

ORDINANCE NO. 1322

AN ORDINANCE OF THE CITY OF FORT MORGAN, COLORADO, ZONING CERTAIN REAL PROPERTIES KNOWN AS THE ENCLAVE A #1, #2, and #3 ANNEXATION AS MEDIUM DENSITY RESIDENTIAL (R-2) AND TRADITIONAL (T) 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, 23.089 acres (more or less) consisting of multiple tracts of land located in unincorporated Morgan County at multiple addresses as presented in Exhibit A along and adjacent to South West Street between the BNSF Railroad Tracks and Acoma Avenue in Fort Morgan, with a legal description of the southeast quarter of the Northwest Quarter of Section 7, Township 3 North, Range 57 West and in the Northeast Quarter of Section 12, Township 3 North, Range 58 West of the 6th P.M., County of Morgan, State of Colorado, and depicted on Exhibit B, attached hereto and incorporated herein (the "Properties"); and

WHEREAS, by Ordinance No. 1321, the City of Fort Morgan annexed the Properties, also known as the Enclave A #1, #2, and #3 Annexation, to the City; and

WHEREAS, Petitioner filed an application to zone the Properties as Medium Density Residential (R-2) and Traditional (T) Zoning, and on September 22, 2025, the City of Fort Morgan Planning Commission considered the zoning application for the Properties and recommended that the City Council zone it as Medium Density Residential (R-2) and Traditional (T); and

WHEREAS, the City Council finds it in the best interests, desires, needs and general welfare of the City of Fort Morgan to zone the Properties as Medium Density Residential (R-2) and Traditional (T).

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

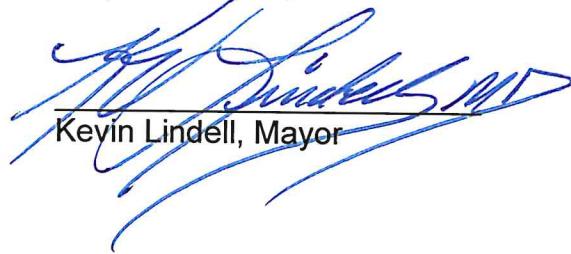
1. The aforementioned recitals are hereby fully incorporated herein.
2. The Properties located at various addresses presented in Exhibit A generally located along and adjacent to South West Street between the BNSF Railroad and Acoma Avenue in Fort Morgan, with a legal description of: the Northwest Quarter of Section 7, Township 3 North, Range 57 West and in the Northeast Quarter of Section 12, Township 3 North, Range 58 West of the 6th P.M., and depicted on Exhibit C, attached hereto and incorporated herein hereby zoned Medium Density Residential (R-2) and Traditional (T) as shown below.
 - Enclave A #1 is Zoned Medium Density Residential (R-2)
 - Enclave A #2 is Zoned Transitional (T)
 - Enclave A #3 is Zoned Transitional (T) North of Arapahoe Ave.
 - Enclave A #3 is Zoned Medium Density Residential South of Arapahoe Ave.

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 October 7, 2025, ADOPTED and set for second reading and public hearing on the 18th day of November 2025.

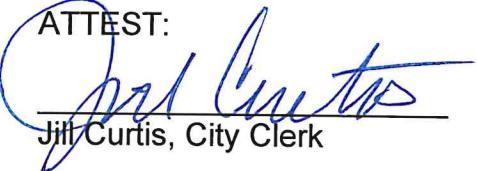


THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO



Kevin Lindell, Mayor

ATTEST:

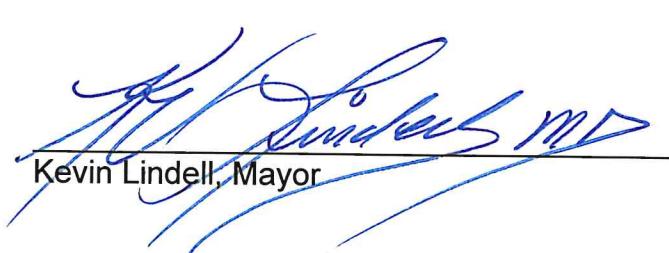


Jill Curtis, City Clerk

PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING AND ORDERED PUBLISHED THIS 18th DAY OF NOVEMBER 2025.



THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO



Kevin Lindell, Mayor

ATTEST:

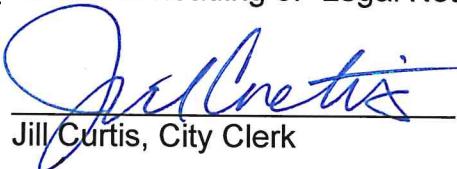


Jill Curtis, City Clerk

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

CERTIFICATE

I, Jill Westhoff-Curtis, the duly appointed, qualified Clerk of the City of Fort Morgan, Colorado, do hereby certify that the foregoing **Ordinance No. 1322** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 7th day of October 2025. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 8th day of October, 2025 published on the City of Fort Morgan website (www.cityoffortmorgan) for four successive weeks under the heading "Legal Notices". 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 18th day of November 2025. Within five (5) days after its final passage, said **Ordinance No. 1322** was again published on the City of Fort Morgan website (www.cityoffortmorgan) under the heading of "Legal Notices".



Jill Curtis, City Clerk

Exhibit A

Enclave A #1, #2, and #3 Property List

133 West St
Fort Morgan, CO 80701

135 West St
Fort Morgan, CO 80701

16576 County Road 18
Fort Morgan, CO 80701

809 Pawnee St
Fort Morgan, CO 80701

325 S West St
Fort Morgan, CO 80701

719 Pawnee Ave
Fort Morgan, CO 80701

717 Pawnee St
Fort Morgan, CO 80701

304 S West St
Fort Morgan, CO 80701

306 S West St
Fort Morgan, CO 80701

219 S West St
Fort Morgan, CO 80701

231 S West St
Fort Morgan, CO 80701

731 Pawnee St
Fort Morgan, CO 80701

235 West St
Fort Morgan, CO 80701

305 S West St
Fort Morgan, CO 80701

919 Pawnee St
Fort Morgan, CO 80701

801 Pawnee St
Fort Morgan, CO 80701

802 Pawnee St
Fort Morgan, CO 80701

803 Pawnee St
Fort Morgan, CO 80701

764 Pawnee St
Fort Morgan, CO 80701

309 West St
Fort Morgan, CO 80701

311 S West St
Fort Morgan, CO 80701

317 S West St
Fort Morgan, CO 80701

714 Pawnee Ave
Fort Morgan, CO 80701

335 S West St
Fort Morgan, CO 80701

508 Colfax St
Fort Morgan, CO 80701

705 Arapahoe St
Fort Morgan, CO 80701

405 S West St
Fort Morgan, CO 80701

411 S West St
Fort Morgan, CO 80701

421 S West St
Fort Morgan, CO 80701

711 Cherokee St
Fort Morgan, CO 80701

718 Cherokee St
Fort Morgan, CO 80701

723 Cherokee St
Fort Morgan, CO 80701

414 Colfax St
Fort Morgan, CO 80701

725 Cherokee St
Fort Morgan, CO 80701

503 Colfax St
Fort Morgan, CO 80701

509 Colfax St
Fort Morgan, CO 80701

502 Colfax St
Fort Morgan, CO 80701

712 Cherokee St
Fort Morgan, CO 80701

505 S West St
Fort Morgan, CO 80701

507 S West St
Fort Morgan, CO 80701

509 S West St
Fort Morgan, CO 80701

Exhibit B

Enclave A#1, #2, and #3 Annexation Plat

Exhibit C

Enclave A #1, #2, and #3 Zoning Map

