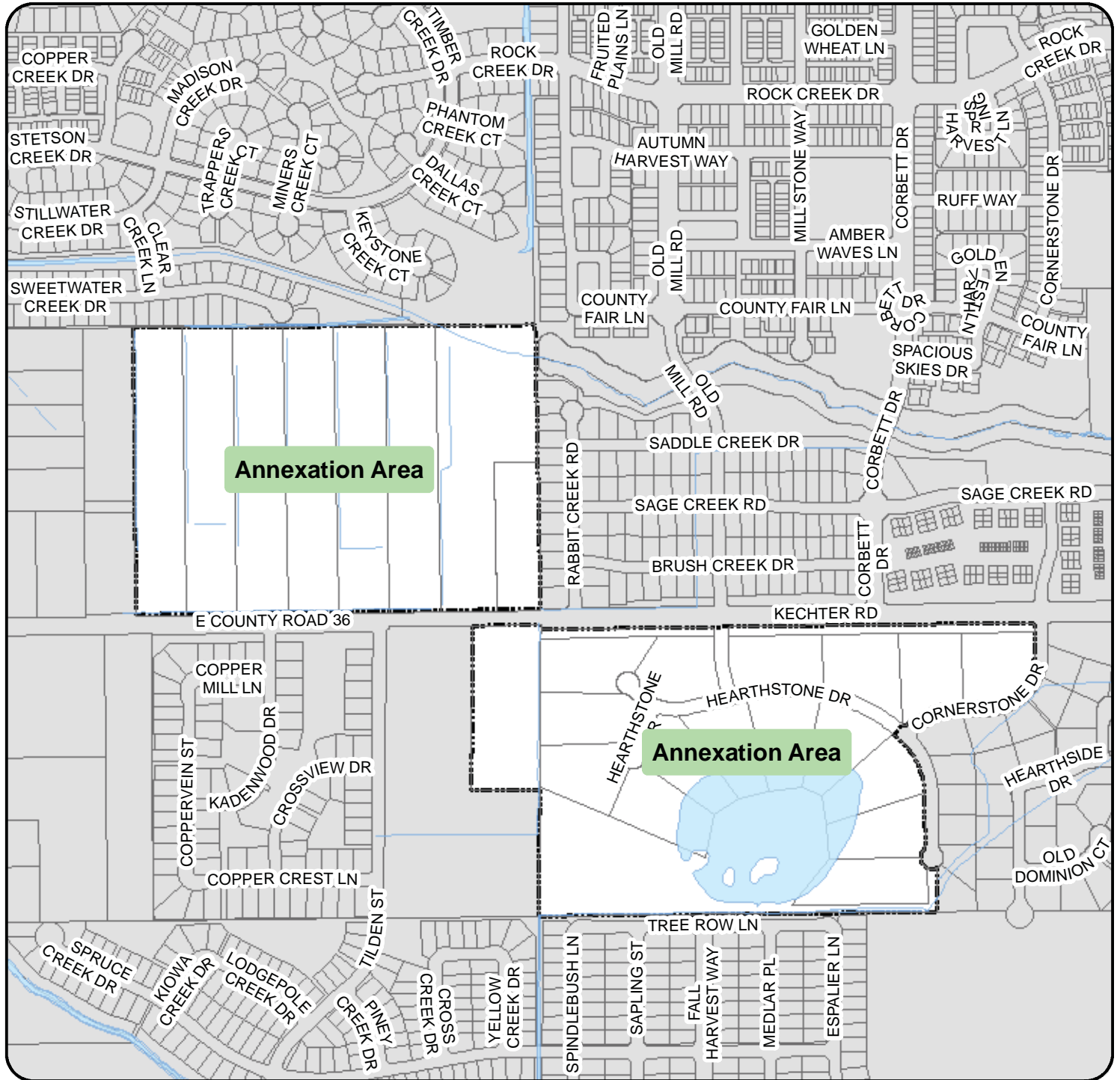
ATTACHMENTS

1. Vicinity Map(PDF)
2. Planning and Zoning Board minutes, June 15, 2017 (draft) (PDF)
3. Annexation FAQ Sheet (PDF)

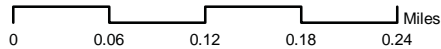
Blehm-Homestead Enclave

Vicinity Map

ATTACHMENT 1





Scale 1 inch equals 634 feet



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Legend

-  Water
-  City Limits



Printed: June 15, 2017

showing parking lot usage. Mr. Berland confirmed that there is some data indicating one parking space per apartment with a reduction in parking requirements as time goes on and residents continue to age in place. Vice Chair Hansen also asked whether the fire easement at the rear of site plan will afford PFA the necessary space required; Mr. Hess confirmed that an arrangement has been made with PFA (“alternative compliance means”) to implement alternate measures in lieu of meeting standard requirements. He also clarified that there will be a stop sign exclusively for a fire lane. Member Hobbs asked about the plan to administer parking spaces for the building. Mr. Berland responded that the parking garage will have a barrier to separate various parking areas, and each unit will have parking rights via a sticker on their car and a device to open the parking gates. Member Carpenter asked to review non-emergency access points; Mr. Hess showed a slide of the proposed traffic flow pattern, which will include travel through the Whole Foods parking lot, and he also clarified the location of visitor parking spots.

Public Input (3 minutes per person)

Brad March, 1312 S. College Avenue, stated his support of this project. He provided some history of the project location’s origins, and he complimented the development team.

Bob Cooper, 2209 Mathews, has a concern with the residential parking zones and their tendency to creep into surrounding neighborhoods.

Board Questions and Deliberation

Member Hobbs asked whether a maximum number of parking passes will be issued (no more than 154 total passes); Mr. Berland confirmed that, due to the finite amount of parking, only 154 will be issued in order to avoid over-leasing the parking spaces. Member Carpenter asked if anything in the future would change the age restriction; Chair Schneider clarified that this criteria is not being used as a justification for a modification, so this point is moot. Vice Chair Hansen questioned the adequacy of offering only 6 visitor spots; Mr. Berland responded that, once leasing begins, they will be able to better determine the specific parking needs.

Member Hobbs made a motion that the Planning and Zoning Board approve the Spring Creek Place Apartments PDP#160020, based upon the findings of fact presented at the work session, the materials contained in the staff report, and the board discussion on this item. Member Whitley seconded. Vote: 5:0.

Project: Blehm-Homestead Enclave Annexation

Project Description: This is a City-initiated request to annex and zone an approximately 109-acre, 28-parcel enclave into the City of Fort Collins. The parcels became an enclave with the annexation of the Kechter Farm Annexation on May 16, 2014. As of May 17, 2017, the City became authorized to annex the enclave in accordance with State Statue 31-12-106. The enclaved parcels are located to the north and south of Kechter Road between S. Timberline and Ziegler Roads. During and after outreach efforts, city staff has not received objections from residents of the Blehm-Homestead Enclave Annexation. The City of Fort Collins recommends placing the enclaved property into the Urban Estate (UE), zone district.

Recommendation: Approval

Secretary Cosmas reported that one citizen letter was received representing 6 families that are opposed to the proposed stormwater fees to be charged; this group is aware that this topic is not under the purview of the Planning and Zoning Board.

Staff Presentation and Analysis

Planner Kleer gave a brief overview of this annexation, adding that Urban Estate (UE) zoning is being recommended. He also provided some history of the parcel.

Public Input (3 minutes per person)

Todd Gibson, 2614 Sage Creek Road and President of the adjacent Sage Creek neighborhood, asked if this property would be developed as apartments in the future and what the future traffic impacts may be, since the area has a significant number of families.

Pete Miller, 2309 Sweetwater Creek Drive, also inquired about future development plans and what housing density would be for the UE zoning. He also asked if that zoning designation could change over time and what that process would be. He understood that this area would eventually be developed as a single parcel, and he is questioning whether that is still true.

Staff Response

Planner Kleer responded by saying that an annexation does not necessarily indicate future development, adding that the City is actively annexing enclaves at this time. Future development under the UE zoning would permit two units/acre (low density), and Residential Low Density (RL) would permit 4 units/acre. He stated that it is unlikely that the zoning would change in the future, and Chief Planner Shepard added that there is a specific rezoning process for any zoning changes for any property. A rezone would require an amendment to the structure plan, neighborhood meetings, P&Z Board recommendation, and then to City Council for two readings. He added that, while individual properties can be developed, there are plans at this time for future development for this enclave.

Board Questions and Deliberation

Member Hobbs asked about issues from surrounding neighborhoods related to the master street plan or arterial system; Chief Planner Shepard responded that, because the Blehm lots are so long and narrow, there is a street that could be used to serve the more remote parts of those lots to avoid any developing UE density. Planning Director Gloss added that, regarding potential future development, Staff has been approached by one property owner who is interested in redeveloping his property; he would still have to go through the established process for rezoning and development.

Member Hobbs made a motion that the Planning and Zoning Board recommend to City Council approval of the Blehm-Homestead Enclave Annexation, including the zoning classification of Urban Estate and that the property would be placed in the residential neighborhood sign district, based upon the findings of fact presented at the work session, the materials contained in the staff report, and the board discussion on this item. Member Carpenter seconded. Vote: 5:0.

The Board took a short recess at 7:55pm; they reconvened at 8:00pm.

Project: 6020 S. College Storage PDP

Project Description: This is a request to develop an enclosed mini-storage facility, on approximately 3.3 acres. The parcel is located generally at the southwest corner of Skyway Drive and South College Avenue. The proposed project includes an enclosed three story mini self-storage building with a basement, totaling approximately 108,000 square feet in size. All self-storage functions will be conducted



1. Intergovernmental Agreements

Does Larimer County have anything to say about enclave annexations?

Yes, Larimer County encourages the cities of Fort Collins, Loveland, Berthoud and Estes Park to annex properties that have become enclaves and have been surrounded by no less than three years. The City of Fort Collins and Larimer County have entered into an Intergovernmental Agreement (I.G.A.) that establishes a Growth Management Area (G.M.A.). Within this G.M.A., the City and County have agreed that growth and development should be at an urban level and that the City, and/or special districts, is best able to provide an urban level of public services. Under the I.G.A., with regard to land located within the G.M.A., the City has agreed to pursue the annexation of enclaves as those areas become eligible according to state law.

2. What is an Enclave?

What is an enclave?

An enclave is a property, or group of properties, that are located in unincorporated Larimer County but, due to urban growth and development over time, are now surrounded by the City of Fort Collins municipal boundary.

How is it that our properties became enclaves?

The properties near South Timberline, Ziegler and Kechter Roads have been divided into four separate enclave annexations and have become, or will soon become, enclaves in the following manner:

- **Rennat Property:** This is a single 57.834-acre parcel located between Timberline Road and the Union Pacific Railroad. As a result of the Hansen Farm Annexation, this parcel became an eligible enclave on May 21, 2013.
- **Lehman/Timberline Property:** This is a single 5.684-acre City-owned parcel located east of Timberline Road north of Bacon Elementary School, As a result of the Mail Creek Crossing Annexation; this parcel became an eligible enclave on January 17, 2014.
- **Mail Creek Second Annexation Properties:** This enclave consists of 43.698 acres and 11 parcels located at the northeast and southeast corners of Timberline Road and Kechter Road with the exception of the parcels owned by the Jehovah's Witnesses Church and the Thorland Subdivision, which are already part of the City of Fort Collins. As a result of the Mail Creek Crossing Annexation, these properties became an eligible enclave on January 17, 2014.
- **Blehm-Homestead Annexation Properties:** This enclave consists of 109.242 acres and 26 parcels located on the north and south sides of Kechter Road, in between S Timberline and Ziegler Roads. Because of the Kechter Farm Annexation, these properties will fulfill the 3-year eligibility requirements on May 16, 2017.



What is an enclave annexation?

An enclave annexation is a growth management technique used by municipalities that allows Cities and Towns to establish a unified jurisdiction that does not have pockets of unincorporated land. After an enclave is created, three years must elapse before the City or Town can annex the property or multiple properties.

Is it normal for the City of Fort Collins to annex properties after the three-year period?

Yes, it has long been the City's practice to annex enclaves after three years.

Can you give us a recent example of an enclave annexation?

Yes, there were four Southwest Enclave Annexations totally 1,603 acres (2.7 square miles) that were phased in over time and were adopted by City Council between 2006 and 2013.

How long will the annexation process take?

Typically, an annexation process takes between 3 and 4 months once the annexation process is initiated.

3. Zoning and Land Use

What about City zoning?

The requested zoning districts for these annexations comply with the City's Structure Plan Map, an element of the City's comprehensive plan, and are as follows:

- Rennat Property – Low Density Mixed-Use Neighborhood, LMN; Medium Density Mixed-Use Neighborhood, MMN; and Neighborhood Commercial, NC.
- Lehman / Timberline – Urban Estate, U-E.
- Mail Creek Second – Urban Estate, U-E.
- Blehm – Homestead - Urban Estate, U-E.

What if I am a legal existing use in Larimer County but not in the City of Fort Collins?

Legal existing uses are grandfathered-in however if the nonconforming use is discontinued for 12 consecutive months the nonconforming use is then considered "abandoned" and will not be able to continue.

To find more information on nonconforming uses and structures visit Division 1.5 in the City of Fort Collins Land Use Code.

https://www.municode.com/library/co/fort_collins/codes/land_use



What if I want to build an extended family dwelling, second house, guest house or 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 water and sewer districts would require new taps. Both taps, combined, would cost approximately \$38,884.

In the City, under Urban Estate zoning, separate dwellings must be on their own individual lot. The minimum lot size is one-half acre. Or, the maximum allowable density (3 acres x 2 = 6 units) could be clustered on one half of the lot (3 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.

What if our development has a private covenant, will the City of Fort Collins preempt the covenant, and how?

Yes, the City will preempt a private covenant as outlined in under Section 12-122 of the Municipal Code which states, “No person shall create, cause to be created, enforce or seek to enforce any provision contained in any restrictive covenant which has the effect of prohibiting or limiting the installation or use of Xeriscape landscaping, solar/ photovoltaic collectors (if mounted flush upon any established roof line), clothes lines (if located in back yards), or odor-controlled compost bins, or which has the effect of requiring that a portion of any individual lot be planted in turf grass”.



Can you explain the difference between Urban Estate (UE) and Farming (FA-1)?

Below is a comparative chart of what is allowed in each district. If the use is not listed in the following chart, it could be added through a process outlined in the City of Fort Collins Land Use Code under *1.3.4 Addition of Permitted Use*. The conditions in which the added use would be appropriate are outlined under *1.3.4(C) Procedures and Required Findings*.

Use	Urban Estate (UE)	Farming (FA-1)
Agriculture	Urban Estate (UE)	Farming (FA-1)
	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)
		Feedyard (S)
		Fur farm (S)
		Garden supply center (S)
	Permitted - See Commercial/Retail	Greenhouse (R)
		Livestock veterinary clinic/hospital (MS/ S)—See section 4.3.1
		Packing facility (R)
	Permitted – See Commercial/Retail	Pet animal facility (MS/ S)—See section 4.3.1

Use	Urban Estate (UE)	Farming (FA-1)
		Pet animal veterinary clinic/hospital (MS/ S)—See section 4.3.1
		Sod farm, nursery (R)
		Tree farm (R)
Residential	Urban Estate (UE)	Farming (FA-1)
		Dwelling, cabin (R)— See section 4.3.2
		Group home for the aged (R)
	Group homes for up to eight (8) developmentally disabled or elderly persons.	Group home (R)
		Group home for the mentally ill (R)
	Single-family detached dwellings.	Single Family Dwelling
		Storage buildings and garages (R)—See section 4.3.2
	Duplexes	
	Residential cluster developments.	
	Single-family attached dwellings.	
Institutional	Urban Estate (UE)	Farming (FA-1)
	Cemeteries.	Cemetery (S)
	Permitted –Commercial / Retail	Child/elderly care center (S)

Use	Urban Estate (UE)	Farming (FA-1)
	Places of worship or assembly.	Church (MS/S) See section 4.3—See section 4.3.4
		Community hall (MS/S)— See section 4.3.4
		Hospital (S)
	Public and private schools for elementary, intermediate and high school education.	School, nonpublic (S)
		State-licensed group home (S)
		Country club (S)
	Golf courses.	Golf course (S)
		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.	
Accommodation	Urban Estate (UE)	Farming (FA-1)
	Permitted - See Commercial/Retail	Bed and breakfast (MS/S)— See section 4.3.6
		Seasonal camp (S)
	Permitted – See Industrial	Mining (S)

Use	Urban Estate (UE)	Farming (FA-1)
		Oil and gas drilling and production (R)
		Small solar facility (R/PSP)
		Small wind energy facility (MS)
Utilities	Urban Estate (UE)	Farming (FA-1)
		Commercial mobile radio service (SP/S) -See section 16
	Permitted – See Accessory/Miscellaneous	Radio and television transmitters (S)
Industrial	Urban Estate (UE)	Farming (FA-1)
	Resource extraction, processes and sales.	
	Composting facilities.	
	Small-scale and medium-scale solar energy systems.	
Commercial/Retail		
	Bed and breakfast establishments with no more than six (6) beds	
	Plant nurseries and greenhouses.	Permitted – See Agriculture
	Animal boarding (limited to farm/large animals).	Permitted – See Agriculture
Adult day/respice care centers.		



Use	Urban Estate (UE)	Farming (FA-1)
	Child care centers	Permitted – See Institutional
	Small-scale reception centers.	
Accessory/Miscellaneous	Urban Estate (UE)	Farming (FA-1)
	Accessory buildings containing more than two thousand five hundred (2,500) square feet or floor area.	
	Wireless telecommunication equipment.	Permitted – See Utilities
	Farm animals.	Permitted – See Agriculture
	Urban agriculture.	

4. Utility Services

Why make us a pay an electric surcharge when we the City of Fort Collins is annexing us unwillingly?

There is a Colorado statute that requires annexing utilities, such as Fort Collins Light & Power, to pay to the REA 25% of revenue every month for a period of 10 years after the electric service is transferred (not from the date of annexation). Each customer’s rate will be based on the normal Light & Power rates + this 25%. At the end of the 10-year period, the REA surcharge is discontinued. Even with the 25% adder, the Fort Collins Light & Power residential rates are less than the Poudre Valley REA rates for most classes of customers.

Background:

In 1988, the various REA’s in Colorado had a state statute approved by the legislature requiring municipal electric utilities to pay what is called a “service rights fee” to the local REA when provision of electric service is changed. This statute requires municipal electric utilities that transfer electric service after an annexation to pay the local REA 25% of all revenue from existing customers (5% for new customers) starting on the date of electric transfer for a period of 10 years. The REA perspective is this pays for their lost revenue. The municipal utility perspective is it is an attempt to discourage transferring electric customers to the municipal utility. Some municipal utilities in Colorado choose to absorb the service rights fee. Fort Collins Light & Power, at the direction of City Council, passes this expense on to the transferred customers.



Fort Collins Light & Power also purchases the REA infrastructure in addition to the service rights fee. This infrastructure purchase cost is not passed on to the annexed customers.

For further information, please contact Phil Ladd, Utilities Financial Operations Manager, 970-221-6751 or pladd@fcgov.com

How will our electric service change over to City Light & Power?

The City of Fort Collins Light and Power Utility will not assume responsibility for providing your electrical service on the effective date of the annexation. Rather, the changeover will occur when the City's electrical distribution system is extended to serve the annexed parcels.

Light and Power will provide service at the existing service level at the time service is transferred to Light and Power. At this time, you have the option of upgrading to a larger service if you so desire. Any upgrade over 150 amps will be assessed a capacity fee consistent with the current fee structure.

A new smart meter will replace the existing meter in the same location at the time of service transfer. If you would like to change the location of the meter, Light and Power staff will work with you to extend or relocate the secondary service wire on a time and materials basis. Otherwise, the new meter will be installed into the existing socket.

Light and Power staff will contact you once the project has been assigned to a Project Manager. In addition, you will be contacted by the Crew Chief prior to the service being transferred. There will be an electrical shut down for about one to two hours while the new system is installed.

If you have any questions regarding the electrical changeover, please contact Janet McTague, 224-6154, jmctague@fcgov.com



What about solar rebates?

Currently, rebates are available for approximately 300 residential customers and multiple projects up to 1-megawatt total for commercial customers.

You will receive full credit for the electricity generated by your PV system through our net metering program (see rates here).

Information about federal tax incentives is available at Energy Star and the Solar Energy Industries Association.

Available Rebates

Residential: \$0.50/Watt¹, up to 3 kilowatts (kW)

Commercial: \$0.50/Watt*, up to 200 kilowatts (kW)

Application Timeline

Utilities will begin accepting and confirming rebate applications for the 2017 rebate program on Jan. 1, 2017

Will the tax on our phone bill change?

No. According to the Colorado Department of Revenue the only taxes that will exist on mobile service will be E911 1.4% surcharge and a 9.44% Colorado State Wireless Tax.

What is the difference between Fort Collins Light and Power and REA rates?

Fort Collins Light and Power is a municipally owned service that provides power to the City of Fort Collins residents for over 70,500 homes and businesses and over 55 square miles of land. The service is one of the most reliable electric distribution systems in the country and is over 99% underground.

Monthly Residential Electric Rates ²	Summer (Jun-Aug)	Non-Summer (Sept-May)	Poudre Valley REA
Fixed Charge, per month	\$6.14	\$6.14	\$24.50
Usage Charge, per kWh			\$0.09396
First 500 kWh, per kWh	\$0.09434	\$0.08893	
Next 500 kWh, per kWh	\$0.11268	\$0.09339	
All additional kWh	\$0.14904	\$0.10335	

¹ Rebate amounts are based on \$0.50/Watt 20-year Renewable Energy Credit (REC) purchase.

² An additional 25% REA adder will be applied to the kWh rate once calculated at the end of a billing cycle and will not be applied towards the monthly fixed charge.



What is the Stormwater Fee:

Fort Collins Utilities charges a monthly rate to pay for construction and maintenance of Fort Collins' stormwater system, which helps protect residents and businesses during storms and floods on a citywide basis. This includes ongoing maintenance of regional stormwater quality and detention ponds, underground storm drainage pipe systems, and culverts. All developed properties within city limits pay stormwater rates, which are based on:

Example:

Address	Estimated Lot SF	Estimated Impervious Surface	Estimated 2017 Monthly Fee ³
2850 Hearthstone Drive	101,059 SF (2.32 Acres)	7,378 SF ³	\$37

Formula:

Lot Size - lot area in square feet, plus the customer's share of open space in the development, if applicable

Base Rate - \$0.00

Rate Factor⁴ - based on the percentage of impervious area (surfaces that do not absorb water) such as buildings, parking lots and concrete

Formula for Estimated Monthly Rates:

Single-family Lots Less than 12,000 Square Feet

$$\text{Monthly Rate} = \text{Lot Size} \times \$0.0041454 \times \text{Rate Factor}$$

Single-family Lots Over 12,000 Square Feet⁵

$$\text{Monthly Rate} = 12,000 \times \$0.0043527 \times \text{Rate Factor} \text{ plus } (\text{Lot Size} - 12,000) \times \$0.0043527 \times \text{Rate Factor} \times 0.25$$

³ This is an estimated fee based on 2017 rates. A stormwater fee specialist will be able to calculate the exact fees.

⁴ See table on next page.

⁵ These lots receive a reduction in fees on that portion of the lot greater than 12,000 feet.



Rate Factor Table:

Rate Factor	Percent of Impervious Area (based on land use)	Rate Factor Category (based on land use)
.25	0 - .30	Very Light
.4	.31 - .50	Light**
.6	.51 - .70	Moderate
.8	.71 - .90	Heavy
.95	.91-1.0	Very Heavy
**typical for residential		

For further information, please contact Jill White, Utility Fee Rate Specialist, 970-416-2139, jjwhite@fcgov.com

What if my property is on septic? How will being part of the City of Fort Collins affect me?

The City of Fort Collins does not regulate septic systems. However, if your current septic system fails and you are within 400 feet of the municipal sewer system you will be required to connect.

Septic Systems are solely regulated by Larimer County Department of Health and Environment. If you have any additional questions, please contact the Larimer County Health Department by phone at (970) 498-6700 or visit <http://www.co.larimer.co.us/health/ehs/isds.asp>.

Will my water or wastewater services change because of the annexation?

No. The City of Fort Collins does not take over any other utility service except electric. Annexed properties will continue to be served by Fort Collins Loveland Water District and South Fort Collins Sanitation District (if not currently on septic).

For Water and Sewer, please contact the Fort Collins Loveland Water District and the South Fort Collins Sanitation District both of which can be contacted by phone at (970) 226-3104 or visit <http://www.fclwd.com/contact/>.



5. Taxes

How will our property taxes change?

Property taxes will go down after being annexed into the City of Fort Collins. Below is a comparison of tax-rates between that the City of Fort Collins and Larimer County.

Mill Levy⁶

Tax Authority	Fort Collins	Larimer County
Poudre R-1 General Fund	39.558	39.558
Larimer County	21.882	21.882
Poudre R-1 Bond Payment	13.072	13.072
Poudre Valley Fire District	-	10.595
Fort Collins⁷	9.797	-
Poudre River Public Library District	3.016	3.016
Health District of North Larimer County	2.167	2.167
Fort Collins – Loveland Water	1.500	1.500
Northern Colorado Water Conservation District	1.000	1.000
Larimer County Pest Control District	0.142	0.142
SUBTOTAL	92.134	92.932
South Fort Collins Sanitation District⁸	0.476	0.476
TOTAL	92.610	93.408

⁶ The mill levy is the “tax rate” that is applied to the assessed value of a property in order to fund a variety of services. One mill is one dollar per \$1,000 dollars of assessed valuation. (0.001)

⁷ The County’s *Poudre Fire District Mill Levy* is replaced by the City of Fort Collins upon Annexation. The *Fort Collins Mill Levy* is lower by 0.748 Mill.

⁸ South Fort Collins Sanitation District Mill only applies if property is served by the South Fort Collins Sanitation District and not to those served by septic.



Will we be charged additional tax on our utility bills?

Xcel Energy

Because you are becoming part of the City, you will be provided with Municipal electric service. However if your home requires the use of natural gas, Xcel energy continue to be your service provider and a local tax of 3.85% will be assessed.

Wireless Service

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

Fort Collins Loveland Water District

No, sales tax is not assessed to the Fort Collins Loveland Water District.

South Fort Collins Sanitation District

No, sales tax is not assessed to the South Fort Collins Sanitation District.

How will the assessor determine the value of our property?

According to the Assessor's office:

The County Assessor is responsible for valuing all real and personal property, including mobile homes, residential and commercial properties and agricultural land for property tax purposes. The Assessor determines the equitable value of property to ensure that each taxpayer pays only his or her fair share of the taxes. Anyone who disagrees with changes in the actual value of real property can object or file a protest with the Assessor in May. Protests for Commercial Business Personal Property accounts should be filed with the Assessor between June 15 and July 5.

2015/2016 Reappraisal Cycle

Colorado property tax law requires assessors to conduct countywide reappraisals every two years in odd-numbered years, and that a specific date, June 30th of the year preceding the reappraisal year, be used to benchmark all property values throughout the state. The benchmark, or "level of value," for this reappraisal cycle is June 30, 2014. For the 2015/2016 reappraisal cycle, Larimer County is using 60 months of data. That means our sales study period extends from July 1, 2009 through June 30, 2014. All sales are trended up or down to the level of value date, June 30, 2014, depending on market factors in the different areas of Larimer County.

For 2016, only owners that saw a change in value or ownership from the previous year were mailed a notice with the new value and have the option to protest online. The majority of



property values do not change in even numbered years because Colorado is on a two-year reappraisal cycle. If you do not have the Notice of Value you may complete and mail a 2015 Protest Form to our office no later than June 1, 2016. Protests can also be filed in person, by letter or fax. We cannot accept appeals sent in by email or taken over the phone.

Properties that are appealed during our protest period will be reviewed and a Notice of Determination will be sent to those property owners on June 30, 2016. If you are satisfied with the value after this review, the process ends and your tax will be based on the value reflected in the notice of determination. If you disagree with the Assessor's decision, the next step will be to file an appeal with the County Board of Equalization. More details will be provided in the Notice of Determination that will be sent June 30, 2016.

What is the difference between City sales tax and County sales tax?

<i>Tax Rates effective January 1, 2015:</i>			
State of Colorado	2.9%		
Larimer County	0.65%		
Total Sales Tax (Larimer County)		3.55%	
City of Fort Collins	3.85%		3.85% Tax includes <ul style="list-style-type: none"> • 2.25% Base Rate • .25% Community Capital Improvement Program (Expires 2025) • .25% Street Maintenance (Expires 2025) • .25% Open Space (Expires 2030). • .85% Keep Fort Collins Great (Expires 2020)
Total Sales Tax (City of Fort Collins)		7.40%	
Fort Collins Lodging Tax (in addition to above)	3.0%		
Total Accommodations Tax		10.40%	
Fort Collins Tax on Food For Home Consumption (contact State of Colorado regarding taxability)	2.25%		
Total Food Tax		2.25%	

For further information, please contact Tiana Smith, tjsmith@fcgov.com



6. Public Improvements Since 2000⁹

Twin Silo Park (formerly Southeast Community Park)

- 7th community park in the City
- Currently under construction
- 54 acres in size
- Total cost approximately 16M
- Opens Fall 2017

Radiant Park

- Neighborhood park
- Completed in 2013
- 10 acres in size
- Total cost approximately 3M

Harmony Park

- Neighborhood park
- Completed in 2002
- 10 acres in size
- Total cost approximately 2.3M

Fossil Creek Park

- Amenities: Lighted ball fields; basketball courts; sports fields; lighted tennis courts; playground; shelters; restrooms; skate park; interactive-water feature; dog park
- Completed in 2003
- Total cost approximately 5.7M

Area Street Improvements Since 2000

- Lemay Avenue Widening Project
- Horsetooth/Ziegler Roundabout
- Ziegler/Drake connection

⁹Total parks investment is \$21.3 million, and counting.



- Horsetooth/Timberline intersection improvements
- Harmony/College intersection improvements
- Harmony widening to six lanes (Boardwalk to I-25), including intersection improvements at Lemay, Timberline, Ziegler and Bridge reconstruction east of Ziegler
- Kechter/Ziegler Roundabout
- Carpenter/Lemay Improvements
- Trilby/Timberline Intersection Improvements
- I-25 and 392 complete interchange reconstruction

Area Transportation Improvements Since 2000

- Mason Trail / Fossil Creek Trail extension to Lemay including Lemay and College Underpasses
- MAX line south of Harmony
- Trilby Underpass for Power Trail
- Power Trail – Harmony to Trilby (Phase I), Trilby to Carpenter (Phase II)
- Expanded Transfort service
- Harmony/I-25 Park and Ride improvements

Area Community Facilities Since 2000

- New library at Front Range Village

7. Other Commonly Asked Questions

Will I be able to use fireworks?

The use of fireworks is prohibited within the City of Fort Collins unless a special permit is acquired.



How many horses per acre are you allowed to have in the City as compared to the County?

Municipal Code Section 4-72. - Minimum size of pasture area for horses or ponies.

Horses or ponies may be kept for the use of occupants of a lot and their guests provided that at least one-half (1/2) acre of pasture area is available for each horse or pony.

	<i>City of Fort Collins</i>	<i>Larimer County</i>
Horses per Acre	<i>1/2 Acre / Horse</i>	<i>1/2 Acre / Horse¹⁰</i>

How many chickens and roosters can I have on my property?

- May keep up to 8 chicken hens
- No roosters

Will our car need to be registered when we are in the City of Fort Collins?

Yes. 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

¹⁰ If the number of horses on the property exceeds one horse per one-half acre, minor special review approval is required unless the chart and formula indicate that special review approval is required.



Is a wood burning stove permitted inside the City of Fort Collins?

City Code for Wood Burning

Only wood burning units certified by the U.S. Environmental Protection Agency (EPA) may be installed in Fort Collins.

Only clean, dry, untreated wood may be burned in a wood stove or fireplace. "Pellets" burned in pellet stoves and manufactured fire logs such as DuraFlame burned in a fireplace are acceptable. Burning of garbage and treated wood is prohibited.

After the first 15-minutes of start-up, smoke from the chimney must be at or less than 20% opacity (smoke should be barely visible looking at it with your back to the sun).

Violation of City Code can result in a summons to appear in municipal court resulting in a fine of up to \$1,000 and 180 days in jail.

Will the school boundaries change and if so who is responsible for that change?

The City of Fort Collins is not involved in determining school boundaries. This is the sole responsibility of the Poudre School District. According to the Poudre School District's *Long Range Planning: Boundary Committee* they often recommend "clean-up" of boundaries that have little to no student impact and include modifications like adjusting boundary lines such that they do not bisect fields or lots, adjusting boundary lines to follow the mid-line of roads as opposed to bisecting properties, etc.

Ultimately, the responsibility of changing school district lines start as a recommendation from the Boundary Committee then is approved by the Superintendent and Colorado Board of Education.

In the Poudre School District's *2015 Majority and Minority Reports*, it shows proposed changes to the *Kruse Elementary School / Werner Elementary School – Middle School and High School Boundary* that will affect 0 students.

What are some of the upsides of being annexed into the City of Fort Collins?

- *Faster police response time*
 - *Voting for a Mayor and Council Member (District 3)*
 - *Less Expensive Electric Rates*
 - *Urban level services*
 - *Rebates through energy audit programs (i.e., Solar Installation Incentives)*
- However, these are just a few advantages of being part of the City it is not an exhaustive list. Please visit our website at <http://www.fcgov.com/> to find out more.*



What is Neighborhood Services?

Neighborhood Services offers a variety of services and programming to promote quality neighborhoods, including:

- Assistance in organizing your neighborhood or meeting facilitation,
- Free use of our copier for a neighborhood newsletters or fliers,
- A Neighborhood Grant Program for help financially with big projects or events,
- An Adopt-A-Neighbor Program for residents who need help shoveling snow,
- Helpful wording for common neighborhood letters or emails,
- A free, bimonthly e-newsletter called Neighborhood News with articles for your newsletter, and
- Free welcome bags for new neighbors.

What is the best way for me to contact the City of Fort Collins?

Access Fort Collins is an easy way to contact the City with your questions, comments, and service requests whenever it is most convenient for you. By visiting the website, <https://clients.comcate.com/newrequest.php?id=150> you will be able to submit a question, comment or service request on myriad topics 24 hours a day, seven days a week.

ORDINANCE NO. 098, 2017
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ANNEXING PROPERTY KNOWN AS THE BLEHM-HOMESTEAD
ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, Resolution 2017-051 stating the intent of the City to annex and initiating annexation proceedings for the Blehm-Homestead 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:

TRACT 1:

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

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 TO BEAR S89°29'46"W, SAID LINE BEING MONUMENTED ON ITS EAST END BY A 3-1/4" ALUMINUM CAP STAMPED LS 33642, AND ON ITS WEST END BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, 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 SOUTHWEST QUARTER OF SAID SECTION 5, N00°49'51"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF KECHTER ANNEXATION NO. 3 TO THE CITY OF FORT COLLINS, S89°29'46"W, A DISTANCE OF 1,783.56 FEET TO A POINT ON THE EAST LINE OF THORLAND ANNEXATION NO. 2 TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THORLAND ANNEXATION NO. 1 TO THE CITY OF FORT COLLINS, N00°18'28"W, A DISTANCE OF 1,263.21 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 1,772.13 FEET TO A POINT ON THE WEST LINE OF THE RUFF ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID WEST LINE AND ALONG THE WEST LINE OF THE HH-36 ANNEXATION TO THE CITY OF FORT COLLINS, S00°49'51"E, A DISTANCE OF 1,252.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.336 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

TRACT 2:

A TRACT OF LAND LOCATED IN THE NORTH HALF 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 8, AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR N89°30'22"E, SAID LINE BEING MONUMENTED ON ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED LS 33642, AND ON ITS EAST 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 WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S00°43'32"W, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, ALSO BEING THE WEST LINE OF THE HH-36 ANNEXATION TO THE CITY OF FORT COLLINS, S00°43'32"W, A DISTANCE OF 20.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID HH-36 ANNEXATION, N89°30'22"E, A DISTANCE OF 2,161.74 FEET TO THE NORTHWEST CORNER OF THE HOMESTEAD ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID HOMESTEAD ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES:

1. 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S45°29'38"E A DISTANCE OF 21.21 FEET;
2. S00°29'38"E, A DISTANCE OF 115.00 FEET;
3. 345.58 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S44°30'22"W A DISTANCE OF 311.13 FEET;
4. S89°30'22"W, A DISTANCE OF 100.00 FEET;
5. 268.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 40°30'08", AND A CHORD WHICH BEARS S69°15'18"W A DISTANCE OF 263.06 FEET;
6. 21.12 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°39'36", AND A CHORD WHICH BEARS S89°20'02"W, A DISTANCE OF 19.42 FEET;
7. S39°39'51"W, A DISTANCE OF 60.00 FEET;
8. 38.70 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 749.38 FEET, A CENTRAL ANGLE OF 02°57'32", AND A CHORD WHICH BEARS S48°51'24"E A DISTANCE OF 38.69 FEET;
9. 261.83 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 319.98 FEET, A CENTRAL ANGLE OF 46°53'00", AND A CHORD WHICH BEARS S23°56'08"E, A DISTANCE OF 254.59 FEET
10. S00°29'38"E, A DISTANCE OF 223.46 FEET;
11. 32.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 36°52'12", AND A CHORD WHICH BEARS S17°56'28"W A DISTANCE OF 31.62 FEET;
12. 131.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A

RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 150°26'53", AND A CHORD WHICH BEARS S38°50'53"E, A DISTANCE OF 96.69 FEET;

13. S00°29'38"E, A DISTANCE OF 193.85 FEET TO A POINT ON THE NORTH LINE OF THE KINARD JUNIOR HIGH SCHOOL ANNEXATION TO THE CITY OF FORT COLLINS;

THENCE ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF KECHTER FARM SECOND ANNEXATION TO THE CITY OF FORT COLLINS, S89°39'21"W, A DISTANCE OF 1,758.96 FEET TO THE SOUTHEAST CORNER OF KECHTER ANNEXATION NO. 3 TO THE CITY OF FORT COLLINS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID KECHTER ANNEXATION NO. 3 THE FOLLOWING FOUR (4) COURSES:

1. N00°43'32"E, A DISTANCE OF 559.09 FEET;
2. S89°31'04"W, A DISTANCE OF 300.15 FEET;
3. N00°44'36"E, A DISTANCE OF 725.89 FEET;
4. N89°29'46"E, A DISTANCE OF 299.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 57.906 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

is hereby annexed to the City of Fort Collins and made a part of said City, to be known as the Blehm-Homestead 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 18th day of July, A.D. 2017, and to be presented for final passage on the 15th day of August, A.D. 2017.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on this 15th day of August, A.D. 2017.

Mayor

ATTEST:

City Clerk