

**NOTICE**

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the City Council of the City of Fort Collins has adopted Resolution 2026-030 initiating annexation proceedings for the Peakview Annexation No. 2, consisting of approximately 69.7598 acres and generally located at the northeast corner of East Mulberry Street and Greenfields Drive, and said Annexation being more particularly described in Resolution 2026-030, a copy of which is available from the City Clerk's Office. The area to be annexed will be concurrently reviewed for zoning to the Medium Density Mixed-Use Neighborhood, Industrial, and General Commercial zone districts. The area to be annexed is more particularly described as:

**MEDIUM DENSITY MIXED-USE NEIGHBORHOOD:**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 480.06 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING TEN (10) COURSES;

1. S71°25'00"W A DISTANCE OF 118.86 FEET;
2. S63°34'21"W A DISTANCE OF 363.65 FEET;
3. S47°12'26"W A DISTANCE OF 130.16 FEET;
4. S21°48'49"W A DISTANCE OF 164.88 FEET;
5. S02°05'39"W A DISTANCE OF 106.31 FEET;
6. S26°55'40"E A DISTANCE OF 223.52 FEET;
7. S20°31'33"E A DISTANCE OF 67.57 FEET;
8. N89°48'33"W A DISTANCE OF 651.11 FEET;
9. N66°38'48"W A DISTANCE OF 54.36 FEET;
10. N89°45'41"W A DISTANCE OF 109.65 FEET, TO THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED UNDER RECEPTION NO.

20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523, ALSO BEING A POINT OF NON-TANGENT CURVE;

THENCE WITH THE WESTERLY LINE OF SAID LOT 4, THE FOLLOWING NINE (9) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N86°08'26"E, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 04°05'53" AND AN ARC LENGTH OF 6.01 FEET, TO A POINT OF TANGENT;
2. N00°14'19"E A DISTANCE OF 182.11 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 15.66 FEET, TO A POINT OF TANGENT;
4. N06°56'01"E A DISTANCE OF 85.38 FEET, TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°41'42" AND AN ARC LENGTH OF 19.40 FEET, TO A POINT OF TANGENT;
6. N00°14'19"E A DISTANCE OF 75.11 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 22.79 FEET, TO A POINT OF TANGENT;
8. N11°01'07" W A DISTANCE OF 41.76 FEET, TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°15'25" AND AN ARC LENGTH OF 16.50 FEET, TO A POINT OF TANGENT ON THE WESTERLY LINE OF LOT 5, PEAKVIEW P.L.D. 05-S2523;

THENCE WITH SAID WESTERLY LINE, N00°14'19"E A DISTANCE OF 827.07 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON SAID NORTH LINE, S88°55'11"E A DISTANCE OF 1,281.26 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,284,495 SQUARE FEET OR 29.4879 ACRES.

**INDUSTRIAL ZONE DISTRICT:**

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING

MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 480.06 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID EAST LINE, S00°10'34"W, A DISTANCE OF 1343.92 FEET;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING NINE (9) COURSES:

1. N88°52'10"W A DISTANCE OF 327.17 FEET;
2. N06°20'02"W A DISTANCE OF 208.74 FEET;
3. N20°31'33"W A DISTANCE OF 409.22 FEET;
4. N26°55'40"W A DISTANCE OF 223.52 FEET;
5. N02°05'39"E A DISTANCE OF 106.31 FEET;
6. N21°48'49"E A DISTANCE OF 164.88 FEET;
7. N47°12'26"E A DISTANCE OF 130.16 FEET;
8. N63°34'21"E A DISTANCE OF 363.65 FEET;
9. N71°25'00"E A DISTANCE OF 118.86 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 581,492 SQUARE FEET OR 13.3492 ACRES.

**GENERAL COMMERCIAL:**

TWO PARCELS OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 1823.98 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON THE SAID EAST LINE, S00°10'34"W A DISTANCE OF 154.20 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY, N89°11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY, S00°10'34"W A DISTANCE OF 620.00 FEET, TO THE SOUTHWEST CORNER OF SAID PROPERTY, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 341.48 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°19'53"E, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT;
2. N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;
5. N50°56'41"W A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 09°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT;
10. N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
12. N19°49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00" AND AN ARC LENGTH OF 1.09 FEET, TO A POINT OF TANGENT;
15. N14°51'36"W A DISTANCE OF 84.36 FEET;
16. N13°42'52"W A DISTANCE OF 50.01 FEET;
17. N14°51'36"W A DISTANCE OF 50.10 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S75°31'34"W, HAVING A RADIUS OF 108.19 FEET, A CENTRAL ANGLE OF 10°37'19" AND AN ARC LENGTH OF 20.06 FEET, TO A POINT OF NON-TANGENT;
19. N24°42'34"W A DISTANCE OF 43.84 FEET, TO A POINT OF CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 11°47'15" AND AN ARC LENGTH OF 17.28 FEET, TO A POINT OF COMPOUND CURVE;
21. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,033.00 FEET, A CENTRAL ANGLE OF 09°59'32" AND AN ARC LENGTH OF 180.15 FEET, TO A POINT OF COMPOUND CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET, A CENTRAL ANGLE OF 09°33'20" AND AN ARC LENGTH OF 22.35 FEET, TO A POINT OF TANGENT;
23. N06°37'34"E A DISTANCE OF 78.77 FEET, TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 166.00 FEET, A CENTRAL ANGLE OF 06°23'15" AND AN ARC LENGTH OF 18.51 FEET, TO A POINT OF TANGENT;
25. N00°14'19"E A DISTANCE OF 102.11 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 116.00 FEET, A CENTRAL ANGLE OF 09°54'53" AND AN ARC LENGTH OF 20.07 FEET, TO A POINT OF TANGENT;
27. N09°40'35"W A DISTANCE OF 52.35 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.00 FEET, A CENTRAL ANGLE OF 05°49'01" AND AN ARC LENGTH OF 8.53 FEET, TO THE NORTHWEST CORNER OF LOT 3, PARKVIEW P.L.D. 05-S2523, AS RECORDED

UNDER RECEPTION NO. 20220059051, ALSO BEING THE SOUTHWEST CORNER OF LOT 4, PARKVIEW P.L.D. 05-S2523;

THENCE WITH THE NORTHERLY LINE OF SAID LOT 3, ALSO BEING THE SOUTHERLY LINE OF SAID LOT 4, AND THEIR EXTENSIONS, THE FOLLOWING THREE (3) COURSES:

1. S89°45'41"E A DISTANCE OF 109.65 FEET;
2. S66°38'48"E A DISTANCE OF 54.36 FEET;
3. S89°48'33"E A DISTANCE OF 651.11 FEET;

THENCE THE FOLLOWING THREE (3) COURSES:

1. S20°31'33"E A DISTANCE OF 341.65 FEET;
2. S06°20'02"E A DISTANCE OF 208.74 FEET;
3. S88°52'10"E A DISTANCE OF 327.17 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,092,233 SQUARE FEET OR 25.0742 ACRES.  
PARCEL 2:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 1, BEING LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 161.99 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 417.78 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT;
2. N00°14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT;

6. N05°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.57 FEET, TO A POINT OF COMPOUND CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;
12. S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT;
15. 1S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 80,517 SQUARE FEET OR 1.8484 ACRES.

That, on May 19, 2026, at the hour of 6:00 p.m., or as soon thereafter as the matter may come on for hearing in the Council Chambers in the City Hall, 300 LaPorte Avenue, Fort Collins, Colorado, the Fort Collins City Council will hold a public hearing upon the annexation petition and zoning request for the purpose of finding and determining whether the property proposed to be annexed meets the applicable requirements of Colorado law and is considered eligible for annexation and for the purpose of determining the appropriate zoning for the property included in the Annexation. At such hearing, any persons may appear and present such evidence as they may desire.

The Petitioner has requested that the Property included in the Annexation be placed in the Medium Density Mixed-Use Neighborhood (MMN), Industrial (I), and General Commercial (GC) Zone Districts.

Individuals who wish to address Council via remote public participation can do so through Zoom at <https://zoom.us/j/98241416497>. (The link and instructions are also posted at [www.fcgov.com/councilcomments/](http://www.fcgov.com/councilcomments/)). Individuals participating in the Zoom session should watch the meeting through that site, and not via FCTV, due to the streaming delay and possible audio interference.

EXHIBIT A TO RESOLUTION 2026-030  
Page 9 of 9

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

City Clerk

Upon request, the City of Fort Collins will provide language access services for individuals who have limited English proficiency, or auxiliary aids and services for individuals with disabilities, to access City services, programs and activities. Contact 970.221.6515 (V/TDD: Dial 711 for Relay Colorado) for assistance. Please provide 48 hours' advance notice when possible.

A petición, la Ciudad de Fort Collins proporcionará servicios de acceso a idiomas para personas que no dominan el idioma inglés, o ayudas y servicios auxiliares para personas con discapacidad, para que puedan acceder a los servicios, programas y actividades de la Ciudad. Para asistencia, llame al 970.221.6515 (V/TDD: Marque 711 para Relay Colorado). Por favor proporcione 48 horas de aviso previo cuando sea posible.