

**NOTICE**

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2026-111 initiating annexation proceedings for the Strauss Lakes Annexation, consisting of approximately 147.499 acres and generally located northeast of the intersection of Horsetooth Road and Ziegler Road, and said Annexation being more particularly described in Resolution 2026-111, a copy of which is available from the City Clerk's Office. The area to be annexed will be concurrently reviewed for zoning to the Low Density Mixed-Use Neighborhood and Medium Density Mixed-Use Neighborhood zone districts. The area to be annexed is more particularly described as:

**LOW DENSITY MIXED-USE NEIGHBORHOOD ZONE DISTRICT**

A parcel of land being part of Section Twenty-eight (28) and part of the North Half (N1/2) of Section Thirty-three (33), both in Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 ½" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 ¾" pipe with a 3 ¼" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 1158.93 feet to the POINT OF BEGINNING, said point lying on the Easterly line of Webster Second Annexation, recorded July 20, 1992 as Reception No. 92041897 of the records of the Larimer County Clerk and Recorder;

THENCE continuing North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 and along the Easterly line of said Webster Second Annexation and along the Easterly line of Rigden Farm Annexation, recorded August 23, 1988 as Reception No. 88039690 of the records of the Larimer County Clerk and Recorder, a distance of 1492.15 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 and along the Easterly line of said Rigden Farm Annexation a distance of 2159.30 feet;

THENCE North 89°49'30" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28 and the Easterly line of said Rigden Farm Annexation, a distance of 114.66 feet;

THENCE South 15°04'45" East a distance of 229.68 feet;  
THENCE South 21°36'28" West a distance of 108.13 feet;  
THENCE South 10°32'42" East a distance of 115.89 feet;  
THENCE South 24°37'47" East a distance of 522.26 feet;  
THENCE South 46°01'34" East a distance of 284.23 feet;  
THENCE South 42°28'26" East a distance of 371.08 feet;  
THENCE South 38°25'34" East a distance of 345.50 feet;  
THENCE South 34°19'19" East a distance of 367.14 feet;  
THENCE South 31°19'46" East a distance of 461.85 feet;  
THENCE South 27°58'39" East a distance of 474.36 feet;  
THENCE South 33°07'21" East a distance of 473.54 feet;  
THENCE South 52°30'40" East a distance of 198.11 feet;  
THENCE South 19°48'54" East a distance of 318.67 feet;  
THENCE South 29°45'20" East a distance of 461.31 feet;  
THENCE South 30°25'11" East a distance of 283.52 feet;  
THENCE South 35°02'30" East a distance of 249.02 feet;  
THENCE South 44°01'29" East a distance of 131.65 feet;  
THENCE South 46°36'26" East a distance of 232.41 feet;  
THENCE South 00°00'00" East a distance of 170.07 feet to the South Right-of-way line of Horsetooth Road, said South Right-of-way line being Thirty (30) feet, as measured at a right angle, South of and parallel with the South line of the Southeast Quarter (SE1/4) of said Section 28;  
THENCE North 89°39'32" West along said South Right-of-way line a distance of 358.46 feet to the East line of the Northwest Quarter (NW1/4) of said Section 33;  
THENCE South 00°14'11" East along the East line of the Northwest Quarter (NW1/4) of said Section 33 a distance of 8.00 feet to the Northeast corner of Lot 2, Amended Plat of the Amended Plat of the Roselle - Shields M.L.D. No. 99-S1466, recorded July 6, 2016 as Reception No. 20160042793 of the records of the Larimer County Clerk and Recorder;  
THENCE North 89°38'13" West along said the North line of said Lot 2, which is Thirty-eight (38) feet, as measured at a right angle, South of and parallel with the North line of the Northwest Quarter (NW1/4) of said Section 33, a distance of 1627.13 feet to the Northeasterly line of Tract "A," 2nd Amended Plat of Morgan's Ridge, P.U.D., recorded November 18, 1980 as Reception No. 388340 of the records of the Larimer County Clerk and Recorder;  
THENCE North 25°40'04" West along the Northeasterly line of said Tract "A" a distance of 3.34 feet to the Northeast corner of said Tract "A," said point being a Southerly corner of Strauss Lakes Development Annexation, recorded May 1, 2003 as Reception No. 2003-0052891 of the records of the Larimer County Clerk and Recorder;  
The following Seven (7) courses and distances are along the Southerly, Northeasterly and Northwesterly lines of said Strauss Lakes Development Annexation:  
THENCE continuing North 25°40'04" West a distance of 5.56 feet;  
THENCE South 89°38'13" East a distance of 31.31 feet;  
THENCE North 23°15'56" West a distance of 513.99 feet;  
THENCE North 37°49'36" West a distance of 188.78 feet;  
THENCE North 46°56'06" West a distance of 839.47 feet;  
THENCE North 32°02'34" West a distance of 60.00 feet;

THENCE South 57°57'25" West a distance of 93.99 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 ½" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 ¾" pipe with a 3 ¼" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said resulting parcel of land contains 139.835 acres, more or less (±), and may be subject to any rights-of-way or other easements of record or as now existing on said resulting parcel of land.

#### **MEDIUM DENSITY MIXED-USE NEIGHBORHOOD**

A parcel of land being part of the West Half (W1/2) of Section Twenty-eight (28), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 28, being monumentalized by a #6 rebar with a 2 ½" aluminum cap stamped "LS34993, 2008" at the South end and by a 2 ¾" pipe with a 3 ¼" aluminum cap stamped "LS17497, 1987" at the North end, as bearing North 00°10'30" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American

Datum 1983/2007, a distance of 2651.08 feet, with all other bearings contained herein relative thereto:

THENCE North 00°10'30" West along the West line of the Southwest Quarter (SW1/4) of said Section 28 a distance of 2651.08 feet to the West Quarter (W1/4) corner of said Section 28;

THENCE continuing North 00°10'30" West along the West line of the Northwest Quarter (NW1/4) of said Section 28 a distance of 143.27 feet;

THENCE North 86°52'25" East, departing from the West line of the Northwest Quarter (NW1/4) of said Section 28, a distance of 108.83 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the South, a distance of 63.38 feet to the POINT OF BEGINNING, said curve having a radius of 310.00 feet, a central angle of 11°42'52" and a long chord bearing South 87°16'09" East a distance of 63.27 feet;

THENCE continuing along the arc of said curve, which is concave to the South, a distance of 58.06 feet a Point of Tangency (PT), said curve having a radius of 310.00 feet, a central angle of 10°43'53" and a long chord bearing South 76°02'46" East a distance of 57.98 feet;

THENCE South 70°40'50" East a distance of 500.39 feet to a Point of Curvature (PC);

THENCE along the arc of a curve, which is concave to the North, a distance of 32.49 feet, said curve having a radius of 625.00 feet, a central angle of 02°58'41" and a long chord bearing South 72°10'11" East a distance of 32.48 feet;

THENCE South 09°12'31" West, non-tangent to aforesaid curve, a distance of 548.55 feet;

THENCE North 89°33'45" West a distance of 475.26 feet;

THENCE North 00°17'08" East a distance of 727.33 feet to the POINT OF BEGINNING.

Said parcel of land contains 7.664 acres, more or less ( $\pm$ ), and may be subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

That, on October 6, 2026, at the hour of 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 upon the annexation petition and zoning request for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation and for the purpose of determining the appropriate zoning for the property included in the Annexation. At such hearing, any persons may appear and present such evidence as they may desire.

The Petitioner has requested that the Property included in the Annexation be placed in the Low Density Mixed-Use Neighborhood and Medium Density Mixed-Use Neighborhood Zone Districts.

Individuals who wish to address Council via remote public participation can do so through Zoom at <https://zoom.us/j/98241416497>. (The link and instructions are also posted at [www.fcgov.com/councilcomments/](http://www.fcgov.com/councilcomments/)). Individuals participating in the Zoom session should watch the meeting through that site, and not via FCTV, due to the streaming delay and possible audio interference.

EXHIBIT A TO RESOLUTION 2026-111  
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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
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.