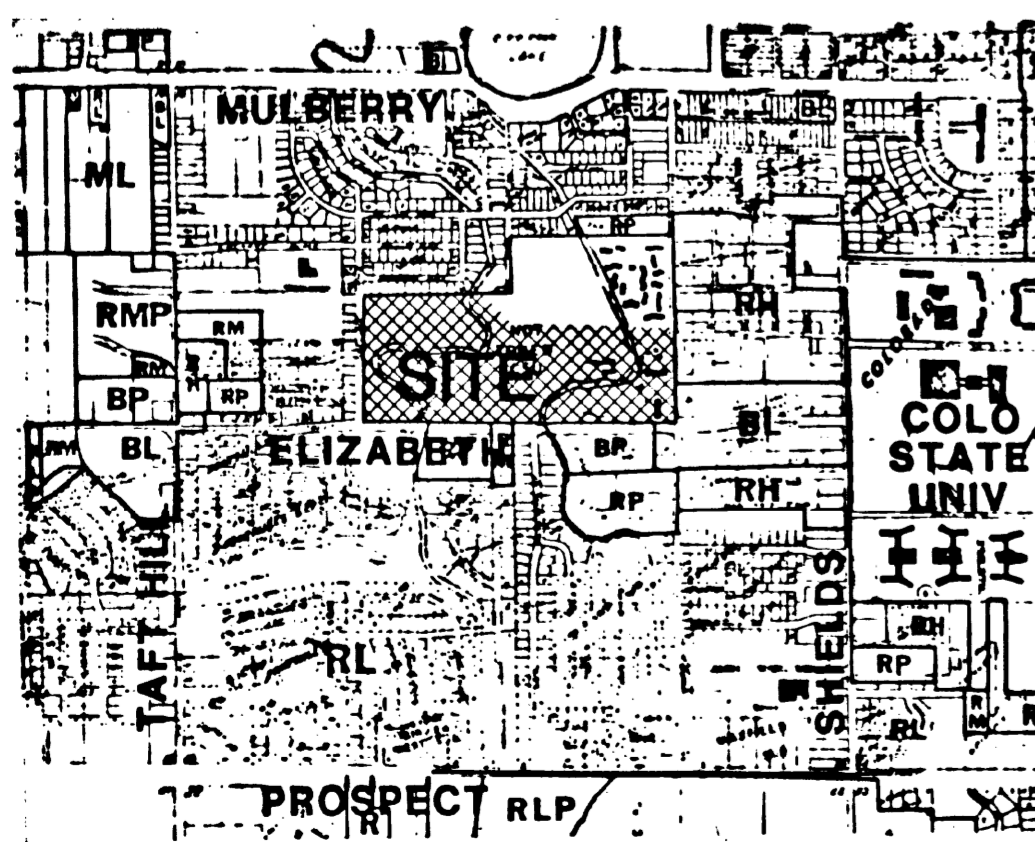
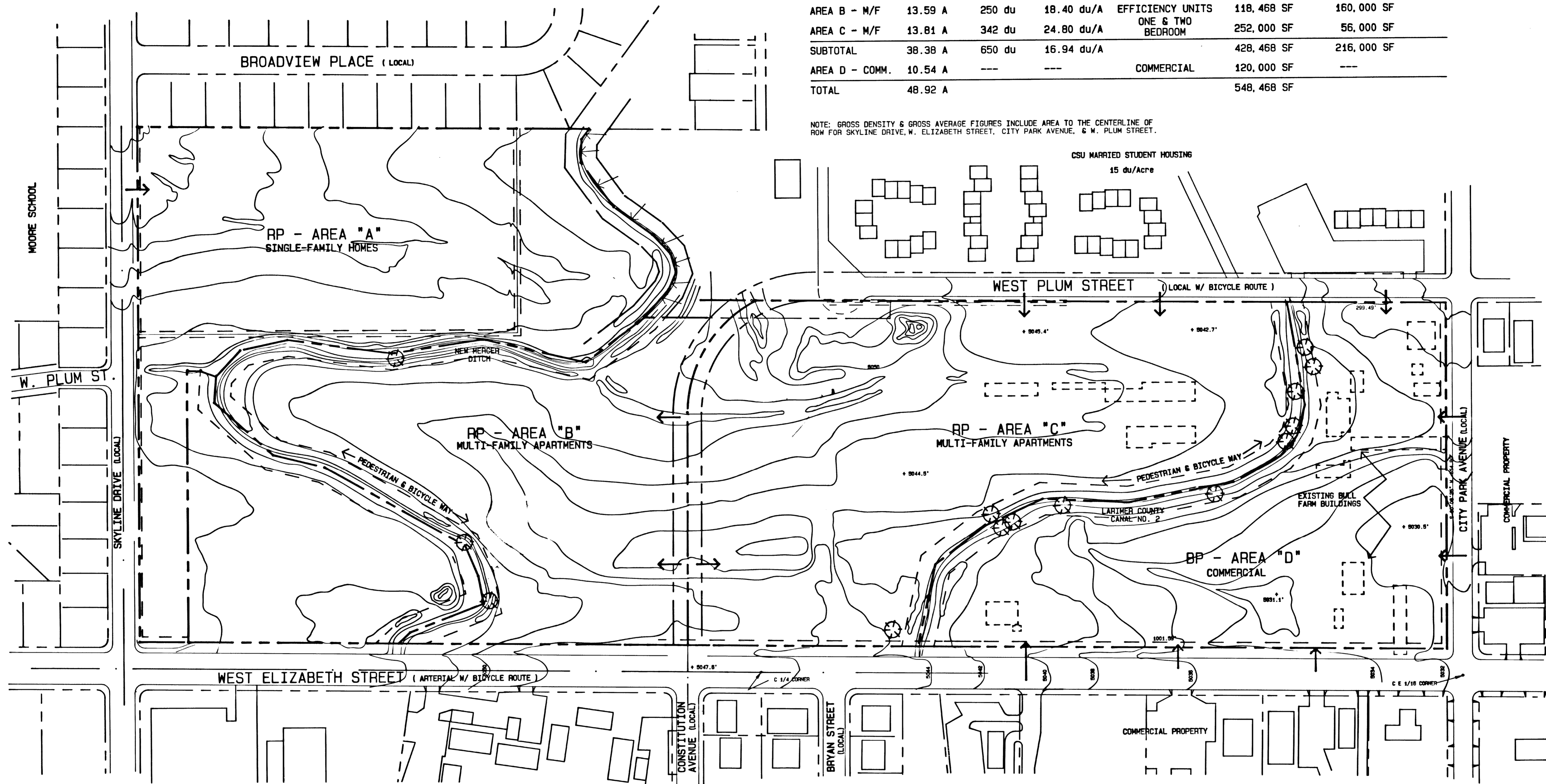


NOTES:  
 1. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS MASTER PLAN BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. RATHER ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS AND OTHER RELEVANT CITY POLICIES AND STANDARDS.  
 2. LOCATION OF ALL ACCESS POINTS WILL BE LINED UP WITH ACCESS POINTS ON OTHER SIDES OF THE STREETS, AND THE NUMBER OF ACCESS POINTS MUST BE JUSTIFIED AT THE TIME OF P.U.D. SITE PLAN APPROVAL.

LAND USE DATA ( MASTER PLAN )

| LAND USE       | GROSS ACREAGE | TOTAL MAX. UNITS | GROSS DENSITY | MAJOR UNIT TYPES    | ESTIMATED FLOOR AREA | ACTIVE OPEN SPACE |
|----------------|---------------|------------------|---------------|---------------------|----------------------|-------------------|
| AREA A - S/F   | 10.98 A       | 58 du            | 5.28 du/A     | SINGLE FAMILY HOMES | 58,000 SF            | ---               |
| AREA B - M/F   | 13.59 A       | 250 du           | 18.40 du/A    | EFFICIENCY UNITS    | 118,468 SF           | 160,000 SF        |
| AREA C - M/F   | 13.81 A       | 342 du           | 24.80 du/A    | ONE & TWO BEDROOM   | 252,000 SF           | 56,000 SF         |
| SUBTOTAL       | 38.38 A       | 650 du           | 16.94 du/A    |                     | 428,468 SF           | 216,000 SF        |
| AREA D - COMM. | 10.54 A       | ---              | ---           | COMMERCIAL          | 120,000 SF           | ---               |
| TOTAL          | 48.92 A       |                  |               |                     | 548,468 SF           |                   |

NOTE: GROSS DENSITY & GROSS AVERAGE FIGURES INCLUDE AREA TO THE CENTERLINE OF ROW FOR SKYLINE DRIVE, W. ELIZABETH STREET, CITY PARK AVENUE, & W. PLUM STREET.



VICINITY MAP

1" = 1500'-0"

MASTER PLAN

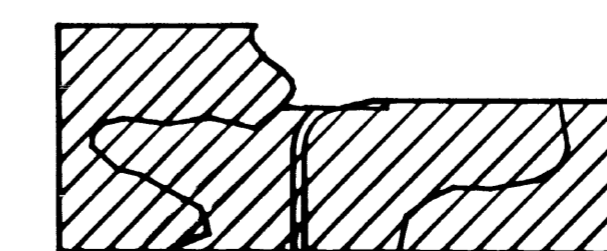
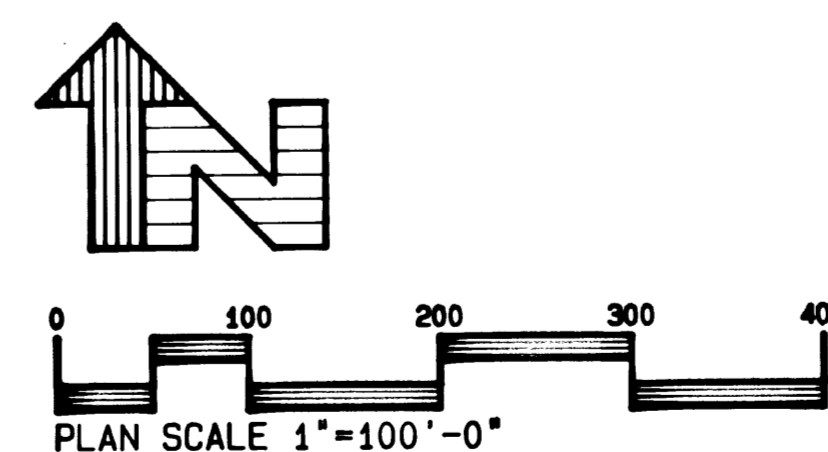
OWNER'S CERTIFICATION:  
 The undersigned, being the lawful Owner(s) of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

STATE BOARD OF AGRICULTURE BY PHILIP E. AUSTIN (Date) 1/23/85

ATTORNEY'S CERTIFICATE:  
 This is to certify that on the 23 day of January A.D., 1985 I examined the records of the Office of the Clerk and Recorder of Larimer County Colorado and established that the Owners of record to the proposed CSU Bull Farm, P.U.D. are as shown hereon as of this date.

MILTON H. LARSON, attorney

PLANNING & ZONING APPROVAL:  
 Approved by the Planning & Zoning Board of the City of Fort Collins, Colorado on this 23 day of January A.D., 1985.  
 (Secretary of Planning & Zoning Board)



KEY PLAN

CSU BULL FARM  
 A PLANNED UNIT DEVELOPMENT

Larsen Associates  
 Professional Corporation  
 Member American Institute of Architects  
 7 Clock Tower Square  
 323 South College Avenue  
 Fort Collins, Colorado 80524  
 903-484-0120

EDAW  
 Environmental Planning  
 Urban Design  
 Landscape Architecture  
 800 East Mountain Avenue  
 Fort Collins, Colorado 80524 903-484-4879

DECEMBER 5, 1984  
 REVISED JANUARY 8, 1985

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