

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 1993, I EXAMINED THE TITLE TO THE PROPERTY AND DETERMINED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONTROLLED IN C.R.S. 1973, 31-23-1111, ARE AS SHOWN HEREON AS OF SAID DATE.

ADDRESS: \_\_\_\_\_  
 REGISTRATION NO. \_\_\_\_\_

THAT THE UNDERSIGNED HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAT, KNOWN AS EAST VINE STREETS FACILITY P.U.D. IN THE CITY OF FORT COLLINS, GARFIELD COUNTY, COLORADO, AND DOES HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE, FOREVER HEREAFTER, THE EASEMENTS AS Laid Out AND DESCRIBED ON THIS PLAT. SAID DEDICATION IS SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CITY OF FORT COLLINS  
 BY: *[Signature]*  
 CITY MANAGER

APPROVED AS TO FORM:  
 BY: *[Signature]*  
 CITY ATTORNEY

ATTEST:  
 BY: \_\_\_\_\_  
 CITY CLERK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1993, BY \_\_\_\_\_ AS SECRETARY OF \_\_\_\_\_ AS

MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

**PLANNING AND ZONING BOARD APPROVAL**

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1993.

*[Signature]*  
 SECRETARY OF PLANNING AND ZONING BOARD

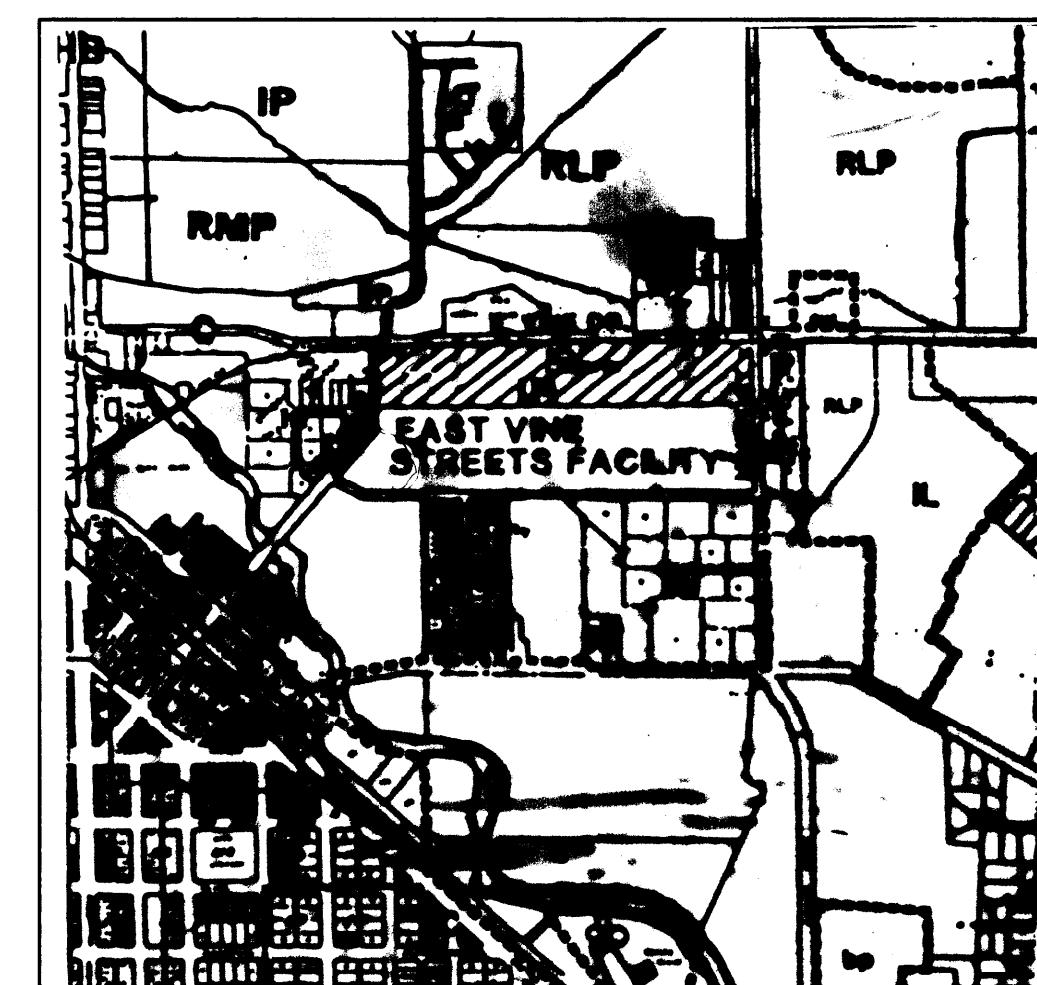
**GENERAL NOTES**

- THE PROPOSED LAND USES AND 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. FURTHER, ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND STANDARDS.
- EXISTING ZONING IS IP - INDUSTRIAL PARK.
- TRUCKS & HEAVY EQUIPMENT WILL USE THE NINTH STREET ACCESS ONLY DURING EMERGENCY AND / OR SNOWSTORM CONDITIONS.
- THE EXTERIOR ON THE REMAINING EXISTING BUILDINGS WILL BE PRESERVED.
- USES ALLOWED ON LOT 5 INCLUDE:
  - A. AUTOMOBILE REPAIR
  - B. OFFICES
  - C. WAREHOUSE AND ENCLOSED STORAGE
  - D. PUBLIC UTILITY INSTALLATIONS
  - E. ASSEMBLY, PACKAGING OR INSTALLATION OF EQUIPMENT W/ ENCLOSED COMPONENT STORAGE
  - F. BUILDING SUPPLY, PLUMBING, ELECTRICAL, & CARPENTER SHOPS
  - G. FIRE STATIONS

**LAND USE BREAKDOWN**

PARCEL	USE	GROSS AREA	FLOOR AREA
LOT 1	STREETS FACILITY	10.44 AC.	84,504 SF
TRACT A	STORMWATER DETENTION/ ACCESS EASEMENT	8.48 AC.	
LOT 2	EXISTING STREETS FACILITY	3.72 AC.	
LOT 3	'WATER-MAN' YARD	1.03 AC.	64 SF
LOT 4	FUTURE ASPHALT OPERATIONS	6.56 AC.	167,000 SF
LOT 5	FUTURE PAD SITE	2.21 AC.	65,000 SF
TOTALS		32.44 AC.	316,570 SF
MAX. BUILDING HEIGHT IS 40 FEET			

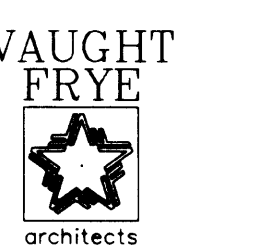
**VICINITY MAP**



**EAST VINE STREETS FACILITY P.U.D.**

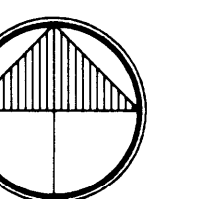
**PHASE I FINAL**

FORT COLLINS COLORADO



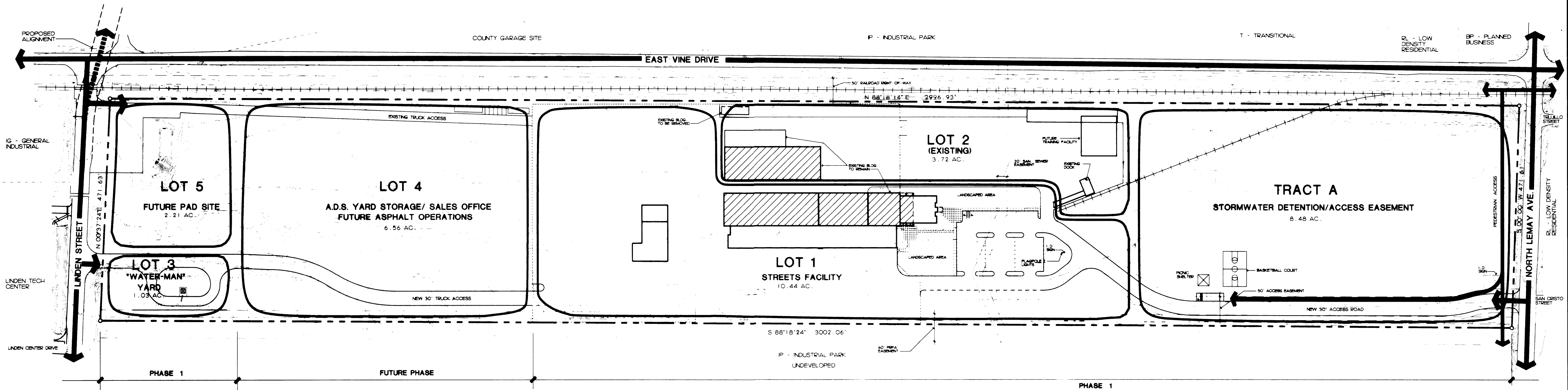
**AMENDED OVERALL DEVELOPMENT PLAN**

DATE: 3/1/93  
 JOB NO.: 92-90  
 DRAWN: CM / KF  
 CHECKED: JF  
 REVISED: 4/8/93



PLAN NORTH  
 SCALE: 1" = 100'-0"





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MY COMMISSION EXPIRES: \_\_\_\_\_  
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

**PLANNING AND ZONING BOARD APPROVAL**

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 26th DAY OF APRIL 1993.

*[Signature]*  
 SECRETARY OF PLANNING AND ZONING BOARD

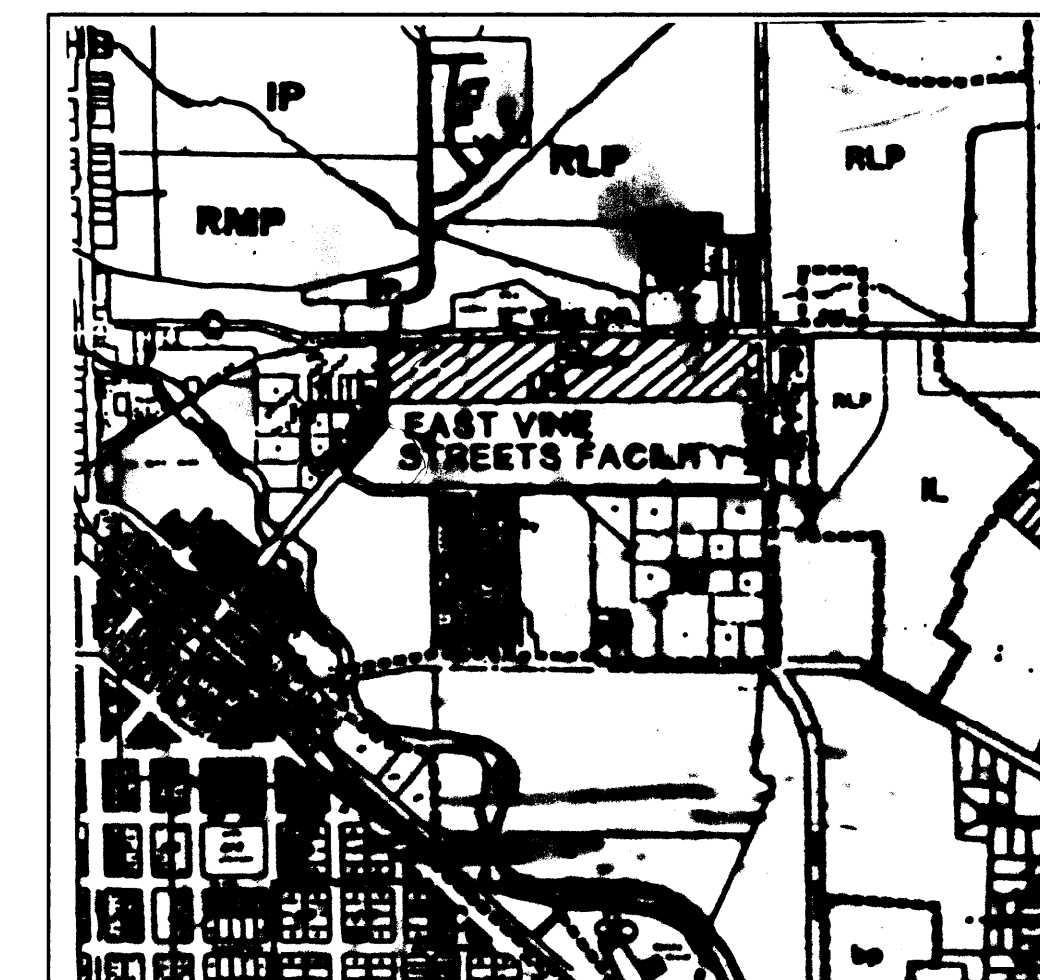
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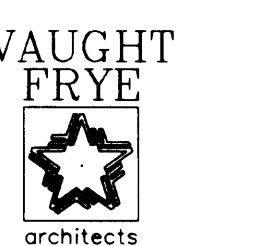
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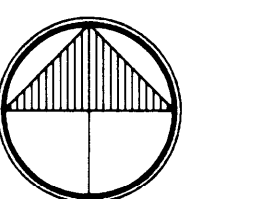
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