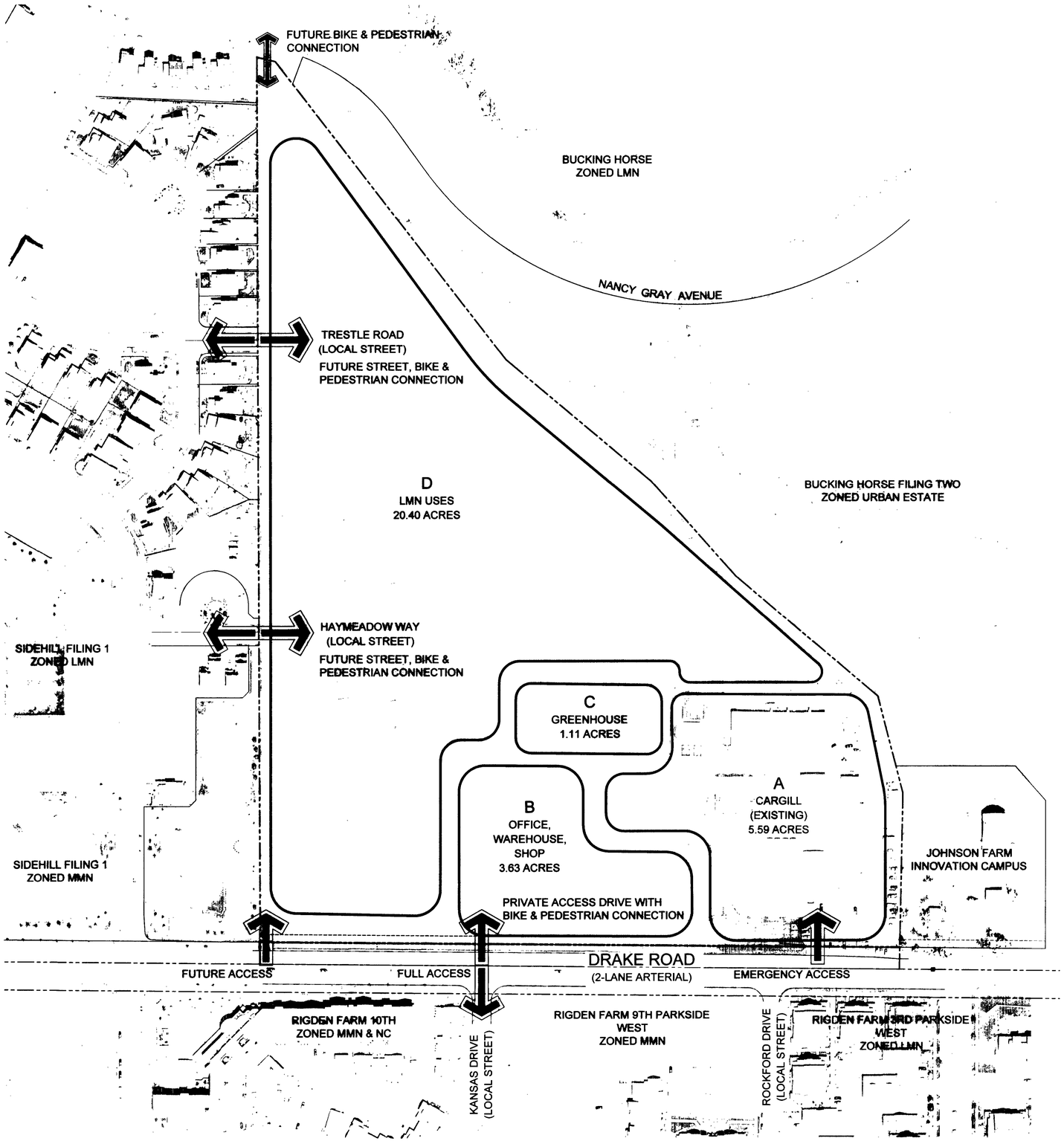
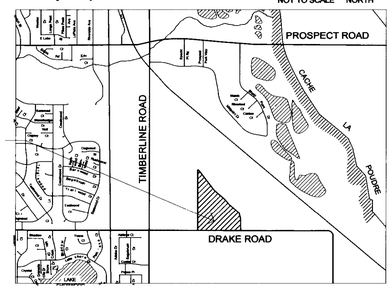
* 113-M



Vicinity Map:

NOT TO SCALE NORTH



PROJECT LOCATION

Land-Use Statistics

PARCEL	EXISTING USE	PROPOSED USE	ACREAGE	PERCENTAGE
A	LIMITED PERMITTED USES	EXISTING CARGILL	5.59 AC.	18%
B	LIMITED PERMITTED USES	OFFICE, WAREHOUSE, SHOP	3.41 AC.	12%
C	LIMITED PERMITTED USES	GREENHOUSES	1.11 AC.	4%
D	EXISTING AGRICULTURAL USE	LMN USES	20.40 AC.	66%
TOTAL			30.73 AC.	100%

Legend

ODP BOUNDARY

TRANSPORTATION CONNETCION

Planning and Zoning Approval:

BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO
THIS 3rd DAY OF February A.D., 2014

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

CITY OF FORT COLLINS SEAL COLORADO

Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE 3rd DAY OF February 20 14

Steve Stadelmaier
(Printed Name)

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME) Steve Stadelmaier
THIS 3rd DAY OF February 20 14

MY COMMISSION EXPIRES 12/9/2016 Diana McDonald
NOTARY PUBLIC

(SEAL)

DIANA MCDONALD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084040782
MY COMMISSION EXPIRES DECEMBER 09, 2016

NOTE:

ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS. EXACT LOCATION OF ACCESS POINTS AND CERTAIN STREET ALIGNMENTS WILL BE DETERMINED WITH THE SUBMITTAL AND REVIEW OF PDP.

TB GROUP
landscape architecture | planning | illustration

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Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

CARGILL OVERALL DEVELOPMENT PLAN
2540 East Drake Road

Fort Collins, Colorado

Staff Comments	12.26.13
Mylar	01.29.14

December 11, 2013

Overall Development Plan

0 100' 150' 200'
SCALE 1" = 100'-0"

NORTH

SHEET 1 OF 1

113-M

This unofficial copy was downloaded on Jan-28-2021 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