

## ORDINANCE NO. 1274

### AN ORDINANCE OF THE CITY OF FORT MORGAN, COLORADO, ZONING CERTAIN REAL PROPERTY KNOWN AS THE HEIDEL ANNEXATION AS GENERAL BUSINESS (B-2) ZONE DISTRICT

**WHEREAS**, The City of Fort Morgan (the "City") has initiated this enclave annexation to commence proceedings to annex to the City of Fort Morgan a certain unincorporated tract of land located at 909 E. Railroad Avenue, Fort Morgan, in the County of Morgan, State of Colorado, and being more particularly described with a legal description of the southeast quarter of the southwest quarter Section 05, Township 3, Range 57 West 6th principal meridian, and depicted on Exhibit A, attached hereto and incorporated herein (the "Property"); and

**WHEREAS**, by Ordinance No.1273, the City of Fort Morgan annexed the Property, also known as Heidel Annexation, to the City; and

**WHEREAS**, Petitioner filed an application to zone the Property as General Business (B-2), and on June 13, 2022, the City of Fort Morgan Planning Commission considered the zoning application for the Property and recommended that the City Council zone it as General Business (B-2); and

**WHEREAS**, the City Council finds it the best interests, desires, needs and general welfare of the City of Fort Morgan to zone the property as General Business (B-2).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property located with an address of 909 E. Railroad Avenue, Fort Morgan, in the County of Morgan, State of Colorado, and being more particularly described with a legal description of: the southeast quarter of the southwest quarter Section 05, Township 3, Range 57 West 6th principal meridian, and depicted on Exhibit A, attached hereto and incorporated herein hereby zoned General Business (B-2).
3. Promptly following the adoption of this Ordinance, the City Manager shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 20-4-20 of the Fort Morgan Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Morgan County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Fort Morgan Land Use Code, §20-1-10, et seq., to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on November 1, 2022, ADOPTED and set for second reading and public hearing on the 15<sup>th</sup> day of November 2022.



THE CITY COUNCIL OF THE CITY OF FORT  
MORGAN, COLORADO



Lyn Deal, Mayor



John Brennan, City Clerk

PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING AND  
ORDERED PUBLISHED THIS 15th DAY OF NOVEMBER, 2022.



THE CITY COUNCIL OF THE CITY OF  
FORT MORGAN, COLORADO



Lyn Deal, Mayor

ATTEST:



John Brennan, City Clerk

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

CERTIFICATE

I, John Brennan, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1274** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 1<sup>st</sup> day of November, 2022. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 4<sup>th</sup> day of November, 2022, 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 15<sup>th</sup> day of November, 2022. Within five (5) days after its final passage, said **Ordinance No. 1274** 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.



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John Brennan, City Clerk

**Exhibit A**