

## NOTICE OF PUBLIC HEARING

NOTICE is hereby given that, on February 7, 2023, at 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing on the rezoning of land comprising the Landings at Lemay Rezoning.

The Rezoning is described as follows:

### **PARCEL 1:**

A TRACT OF LAND SITUATE IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO WHICH CONSIDERING THE WEST LINE OF THE SAID NORTHWEST 1/4 AS BEARING SOUTH 02° 04' 03" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAILROAD WHICH BEARS SOUTH 02° 04' 03" WEST 80.00 FEET, AND AGAIN SOUTH 89° 36' 37" EAST 977.15 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7 AND RUN THENCE SOUTH 89° 36' 37" EAST 265.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE:

THENCE SOUTH 02° 04' 03" WEST 420.81 FEET;

THENCE SOUTH 89° 36' 58" EAST 58.51 FEET;

THENCE SOUTH 50° 01' 54" EAST 914.21 FEET TO THE MOST NORTHERLY CORNER OF FORT COLLINS CENTER - SECOND FILING;

THENCE ALONG THE BOUNDARY LINE OF SAID SECOND FILING, SOUTH 39° 58' 06" WEST 658.00 FEET TO THE NORTHWEST CORNER OF FORT COLLINS BUSINESS CENTER - THIRD FILING;

THENCE NORTH 50° 01' 54" WEST 150.00 FEET;

THENCE SOUTH 33° 06' 53" WEST 350.16 FEET;

THENCE NORTH 87° 55' 57" WEST 294.16 FEET;

THENCE NORTH 02° 04' 03" EAST 38.81 FEET;

THENCE NORTH 87° 55' 57" WEST 204.00 FEET:

THENCE NORTH 02° 04' 03" EAST 62.53 FEET;

THENCE NORTH 87° 55' 57" WEST 503.00 FEET;

THENCE NORTH 02° 04' 03" EAST 24.72 FEET TO A POINT ON THE PROPOSED EASTERLY LINE OF LEMAY AVENUE;

THENCE ALONG SAID EASTERLY LINE, NORTH 38° 58' 00" EAST 680.12 FEET;

AND AGAIN ALONG THE ARC OF A 1125.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 652.52 FEET, THE LONG CHORD OF WHICH BEARS NORTH 22° 21' 01" EAST 643.41 FEET.

AND AGAIN NORTH 05° 44' 03" EAST 427.39 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENTS RECORDED OCTOBER 17, 1986 UNDER RECEPTION NO. 86060308, NOVEMBER 13, 1986 UNDER RECEPTION NO. 86066341, MARCH 6, 1988 UNDER RECEPTION NO. 88025752 AND MARCH 28, 2016 UNDER RECEPTION NO. 20160018392, COUNTY OF LARIMER, STATE OF COLORADO.

### **PARCEL 2:**

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

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7 AS BEARING NORTH 00° 33' 51" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG SAID WEST LINE, NORTH 00° 33' 51" EAST, 993.59 FEET; THENCE, SOUTH 89° 26' 09" EAST, 794.24 FEET, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 20070066749;  
THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 89° 26' 09" EAST, 26.74 FEET; THENCE, SOUTH 00° 33' 51" WEST, 14.55 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE SOUTH 60° 52' 44" EAST, 100.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 86066341;  
THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID TRACT THE FOLLOWING 4 COURSES AND DISTANCES:  
SOUTH 89° 26' 09" EAST, 115.85 FEET; THENCE, SOUTH 00° 33' 51" WEST, 38.31 FEET; THENCE SOUTH 89° 26' 09" EAST, 294.18 FEET; THENCE, SOUTH 31° 36' 41" WEST, 162.07 FEET; THENCE DEPARTING SAID EASTERLY LINE, NORTH 60° 52' 44" WEST, 371.65 FEET TO THE POINT OF BEGINNING,  
EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENT RECORDED MARCH 28, 2016 UNDER RECEPTION NO. 20160018392, COUNTY OF LARIMER, STATE OF COLORADO.

**PARCEL 3:**

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7 AS BEARING NORTH 00° 33' 51" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7; THENCE ALONG SAID WEST LINE, NORTH 00° 33' 51" EAST, 993.59 FEET; THENCE, SOUTH 89° 26' 09" EAST, 794.24 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. 20070066749; THENCE ALONG THE NORTH AND WEST LINES OF SAID TRACT THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 89° 26' 09" EAST, 26.74 FEET; THENCE, SOUTH 00° 33' 51" WEST, 14.55 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE DEPARTING SAID WEST LINE, NORTH 60° 52' 44" WEST, 30.44 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM, THE PARCELS CONVEYED IN INSTRUMENT RECORDED MARCH 28, 2016 UNDER RECEPTION NO. 20160018392, COUNTY OF LARIMER, STATE OF COLORADO.

Said property is now in the Industrial ("I") Zone District. The Petitioner's request is to rezone the property to the Medium Density Mixed-Use Neighborhood ("M-M-N"), Zone District.

The City of Fort Collins will make reasonable accommodations for access to City services, programs and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

Dated this 22nd day of January, 2023.

Anissa Hollingshead  
City Clerk

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.