

## **ORDINANCE NO. 1324**

### **AN ORDINANCE OF THE CITY OF FORT MORGAN, COLORADO, ZONING CERTAIN REAL PROPERTIES KNOWN AS THE ENCLAVE B #1 and #2 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 14.178 acres (more or less) consisting of multiple tracts of land located in unincorporated Morgan County at multiple addresses as presented in Exhibit A located in the area generally known as a portion of the Brush Addition, bounded by Ensign Street, Maple Street, Brush Avenue and Burlington Avenue, in the County of Morgan, State of Colorado, and being more particularly described with a legal description of Northwest Quarter Section 7, Township 3 North, Range 57 West of the 6<sup>th</sup> P.M., County of Morgan, State of Colorado, and depicted on Exhibit B, attached hereto and incorporated herein (the "Properties"); and

**WHEREAS**, by an Ordinance, the City of Fort Morgan annexed the Properties, also known as the Enclave B #1 and #2 Annexation, to the City; and

**WHEREAS**, Petitioner filed an application to zone the Properties as General Business (B-2), 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 General Business (B-2); 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 General Business (B-2).

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

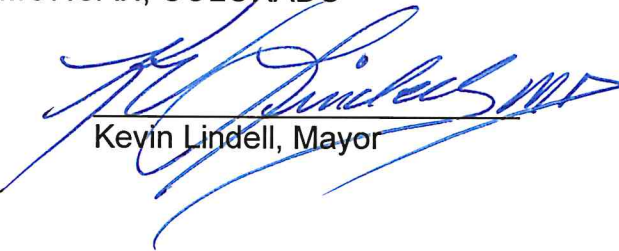
1. The aforementioned recitals are hereby fully incorporated herein.
2. The Properties located at various addresses presented in Exhibit A located in the area generally known as a portion of the Brush Addition, bounded by Ensign Street, Maple Street, Brush Avenue and Burlington Avenue, in the County of Morgan, State of Colorado, and being more particularly described with a legal description of: the Northwest Quarter Section 7, Township 3 North, Range 57 West of the 6<sup>th</sup> P.M., and depicted on Exhibit C, 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.

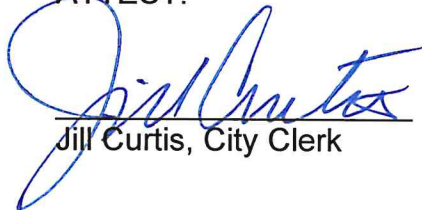
INTRODUCED ON FIRST READING, on October 7, 2025, ADOPTED and set for second reading and public hearing on the 18<sup>th</sup> day of November 2025.



THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

  
Kevin Lindell, Mayor

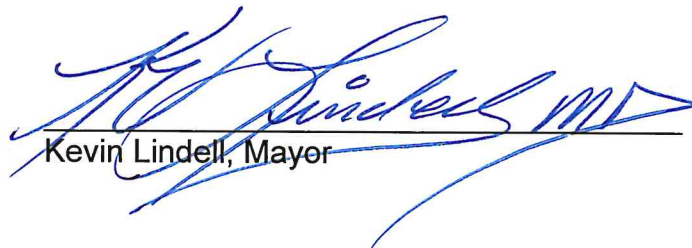
ATTEST:

  
Jill Curtis, City Clerk

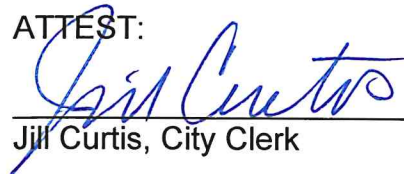
PASSED, APPROVED, AND ADOPTED ON THE SECOND AND FINAL READING AND ORDERED PUBLISHED THIS 18<sup>th</sup> DAY OF NOVEMBER 2025.



THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO

  
Kevin Lindell, Mayor

ATTEST:

  
Jill Curtis, City Clerk

STATE OF COLORADO  
COUNTY OF MORGAN  
CITY OF FORT MORGAN

)  
)ss.  
)

**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. 1324** was, as a proposed Ordinance, duly and legally presented to the City Council of the City of Fort Morgan, Colorado, on the 7<sup>th</sup> day of October 2025. Said ordinance, as proposed, was duly read at length at said meeting, and thereafter the same was, on the 8<sup>th</sup> day of October, 2025 published on the City of Fort Morgan website ([www.cityoffortmorgan](http://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 18<sup>th</sup> day of November 2025. Within five (5) days after its final passage, said **Ordinance No. 1324** was again published on the City of Fort Morgan website ([www.cityoffortmorgan](http://www.cityoffortmorgan)) under the heading of "Legal Notices".

  
\_\_\_\_\_  
Jill Curtis, City Clerk

## **Exhibit A**

### **Enclave B #1 and #2 Property List**

205 S Deuel St  
Fort Morgan, CO 80701

102 S Deuel St  
Fort Morgan, CO 80701

100 S Deuel St  
Fort Morgan, CO 80701

105 S Meeker St  
Fort Morgan, CO 80701

107 S Meeker St  
Fort Morgan, CO 80701

202 S Deuel St  
Fort Morgan, CO 80701310

310 Brush Ave  
Fort Morgan, CO 80701

115 S Ensign St  
Fort Morgan, CO 80701

290 W Burlington Ave  
Fort Morgan, CO 80701

205 Brush Ave  
Fort Morgan, CO 80701

200 W Burlington Ave  
Fort Morgan, CO 80701

214 W Brush Ave  
Fort Morgan, CO 80701

105 S Deuel St  
Fort Morgan, CO 80701

101 S Maple St  
Fort Morgan, CO 80701

104 S Deuel St  
Fort Morgan, CO 80701

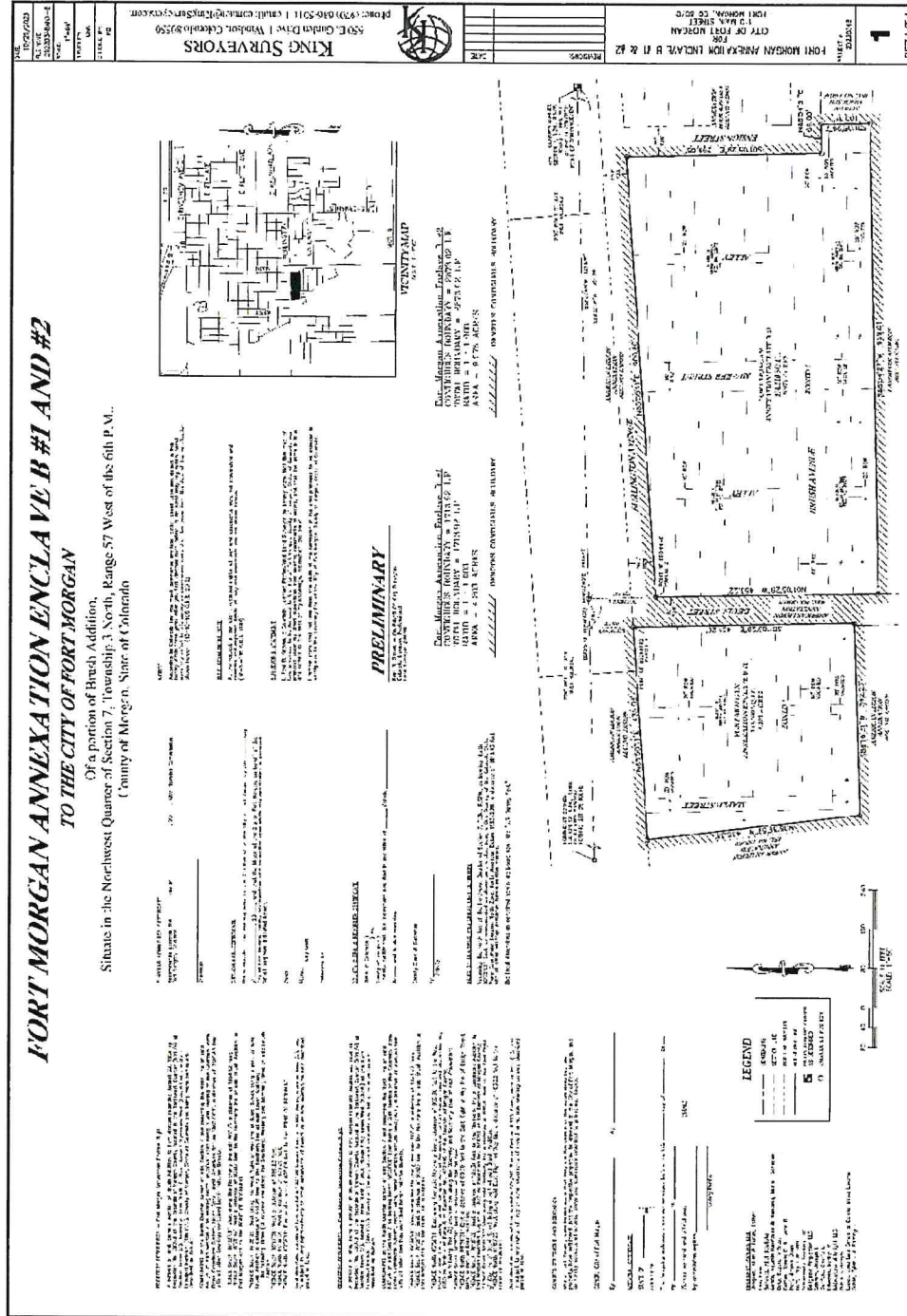
120 W Brush Ave  
Fort Morgan, CO 80701

119 S Ensign St  
Fort Morgan, CO 80701



# Exhibit B

## Enclave B #1 and B #2 Annexation Plat



## Exhibit C

### Enclave B #1, and #2 Zoning Map

