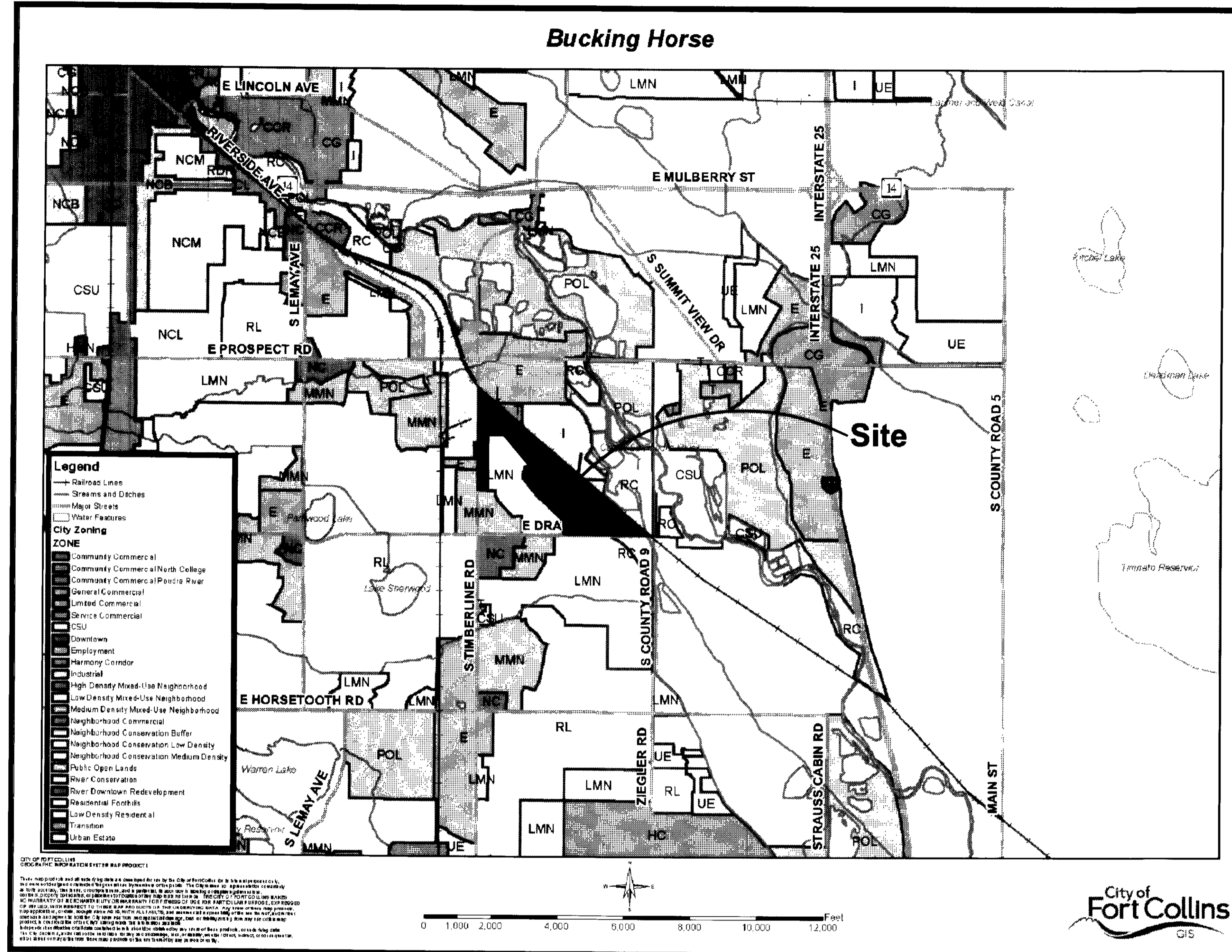


# OVERALL DEVELOPMENT PLAN SUBMITTAL - MAJOR AMENDMENT

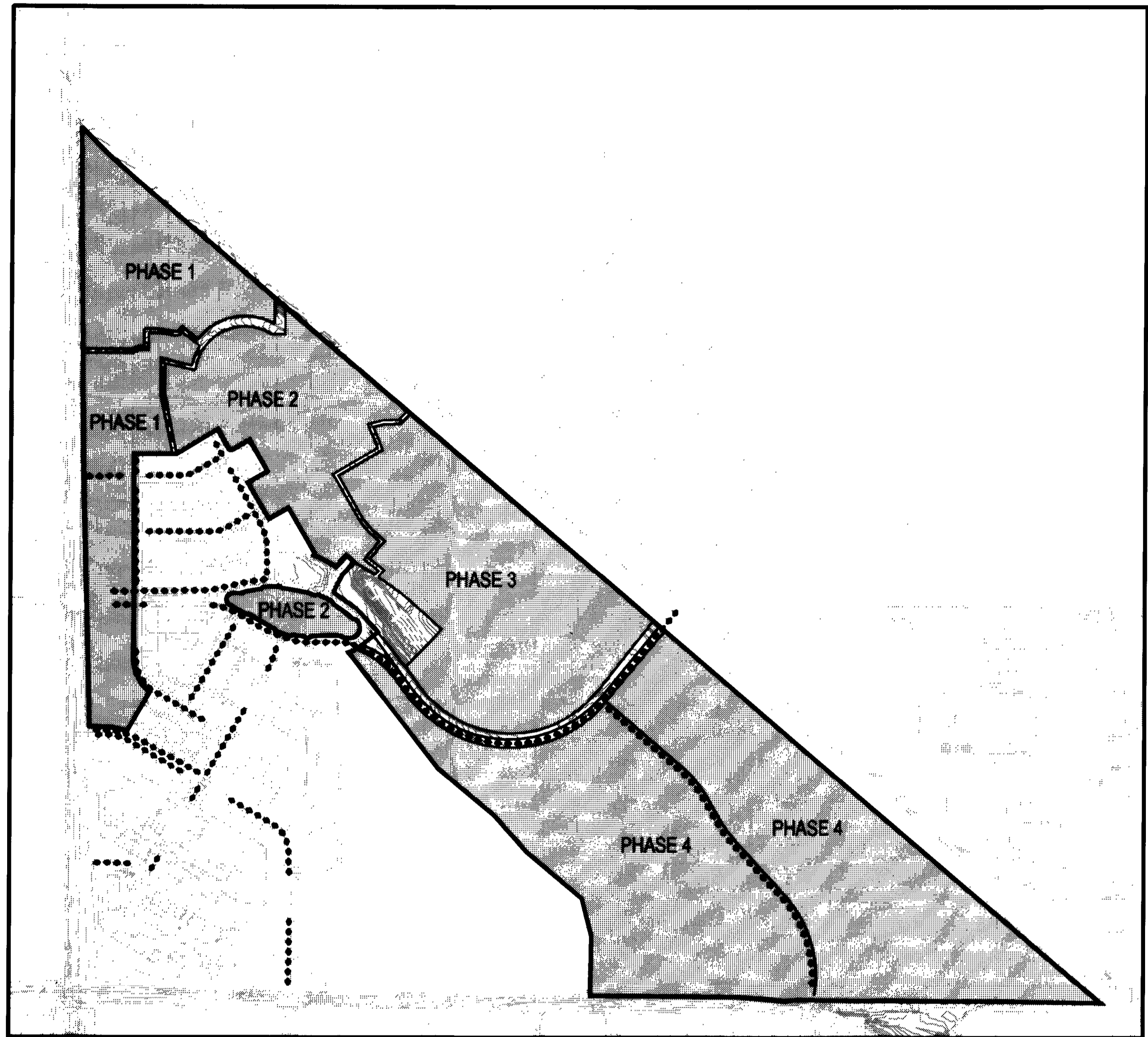
## Bucking Horse Fort Collins, Colorado



Vicinity and Zoning Map

### LIST OF DRAWINGS

- G001 - Cover Sheet
- ODP - Overall Development Plan



Phasing Diagram

### Legal Description:

Parcel 1: Outlots A and B, and Tracts AJ and BL  
 Lots 1 through 6, Block 4,  
 Lots 1 through 16, Block 5,  
 Lots 1 through 12, Block 6,  
 Lots 1 through 9, Block 7,  
 Lots 1 through 5, Block 8,  
 Lots 8 through 23, Block 11,  
 Lots 1 through 40, Block 12 and Tracts BI and BH,  
 Lots 1 through 18, Block 13,  
 Lots 1 through 30, Block 14 and Tracts BC, BD, BE, BF and BK,  
 Lots 1 through 30, Block 15 and Tracts BA, BB, AX, AY and AZ,  
 Lots 1 through 11, and Lots G1 through G10, Block 16 and Tracts AV, AW and BG,  
 Lots 1 and 2, Block 17,  
 Lots 1 through 19, Block 18,  
 Lots 1 and 2, Block 19,  
 Lots 1 through 7, Block 20 and Tract AS,  
 Lots 2 through 5 and Lots 11 through 16, Block 22 and Tracts AH and AI, Tracts AU and AK, Block 21,  
 SIDEHILL - FILING TWO, City of Fort Collins, County of Larimer, State of Colorado.

REV.	COMMENT	DATE

**BELLISIMO**  
 BELLISIMO, INC.  
 3702 Marquette Ave., Suite 201  
 Fort Collins, CO 80526  
 970-229-9900

**russell+millis studios**  
 141 s. college ave., suite 104  
 fort collins, co 80524  
 p: 970-484-8855  
 www.russellmillisstudios.com

# BUCKING HORSE

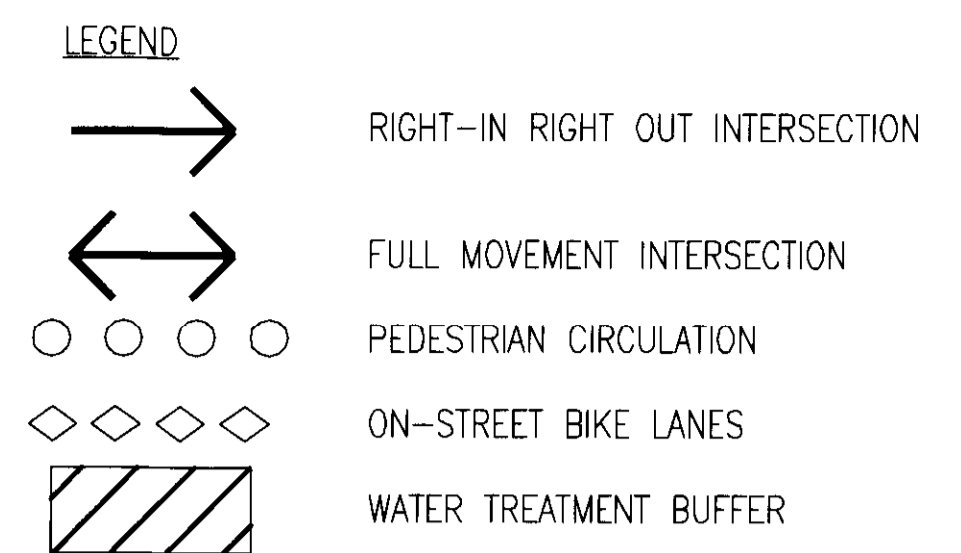
OVERALL DEVELOPMENT PLAN  
 MAJOR AMENDMENT

Date: 5/30/2012  
 Drawn By: JB/JS  
 Checked By: CR/PM

This unofficial copy was downloaded on Apr-21-2021 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.

**ORIGINAL NOTE FROM JOHNSON PROPERTY ODP MINOR AMENDMENT FEBRUARY 2003**  
 JESSUP FARM WILL BE MAINTAINED AS A RURAL CHARACTER LIMITED TO USE PARCEL. FINAL SPECIFIC CONDITIONS AND COVENANTS WILL BE DETERMINED AT THE TIME OF SPECIFIC SITE PLAN. USES WILL BE LIMITED TO THE FOLLOWING PERMITTED USES IN THE INDUSTRIAL ZONE:  
 1. OFFICES, FINANCIAL SERVICES, AND CLINICS  
 2. MIXED USE DWELLING UNITS  
 3. ARTISAN/ PHOTOGRAPHY AND GALLERY/STUDIO  
 4. PLANT NURSERIES  
 5. VETERINARY FACILITIES AND SMALL ANIMAL CLINICS  
 6. BED AND BREAKFAST  
 7. CHILD CARE CENTER  
 8. EQUIPMENT RENTAL WITHOUT OUTDOOR STORAGE  
 9. RECREATIONAL USES

- CURRENT APPROVED USES**  
**INDUSTRIAL AREA:**  
 1. OFFICES, FINANCIAL SERVICES, AND CLINICS  
 2. MIXED USE DWELLING UNITS  
 3. ARTISAN/ PHOTOGRAPHY AND GALLERY/STUDIO  
 4. PLANT NURSERIES  
 5. VETERINARY FACILITIES AND SMALL ANIMAL CLINICS  
 6. BED AND BREAKFAST  
 7. CHILD CARE CENTER  
 8. EQUIPMENT RENTAL WITHOUT OUTDOOR STORAGE  
 9. RECREATIONAL USES
- LOW MIXED NEIGHBORHOOD**  
 1. SINGLE FAMILY DETACHED  
 2. SINGLE FAMILY ATTACHED  
 3. MULTI-FAMILY  
 4. LIMITED RETAIL
- URBAN ESTATE 'CLUSTER'**  
 1. SINGLE FAMILY DETACHED
- PROPOSED 'ADDITIONAL' USES (IN 'ADDITION' TO USES LISTED ON JOHNSON PROPERTY ODP MINOR AMENDMENT FEBRUARY 2003)**  
**INDUSTRIAL AREA:**  
 1. RETAIL  
 2. AGRICULTURE ACTIVITIES  
 3. FARMER'S MARKET/OPEN AIR MARKETS  
 4. RESTAURANT STD.  
 5. FOOD CATERING OR SMALL FOOD PRODUCT PREPARATION  
 6. YOGA STUDIO (INDOOR RECREATION)  
 7. SINGLE-FAMILY DETACHED
- LOW MIXED NEIGHBORHOOD**  
 1. MULTI-FAMILY WITH DENSITY CAP-NO GREATER THAN 14 DU/AC-23.5 AC + GREATER THAN 12 UNITS/BLDG + GREATER THAN 14,000 SF/BLDG
- URBAN ESTATE**  
 1. OFFICE - 2.5 AC  
 2. AGRICULTURAL ACTIVITIES - 14 AC



**OVERALL PROJECT SUMMARY**

TOTAL PARCEL	153.5 AC				
<b>LAND USE SUMMARY</b>					
ZONING	ACREAGE	DENSITY	UNITS	HEIGHT	TYPE
URBAN ESTATE CLUSTER	69.5 AC	2.0 DU/AC	139	20'	SINGLE FAMILY (DETACHED)
LOW MIXED NEIGHBORHOOD	60.5 AC	4.0-8.0 DU/AC	242-484	20'/3 STORIES	SINGLE FAMILY (DETACHED/ATTACHED) SINGLE FAMILY (DETACHED REAR LOADED) SMALL SINGLE FAMILY (DETACHED) MULTI-FAMILY
INDUSTRIAL	13 AC	NA	NA	VARIES	NA
OPEN SPACE	8 AC				
COMMUNITY FARM	14 AC				
NEIGHBORHOOD PARK	2.5 AC				

**NOTES:**

1. JESSUP FARM ACTS AS A NEIGHBORHOOD CENTER BY COMBINING AT LEAST TWO (2) NONRESIDENTIAL USES AND AN OUTDOOR SPACE, WHICH TOGETHER PROVIDE A FOCAL POINT AND A YEAR-ROUND MEETING PLACE FOR A LOW DENSITY MIXED-USE NEIGHBORHOOD.

2. FOR THE URBAN ESTATE, LOW DENSITY MIXED-USE NEIGHBORHOOD AND INDUSTRIAL ZONE DISTRICTS, THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS O.D.P. ARE ESTIMATES OF DEVELOPMENT POTENTIAL. EXCEPT FOR EXISTING USES AND USES ALLOWED BY BASIC DEVELOPMENT REVIEW, APPROVAL OF THIS O.D.P. BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF LAND USES, DESIGN OR DENSITIES. ADDITIONS OF PERMITTED USE MAY BE GRANTED PER SECTION 1.3.4 BY A SPECIFIC ACTION OF THE PLANNING AND ZONING BOARD AND, IF SO GRANTED, ARE ELIGIBLE TO BE A PART OF A FUTURE SITE SPECIFIC DEVELOPMENT PLAN. ALL OTHER PERMITTED USES WITHIN EACH RESPECTIVE ZONE DISTRICT MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF A PROJECT DEVELOPMENT PLAN AND FINAL PLAN AND DO NOT REQUIRE AN AMENDMENT TO THIS O.D.P.

**OWNER'S CERTIFICATION**  
 THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER/S 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 SITE PLAN.

*[Signature]* 5/30/12  
 OWNER (SIGNED) DATE

OWNER (SIGNED) DATE

(STATE OF Colorado )  
 (COUNTY OF Larimer )SS

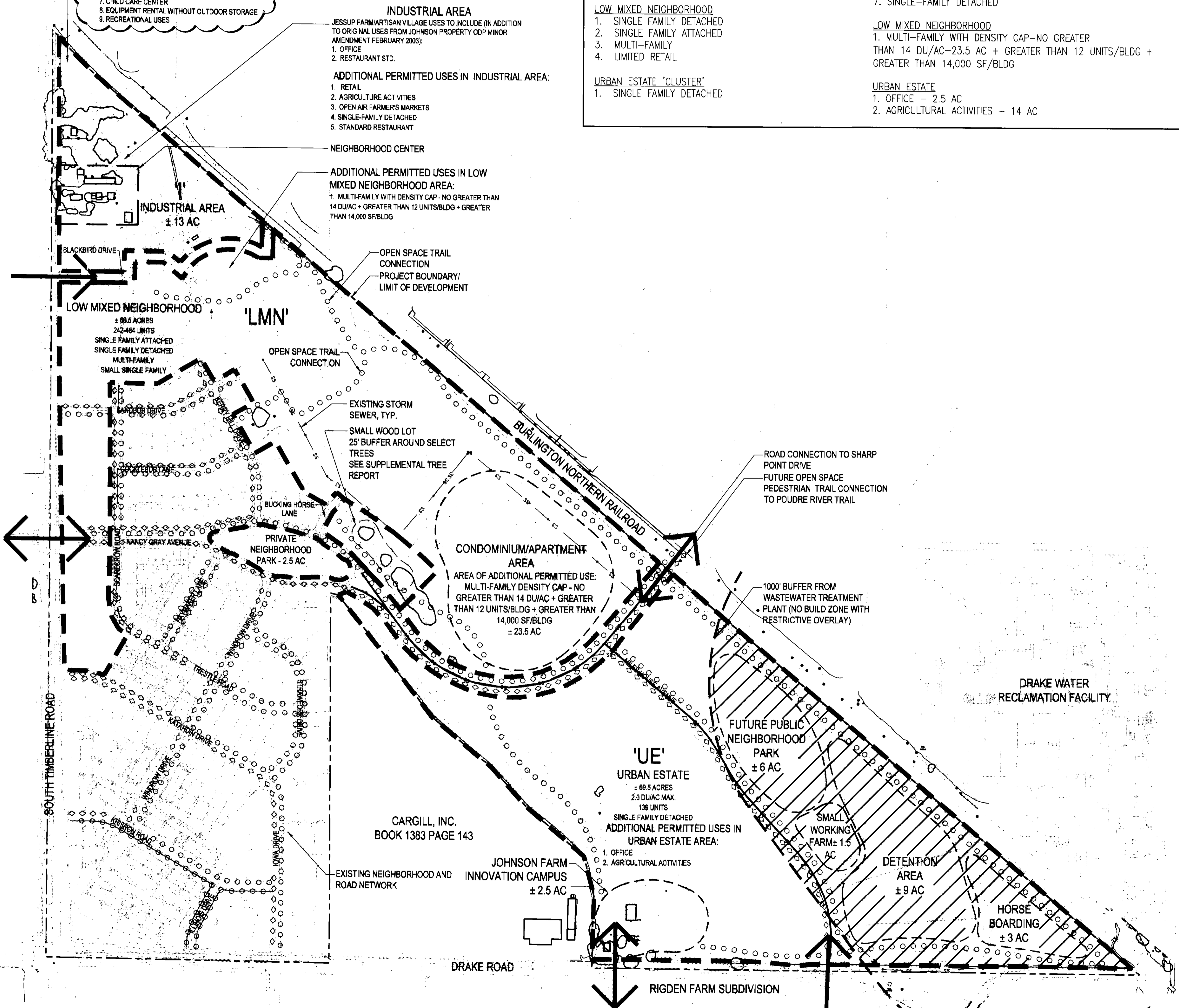
SUBSCRIBED AND SWORN TO BE BEFORE THIS 30 DAY OF May 2012.  
 BY WITNESS MY HAND AND OFFICIAL SEAL.

*[Signature]*  
 NOTARY PUBLIC  
 ADDRESS: 702 Manhattan Ave., #201, FC, CO  
 9/12/2015  
 MY COMMISSION EXPIRES

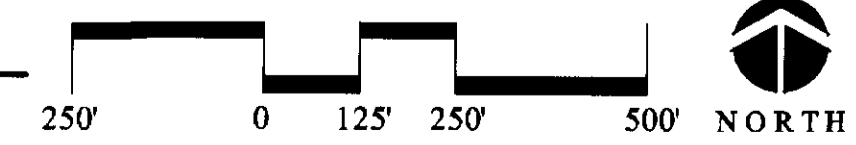
DIRECTOR OF CURRENT PLANNING  
 APPROVED BY THE CURRENT DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS 5<sup>th</sup> OF JUNE 2012.

*[Signature]*  
 DIRECTOR OF CURRENT PLANNING

**SEAL**  
 CITY OF FORT COLLINS  
 COLORADO



**OVERALL DEVELOPMENT PLAN**  
 SCALE: 1"=250'-0"



REV.	COMMENT	DATE

**BELLISIMO**  
 AN AFFILIATE OF RUSSELL + MILLS STUDIOS  
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**BUCKING HORSE**  
 OVERALL DEVELOPMENT PLAN  
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