

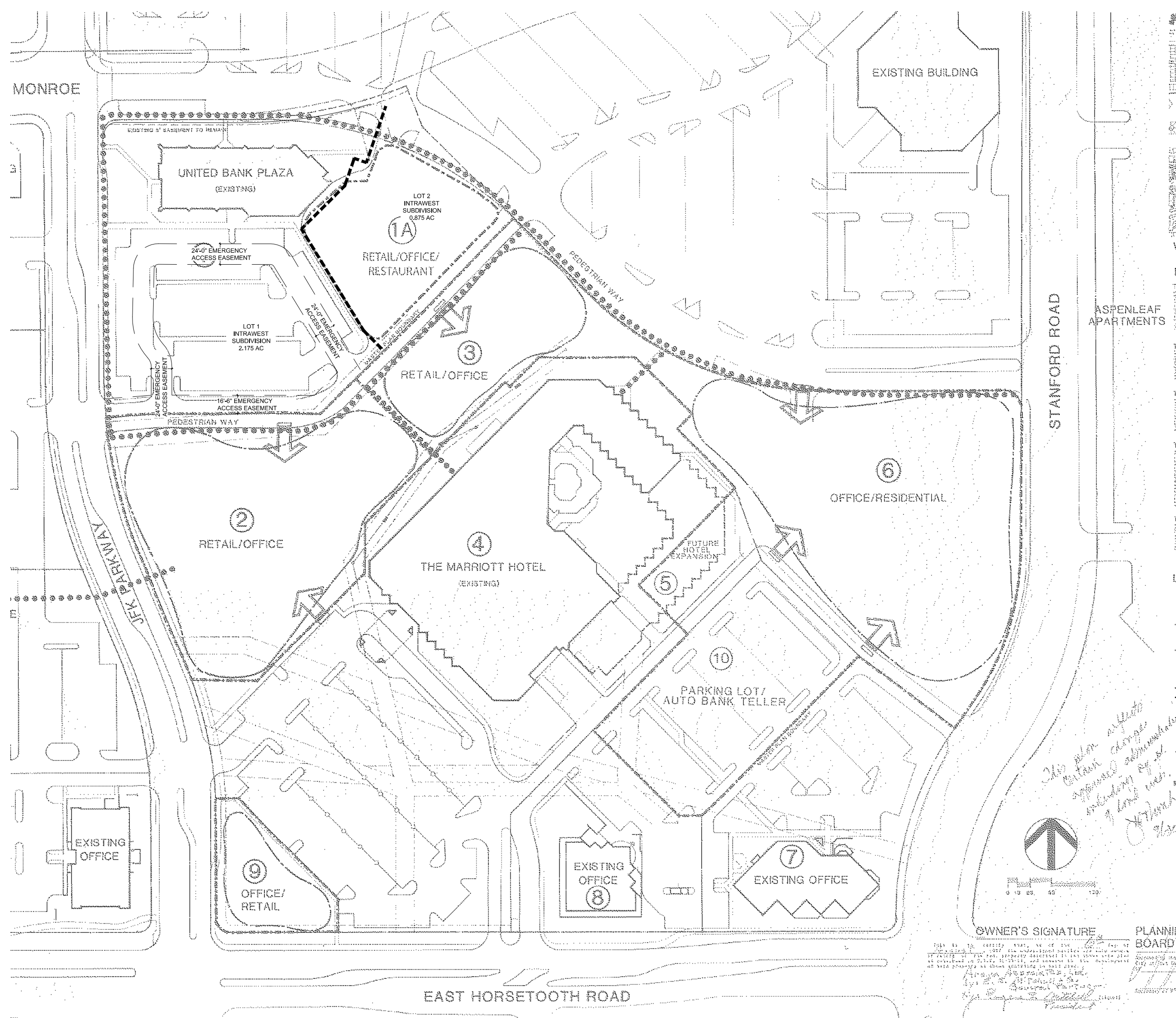
land planning ■ landscape architecture ■  
urban design ■ entitlement ■  
419 Canyon Ave. Suite 200 Fort Collins, CO 80521  
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.  
Project Manager  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828  
f. 970.225.6657

OWNER

BUSINESS NAME  
Contact Person  
1234 Anywhere St.  
Fort Collins, CO 80521  
p. 012.345.6789



# LAND USE SUMMARY

Gross Area 7.93 AC.  
Net Area 6.69 AC.

Tract	Use	Net Area	Gross Area	Building Area	Height	Schedule
* 1	Bank/Office	2.85 AC.	2.424 AC	38,000 S.F.	50'/3 ST.	Complete
1A	PERMITTED USES		0.878 AC	N/A	N/A	N/A
2	Retail/Office	1.85 AC.	2.23 AC.	38,000 S.F.	40'/3 ST.	1988-89
3	Retail/Office	0.84 AC.	0.84 AC.	16,000 S.F.	40'/3 ST.	1988-89
* 4	Hotel	5.11 AC.	5.49 AC.	229 Rooms	60'/6 ST.	Complete
5	Hotel Expansion	0.26 AC.	0.26 AC.	150 Rooms	60'/6 ST.	1990
6	a. Office	2.36 AC.	2.84 AC.	120,000 S.F.	160'/12 ST.	1995
	b. Residential	2.36 AC.	2.84 AC.	100 Units	140'/12 ST.	1995
* 7	Office	1.41 AC.	1.97 AC.	18,150 S.F.	35'/3 ST.	Complete
* 8	Office	0.92 AC.	1.17 AC.	14,480 S.F.	35'/3 ST.	Complete
9	a. Office	0.36 AC.	0.74 AC.	12,000 S.F.	40'/3 ST.	1987-88
	b. Retail	0.36 AC.	0.74 AC.	9,000 S.F.	40'/3 ST.	1987-88
10	Parking Lot/ Auto Bank Teller	1.02 AC.	1.02 AC.	200 S.F.	15'/1 ST.	1987-88

Both titles must be:

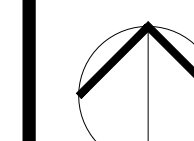
"THE ARENA MASTER PLAN SECOND AMENDMENT"

*stacy*

\* Parcels 1, 4, 7 & 8 are constructed developments and are not included within the Master Plan.

1 AMENDMENT TO ARENA MASTER PLAN  
"THE ARENA MASTER PLAN"

2 AMENDMENT TO ARENA MASTER PLAN LAND USE CHART  
"THE ARENA MASTER PLAN"



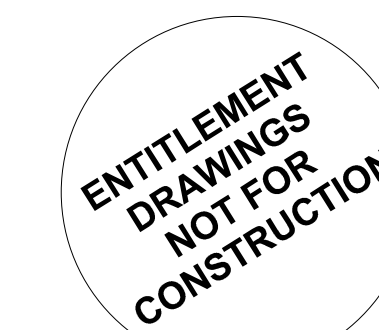
NORTH  
ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
	1	MINOR AMENDMENT	4.24.2019
	2	MA REVISIONS	6.12.2019

REVISIONS	No.	DESCRIPTION	DATE

THE ARENA MASTER PLAN SECOND AMENDMENT

SEAL:



Reviewed By  
City Of Fort Collins  
Technical Services  
*Jac* 6/25/19

PROJECT No.:	R18-045
DRAWN BY:	KR
REVIEWED BY:	LR
DRAWING NUMBER:	