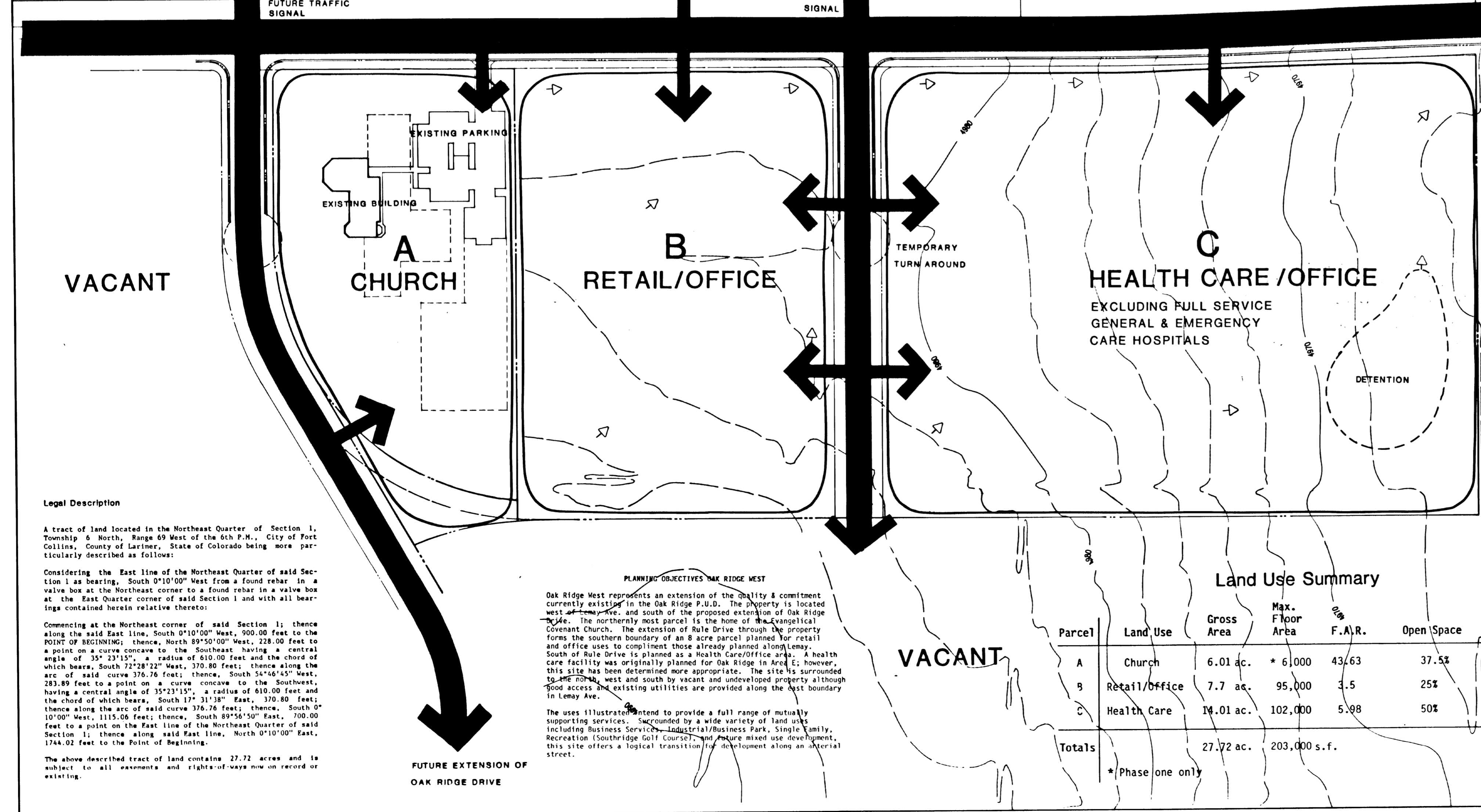


- GENERAL NOTES**
- The proposed land uses & densities shown on this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design or densities. Author any future land use must be approved according to the procedures, processes, and criteria of the planned unit development regulations and other relevant City policies & standards.
  - No direct driveway access will be allowed to Lemay Ave. except at public streets or as indicated.
  - Streets and utility improvements shall be installed as required to serve each phase, unless otherwise agreed with the City through the Public Hearing Process.
  - Specific landscape buffering treatment for each phase will be determined with individual phase plans.
  - Uses allowed in Area K shall include:
    - Office Park
      - Professional Office Space
      - Medical & Dental Offices
      - Restaurants
      - Membership Clubs
      - Bank, Savings & Loans, Finance Companies
    - Business Services
      - Retail Shops
      - Convenience Store w/ATM Pumps
      - Steak & Fast Food Restaurants
      - Office & Clinics
      - Indoor Theaters
      - Health Clubs
      - Similar uses



**VACANT**

Owner's Signature

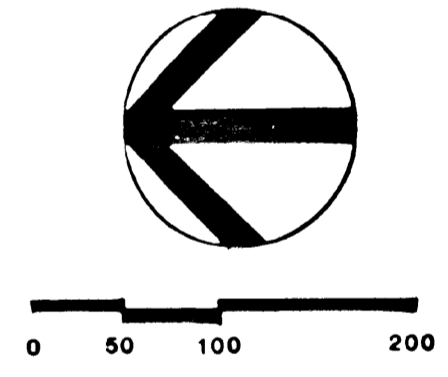
*This is to certify that, as of the 18<sup>th</sup> day of June, 1987, the undersigned parties are sole owners of record of the real property described in the above site plan as contained in C.R.S. 31-23-11, and consent to the development of said property as shown according to said plan.*

*Everitt Enterprises, Inc., a General Partner Partnership*  
*Everitt Enterprises, Inc., a General Partner Partnership*  
 Everitt Enterprises, Inc., President  
 3000 S. College Ave Ft. Collins CO  
 Address

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 22<sup>nd</sup> day of June A.D. 1987.

*[Signature]*  
 Secretary of the Planning and Zoning Board

**MASTER PLAN**



**Legal Description**

A tract of land located in the Northeast Quarter of Section 1, Township 6 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 1 as bearing, South 0°10'00" West from a found rebar in a valve box at the Northeast corner of said Section 1 and with all bearings contained herein relative thereto:

Commencing at the Northeast corner of said Section 1; thence along the said East line, South 0°10'00" West, 900.00 feet to the POINT OF BEGINNING; thence, North 89°50'00" West, 228.00 feet to a point on a curve concave to the Southeast, having a central angle of 35°23'15", a radius of 610.00 feet and the chord of which bears, South 72°28'22" West, 370.80 feet; thence along the arc of said curve 376.76 feet; thence, South 54°40'45" West, 283.89 feet to a point on a curve concave to the Southwest, having a central angle of 35°23'15", a radius of 610.00 feet and the chord of which bears, South 17°31'18" East, 370.80 feet; thence along the arc of said curve 376.76 feet; thence, South 0°10'00" West, 1115.08 feet; thence, South 89°50'50" East, 700.00 feet to a point on the East line of the Northeast Quarter of said Section 1; thence along said East line, North 0°10'00" East, 1744.02 feet to the Point of Beginning.

The above described tract of land contains 27.72 acres and is subject to all easements and rights-of-way now on record or existing.

**PLANNING OBJECTIVES OAK RIDGE WEST**

Oak Ridge West represents an extension of the quality & commitment currently existing in the Oak Ridge P.U.D. The property is located west of Lemay Ave. and south of the proposed extension of Oak Ridge P.U.D. The northerly most parcel is the home of the Evangelical Covenant Church. The extension of Rule Drive through the property forms the southern boundary of an 8 acre parcel planned for retail and office uses to complement those already planned along Lemay. South of Rule Drive is planned as a Health Care/Office area. A health care facility was originally planned for Oak Ridge in Area E; however, this site has been determined more appropriate. The site is surrounded by the City's west and south by vacant and undeveloped property although good access and existing utilities are provided along the West boundary in Lemay Ave.

The uses illustrated intend to provide a full range of mutually supporting services. Surrounded by a wide variety of land uses including Business Services, Industrial/Business Park, Single Family, Recreation (Southeridge Golf Course) and future mixed use development, this site offers a logical transition for development along an arterial street.

**Land Use Summary**

Parcel	Land Use	Gross Area	Max. Floor Area	F.A.R.	Open Space	Max. Bldg. Ht.	No. of Stories (Max.)
A	Church	6.01 ac.	* 6,000	43.63	37.5%	40'	3
B	Retail/Office	7.7 ac.	95,000	1.5	25%	40'	3
C	Health Care	14.01 ac.	102,000	5.98	50%	40'	3
<b>Totals</b>		<b>27.72 ac.</b>	<b>203,000 s.f.</b>				

\*Phase one only

# OAK RIDGE WEST PUD



DATE	5/5/87
JOB NO.	7-47
DRAWN	
CHECKED	JFV
REVISED	6/3/87