

ORDINANCE NO. 135, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ANNEXING THE PROPERTY KNOWN AS THE STRAUSS LAKES
ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO

A. On September 1, 2026, City Council adopted Resolution 2026-111 finding substantial compliance and initiating annexation proceedings for the Strauss Lakes Annexation, as defined therein and described below.

B. Resolution 2026-114 setting forth findings of fact and determinations regarding the Strauss Lakes Annexation was adopted concurrently with the first reading of this Ordinance.

C. Pursuant to Land Use Code Section 6.10.3, the City Planning and Zoning Commission, at its meeting on September 17, 2026, unanimously on a 5-0 vote (Peel and York absent) recommended that the City Council approve the Strauss Lakes Annexation.

D. City Council has determined that it is in the best interests of the City to annex the property to be known as the Strauss Lakes Annexation as described below (the "Property") to the City.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. City Council hereby incorporates the findings of Resolution 2026-111 and Resolution 2026-114 and further finds that it is in the best interests of the City to annex the Property to the City.

Section 2. The Property, more particularly described as:

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 ⅜" 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, 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°01'50" 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.

Said parcel of land contains 147.499 acres, more or less ($\pm$),

is hereby annexed to the City of Fort Collins and made a part of said City, to be known as the Strauss Lakes Annexation, which annexation shall become effective upon completion of the conditions contained in Colorado Revised Statutes ("C.R.S.") Section 31-12-113, including, without limitation, all required filings for recording with the Larimer County Clerk and Recorder.

Section 3. In annexing the 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 ordinances of the City.

Section 4. The City hereby consents, pursuant to C.R.S. Section 37-45-136(3.6), to the inclusion of the Property into the Municipal Subdistrict, Northern Colorado Water Conservancy District.

Introduced, considered favorably on first reading on October 6, 2026, and approved on second reading for final passage on October 20, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: October 30, 2026
Approving Attorney: Brad Yatabe

Exhibit: None