

ORDINANCE NO. 1160

AN ORDINANCE ESTABLISHING A ZONING DISTRICT IN AND UPON LANDS ANNEXED TO THE CITY OF FORT MORGAN, COLORADO, AND FOR SAID PURPOSE REVISING AND SUPPLEMENTING THE ZONING DISTRICT MAP OF SAID CITY FOR THE PEIF ANNEXATION

WHEREAS, a petition for annexation of certain property described in Exhibit A, attached hereto and made a part hereof, and known as the Peif Annexation, was filed with the City Council of the City of Fort Morgan; and

WHEREAS, said property was annexed to the City by Ordinance 1159; and

WHEREAS, the City Council must provide for the zoning of said property; and

WHEREAS, the City Council provided notice of the public hearing on said zoning by publication as provided by law; and,

WHEREAS, no protests were received by the City pursuant to C.R.S. §31-23-305; and,

WHEREAS, the landowners of said property have requested the same to be zoned subject to into **B-1: Mixed Use Business**; and,

WHEREAS, this zoning is consistent with the City's plan for the area.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF FORT MORGAN,

Section 1: That certain property known as the Peif Annexation, the legal description of which is set forth in Exhibit A attached hereto and incorporated herein by this reference, is hereby zoned into **B-1: Mixed Use Business** and made a part hereof as permitted and that the Zoning District Map of the City of Fort Morgan, Colorado, be amended accordingly.

INTRODUCED, READ, ADOPTED ON FIRST READING AND ORDERED PUBLISHED on the 21st day of October, 2014.

THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

[SEAL]

/s/ Terry McAlister

By: Terry McAlister

Mayor

Attest:

/s/ John Brennan

John Brennan

City Clerk

PASSED, APPROVED AND ADOPTED ON FINAL READING AND ORDERED PUBLISHED this 4th day of November, 2014.

THE CITY COUNCIL OF THE CITY OF

FORT MORGAN, COLORADO

[SEAL]

/s/ Terry McAlister
By: Terry McAlister
Mayor

Attest:

/s/ John Brennan
John Brennan
City Clerk

STATE OF COLORADO)
COUNTY OF MORGAN) ss. **CERTIFICATE**
CITY OF FORT MORGAN)

I, John Brennan, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1160** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 21st day of October, 2014. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 24th day of October, 2014, published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado. Said proposed ordinance was again taken up and read a second time, duly and legally, passed, approved and adopted at a regular meeting of the City Council held on the 4th day of November, 2014. Within five (5) days after its final passage, said **Ordinance No. 1160** was published in *The Fort Morgan Times*, a daily newspaper of general circulation published and printed in the City of Fort Morgan, Morgan County, Colorado.

/s/ John Brennan
John Brennan
City Clerk

Peif Annexation Zoning - Exhibit A

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 57 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF MORGAN, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SW1/4 BEING N 0°17'00" E A DISTANCE OF 1281.90 FEET FROM THE SW CORNER OF SAID SECTION 33, ALSO BEING THE NW CORNER OF LEGAL DESCRIPTION CONTAINED IN SCHEDULE C OF TITLE ORDER No. NCT17431, NORTHERN COLORADO TITLE SERVICES CO., INC. ; THENCE N 00° 17' 00" E ALONG SAID WEST LINE A DISTANCE OF 4.22 FEET THENCE S 89° 43' 00" E AT RIGHT ANGLES TO THE WEST LINE OF SAID SW1/4 A DISTANCE OF 44.87 FEET; THENCE S 88°27'58" E A DISTANCE OF 262.91 FEET; THENCE S 01° 45' 42" E A DISTANCE OF 362.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE HIGHWAY No. 76 AS MONUMENTED THENCE N 81° 21' 33" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 32.41 FEET TO THE SE CORNER OF SAID PARCEL DESCRIBED IN SCHEDULE C OF SAID TITLE ORDER No. NCT17431; THENCE N 00° 28' 27" E ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 354.42 FEET TO THE

NE CORNER THEREOF, BEING A FOUND PIN AND CAP L.S. 13895; THENCE N 88° 52' 17" W A DISTANCE OF 289.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.23 ACRES MORE OR LESS.