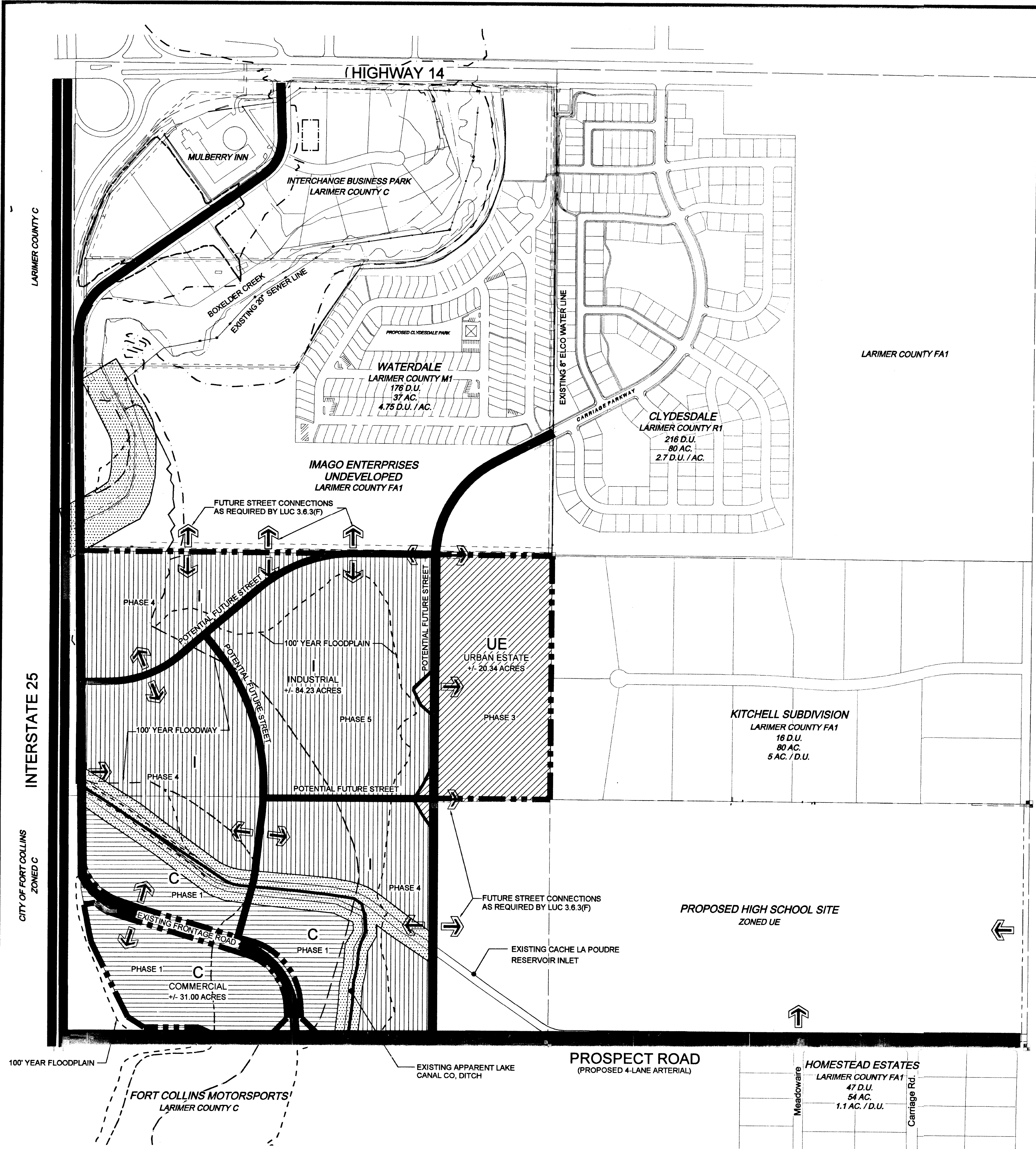
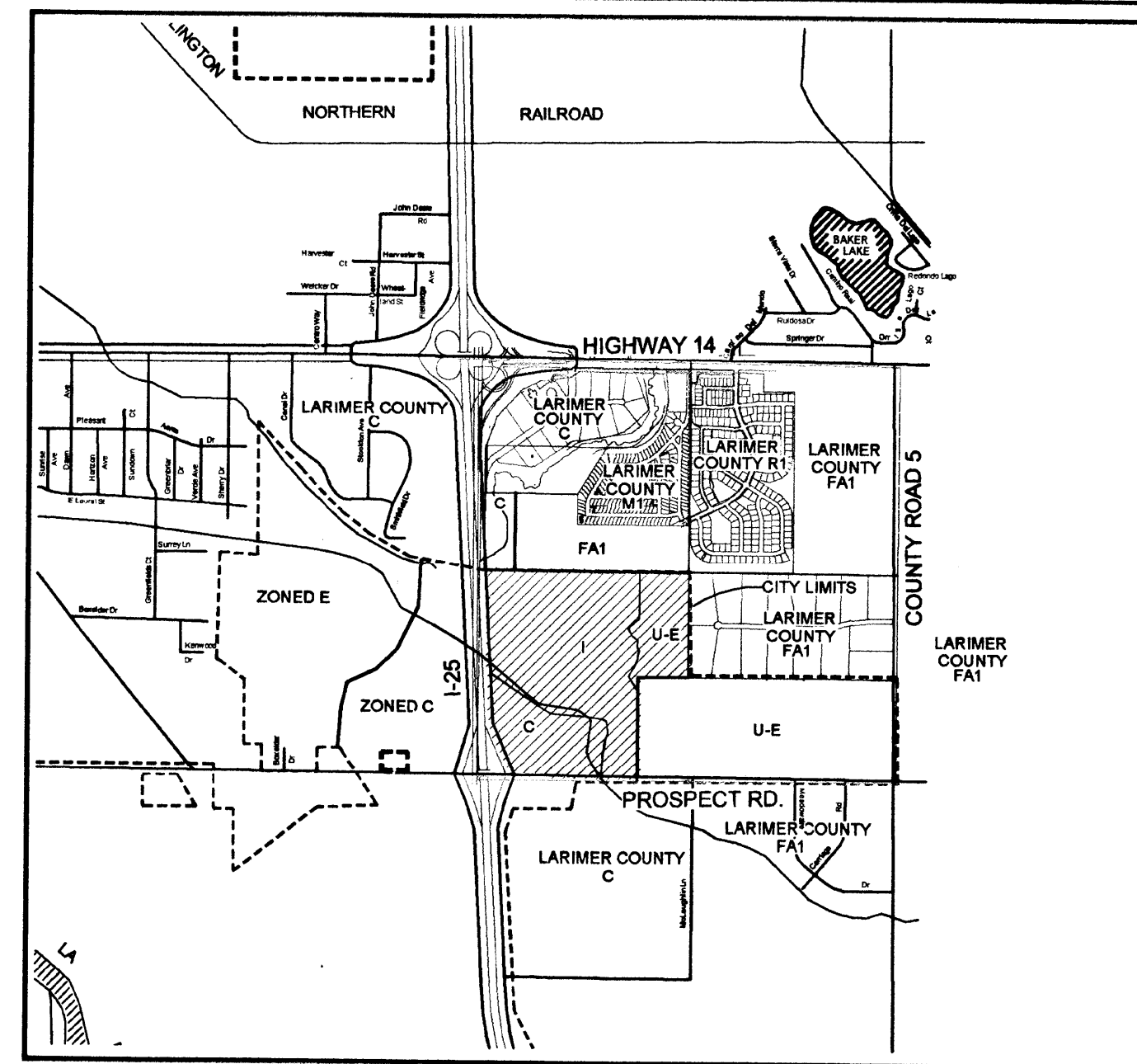


102 M



VICINITY MAP

SCALE = 1"=2000'



PROJECT NOTES

- Land uses and densities depicted on this Overall Development Plan represent development intentions at this time; however, the Applicant reserves the right to change land uses and/or densities in the future consistent with the I, C, and UE Zoning Districts. Any additional land uses not allowed in the applicable zone district must be approved according to the criteria set forth by the City of Fort Collins.
- Land use areas designated on this Overall Development Plan are approximate.
- Redesign/reconfiguration of the I-25/Prospect interchange may result in an impact on the development of the site and may require additional right-of-way.
- All public streets will be designed to the "Larimer County Urban Area Street Standards". The access points shown on this ODP are approximate locations only. Precise locations of access points will be determined at the time of site specific Project Development Plans.
- The frontage road and Prospect Road does not meet current City standards.
- Traffic functionality of the frontage road at Prospect Road currently does not meet acceptable level of service.
- Traffic functionality of the northbound I-25 on ramp at Prospect Road currently does not meet acceptable level of service.
- The Prospect Road overpass over I-25 does not meet current City standards.
- The applicant will work with the City and CDOT with respect to transportation improvements in the area.
- Off-site improvements may be required at the time of site specific Project Development Plans in order to meet level of service for all modes of transportation.
- Sight distance assessments may be required along the public roadways at the time of site specific Project Development Plans.
- Per LUC Section 3.7.3(E)(1), all transportation, water and wastewater, storm drainage, emergency services, and electric power facilities shall meet the minimum requirements for Adequate Public Facilities at the time of site specific Project Development Plans.
- The applicant acknowledges that currently there is no acceptable drainage outfall design and will continue to work with the City and other appropriate agencies to resolve stormwater and floodplain issues.
- No driveway access will be allowed on Prospect Road.

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

BY: Mary A. Horton DATE: 7/25/06
 MARY A. HORTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 25th DAY OF July A.D. 20 06 BY
Mary A. Horton
 AS Individual
 MY COMMISSION EXPIRES: 7/22/2008
 WITNESS MY HAND AND OFFICIAL SEAL: Steve Pfister 134 Oak Ave.
 NOTARY PUBLIC: Steve Pfister Eaton, CO 80615

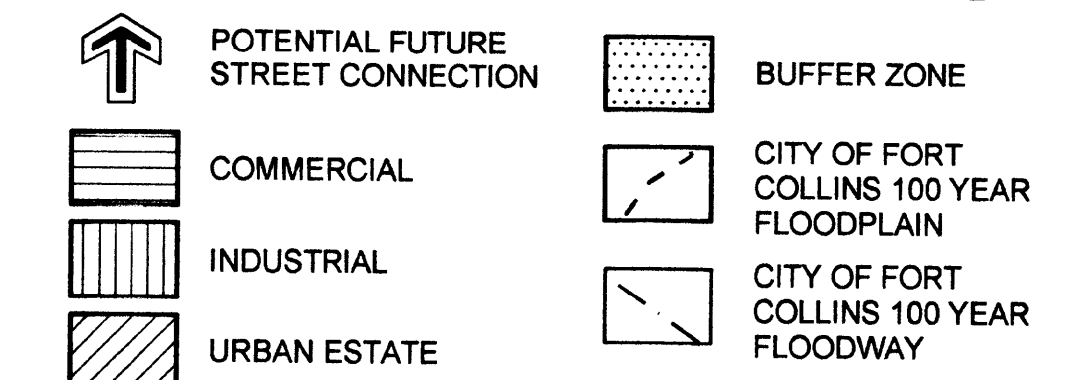
BY: PROSPECT INTERCHANGE, LLC
Steve Pfister DATE: 7/25/06
 STEVE PFISTER, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
 THIS 25th DAY OF July A.D. 20 06
Steve Pfister member of Prospect
 as Interchange LLC, a Colorado Limited Liability Company,
 MY COMMISSION EXPIRES: 11/10/06 135 South Howard Blvd.
 WITNESS MY HAND AND OFFICIAL SEAL: David Hanson Fort Collins, Colorado
 NOTARY PUBLIC

PLANNING & ZONING CERTIFICATE

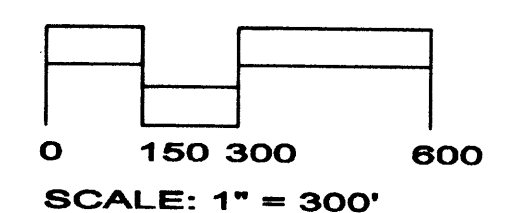
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO
 ON THIS 19 DAY OF FEB. 20 04
Ted Stegand
 Secretary of the Planning and Zoning Board

LEGEND



LAND USE BREAKDOWN

PARCEL	LAND USE	AREA	APPROX. SQ. FT.	RESIDENTIAL UNITS	DENSITY
C	COMMERCIAL	+/- 31.00 AC.	350,000 SQ. FT.		
I	INDUSTRIAL	+/- 84.83 AC.	1,600,000 SQ. FT.		
UE	URBAN ESTATE	+/- 20.70 AC.		+/- 40	2 D.U./ACRE
TOTALS		135.53 AC.	1,635,000 SQ. FT.	+/- 40	



This is a Land Use Planning Document, not a Construction Document. Refer to Civil Engineering Plans.

VFRipley
 ASSOCIATES, INC.
 Landscape Architecture, Urban Design, Planning
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 Fort Collins, CO 80521
 (970) 224-5828
 (970) 224-1662 (fax)

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 Fort Collins, CO 80525
 (970) 229-9900
 (970) 282-1080 fax

OWNER
 MARY A. HORTON and PROSPECT INTERCHANGE LLC
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 NORTHSTAR DESIGN
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 Windsor, CO 80550
 (970) 686-6939
 (970) 686-1188 fax

PROSPECT I-25
 FORT COLLINS
 COLORADO

OVERALL DEVELOPMENT PLAN

DATE	06/10/03
JOB NO.	R03-025
DRAWN	CM/AJ
CHECKED	LR
REVISED	02/02/04
MYLAR	07/25/06

This unofficial copy was downloaded on Mar-04-2021 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>
 For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA