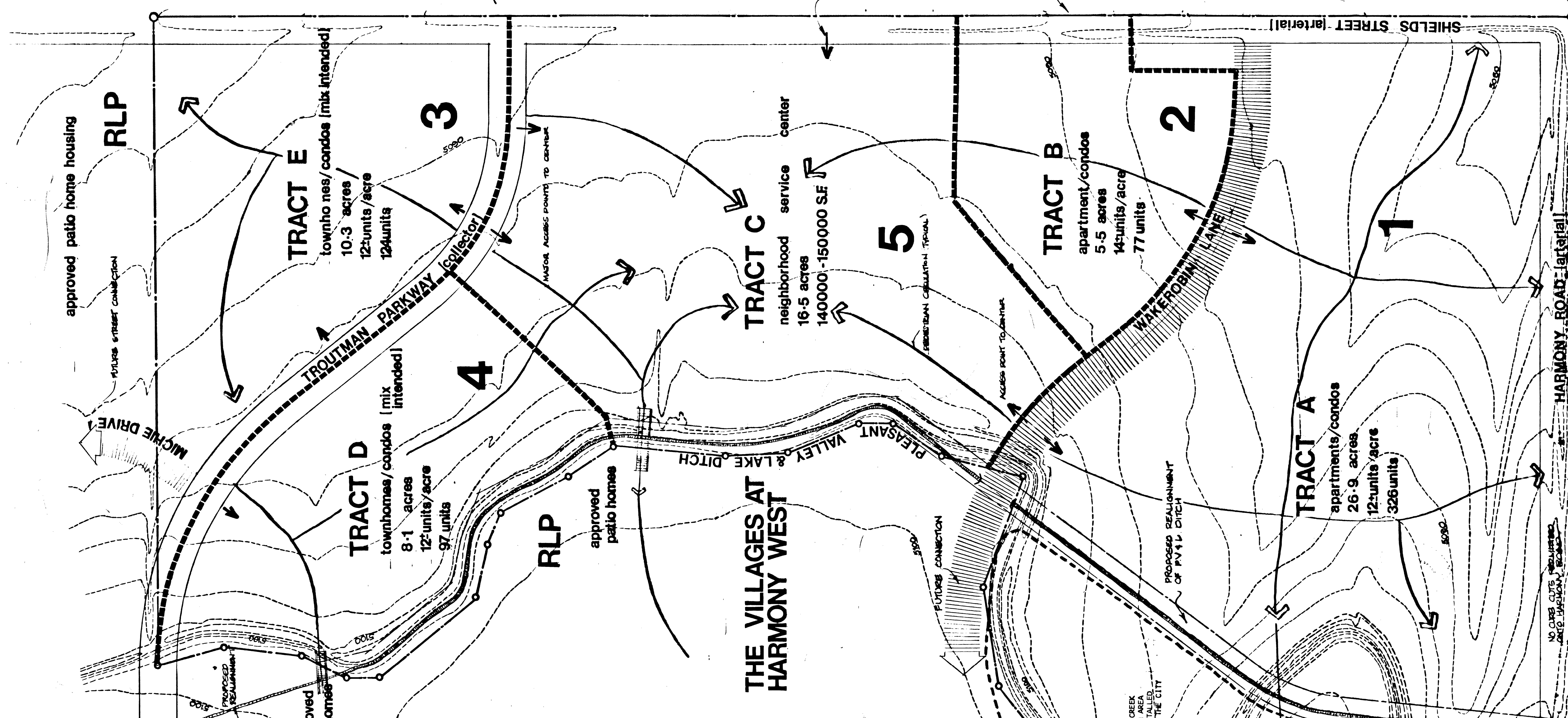
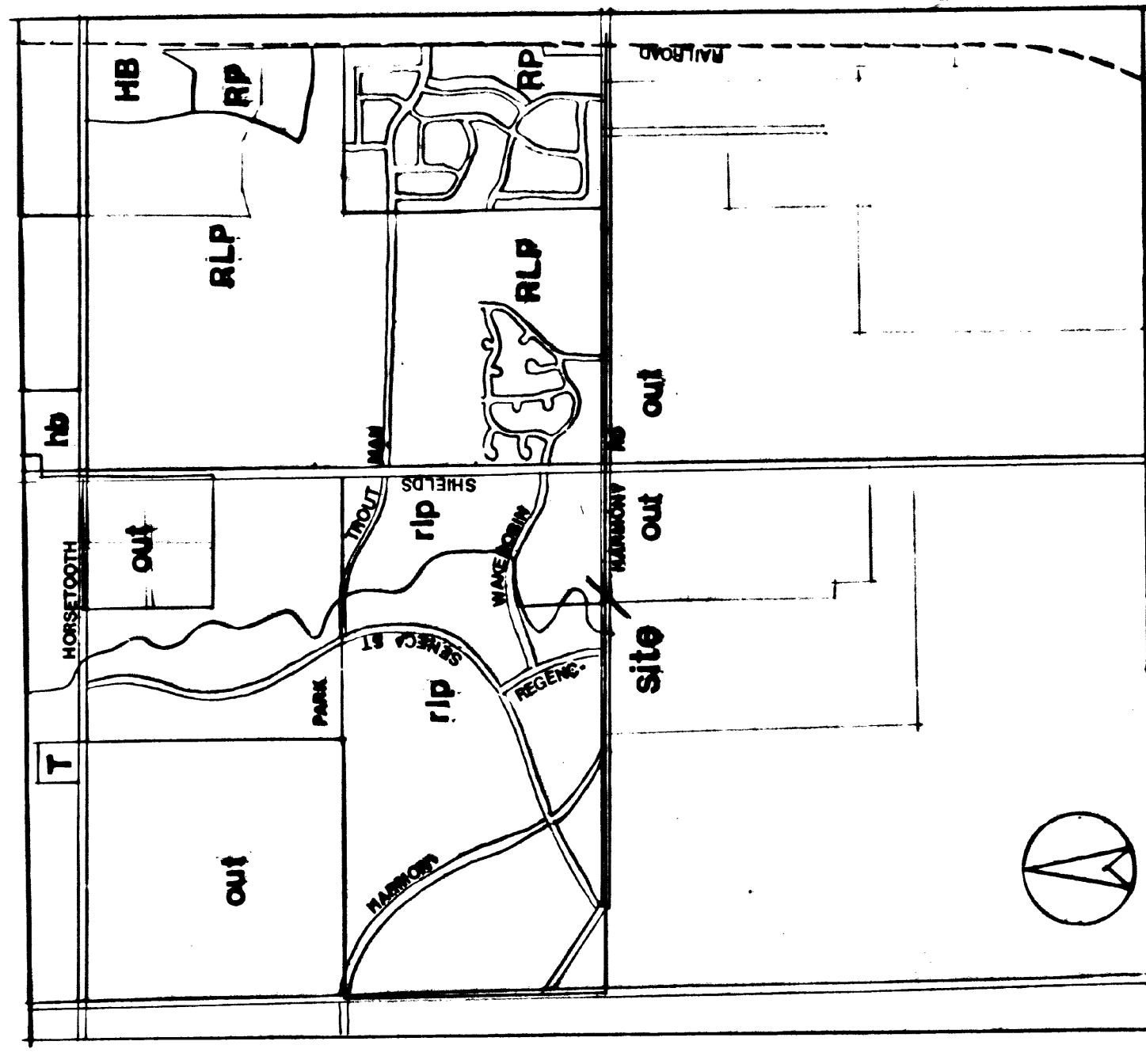


A TRACT OF LAND SITUATE IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO, WHICH CONSIDERING THE EAST LINE OF THE SAID SOUTHEAST 1/4 AS BEARING SOUTH 00° 00' 10" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 34, AND RUN THENCE SOUTH 89° 58' 30" WEST 1319.60 FEET TO THE WEST 1020.20 FEET ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 TO A POINT 15.00 FEET NORTHERLY OF THE CENTERLINE OF THE PLEASANT VALLEY AND LAKE CANAL; THENCE ALONG A LINE 15.00 FEET NORTHERLY AND WESTERLY OF THE SAID CENTERLINE NORTH 51° 42' 25" EAST 95.00 FEET, AND AGAIN NORTH 80° 29' 45" EAST 0.187230 FEET, AND AGAIN SOUTH 69° 28' 15" EAST 19.06 FEET, AND AGAIN NORTH 13° 56' 55" EAST 159.30 FEET, AND AGAIN NORTH 34° 10' 25" EAST 109.66 FEET, AND AGAIN NORTH 00° 11' 30" WEST 055.95 FEET, AND AGAIN NORTH 22° 48' 10" WEST 0.513584 FEET, AND AGAIN NORTH 33° 33' 10" WEST 10.68 FEET, AND AGAIN NORTH 28° 21' 10" WEST 145.92 FEET, AND AGAIN NORTH 68° 27' 25" WEST 64.13 FEET, AND AGAIN NORTH 77° 44' 10" WEST 104.84 FEET, AND AGAIN NORTH 35° 28' 50" WEST 234.91 FEET, AND AGAIN NORTH 01° 11' 10" WEST 61.72 FEET, AND AGAIN NORTH 27° 25' 45" EAST 90.78 FEET, AND AGAIN NORTH 06° 22' 45" EAST 145.84 FEET, AND AGAIN NORTH 15° 45' 40" WEST 129.36 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE SOUTH 89° 54' 15" EAST 1208.41 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 34, AND RUN THENCE SOUTH 89° 58' 30" WEST 1319.60 FEET TO A POINT OF BEGINNING CONTAINING 62.878 ACRES MORE OR LESS, AND BEING SUBJECT TO A RIGHT-OF-WAY FOR SOUTH SHIELDS STREET OVER THE EAST 30.00 FEET THEREOF AND A RIGHT-OF-WAY FOR WEST HARMONY ROAD OVER THE SOUTH 30.00 FEET THEREOF AND TO A RIGHT-OF-WAY FOR PLEASANT VALLEY AND LAKE CANAL AS IT NOW EXISTS;

- NOTES**
1. NO BUILDING TO EXCEED 40'-0" IN HEIGHT.
 2. MAINTENANCE PRIVATE PARKING LOTS, ISLANDS AND OPEN SPACES TO BE UNDERTAKEN BY HOMEOWNERS ASSOCIATION.
 3. **BOUNDARIES** INDICATES DIVISION BETWEEN LAND USES, I.E., BETWEEN CONDOMINIUMS AND CONVENIENCE CENTER.
 4. CONTIGUOUS PARTS OF HARMONY AND SHIELDS WILL BE IMPROVED WITH THIS DEVELOPMENT.
 5. NUMBERS IN BLACK INDICATE PROPOSED DEVELOPMENT PHASES.
 6. NO CURB CUTS ARE PERMITTED ONTO HARMONY ROAD.

LAND USE ANALYSIS

TRACT USE	ACREAGE	TOTAL D.U./ACRE	DENSITY
A. APARTMENTS/CONDOMINIUMS	26.9	326	12 ² D.U./ACRE
B. APARTMENTS/CONDOMINIUMS	5.5	77	14 ² D.U./ACRE
C. NEIGHBORHOOD CONVENIENCE CENTER	16.5	8.1	97 ¹ D.U./ACRE
D. APARTMENTS/CONDOMINIUMS	10.3	124	12 ² D.U./ACRE
E. APARTMENTS/CONDOMINIUMS	67.3 ²	624	



APPROVED PATIO HOME HOUSING RLP

TRACT E
townhomes/condos (mix intended)
10.3 acres
12 units/acre
124 units

TRACT D
townhomes/condos (mix intended)
8.1 acres
12 units/acre
97 units

TRACT C
neighborhood service center
16.5 acres
140,000 - 150,000 SF

TRACT B
apartment/condos
5.5 acres
14 units/acre
77 units

TRACT A
apartments/condos
26.9 acres
12 units/acre
326 units

RLP
approved patio homes

WILLOW PARK SUB-DIVISION
S.F. HOUSING
(MIDRIMA HOMES)

WILLOW PARK SUB-DIVISION
S.F. HOUSING
(MIDRIMA HOMES)

RLP
THE WOODLANDS PUB. UTIL. CASE NO. 04-10-001
S.F. HOUSING

existing residential
WOODLANDS CONDOMINIUMS

SIGNALISED INTERSECTION

WHITE CASE CORNER

THE IMPROVEMENTS TO THE SHIELDS PARKWAY TO DEVELOP SHIELDS FROM HARMONY ROAD TO A PROPOSED LAND-USE BOUNDARY AND TO THE REMAINING PORTION OF SHIELDS TO BE DEVELOPED FOR FUTURE PHASES

S.E. CORNER SEC. 34-7-69



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APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS 26th DAY OF OCTOBER, A.D., 1983

Sheet Title: **MASTER PLAN**

Sheet No. **1**

COUNTY FA1

COUNTY B
VOC-TECH

PINEVIEW MASTER PLAN

Project 81-290
Date 9-7-81

NORTH

SCALE 1"=100'