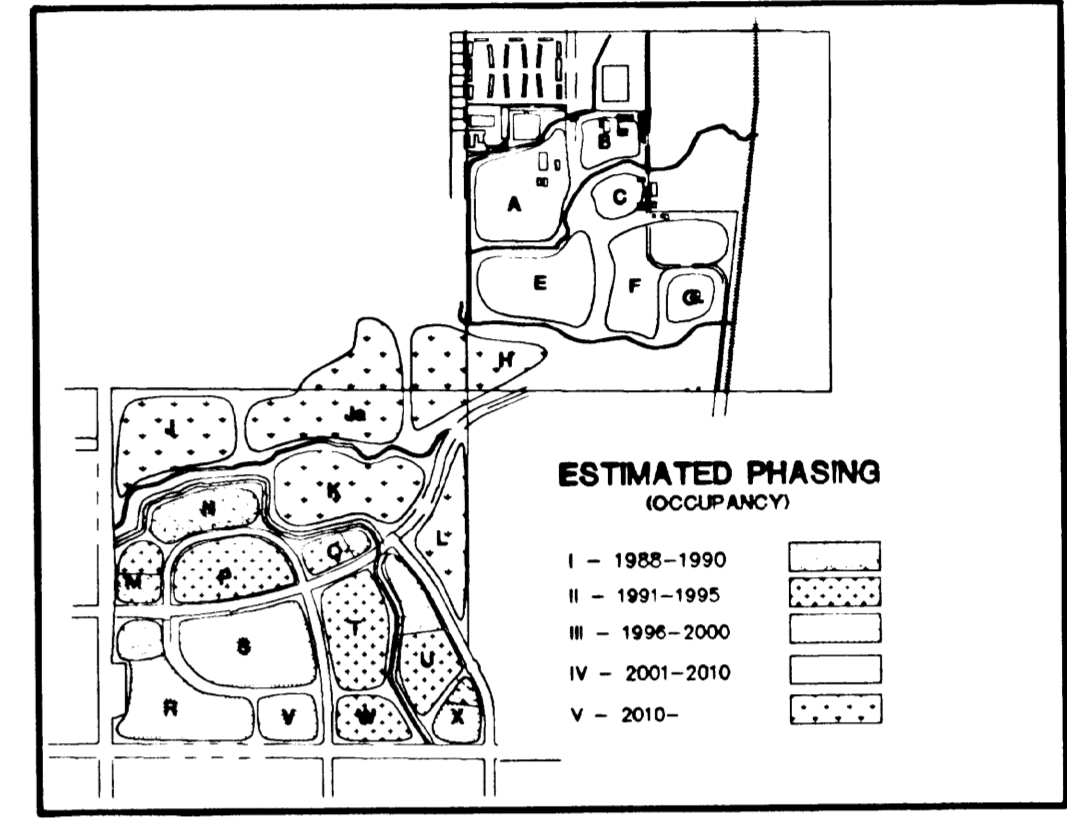
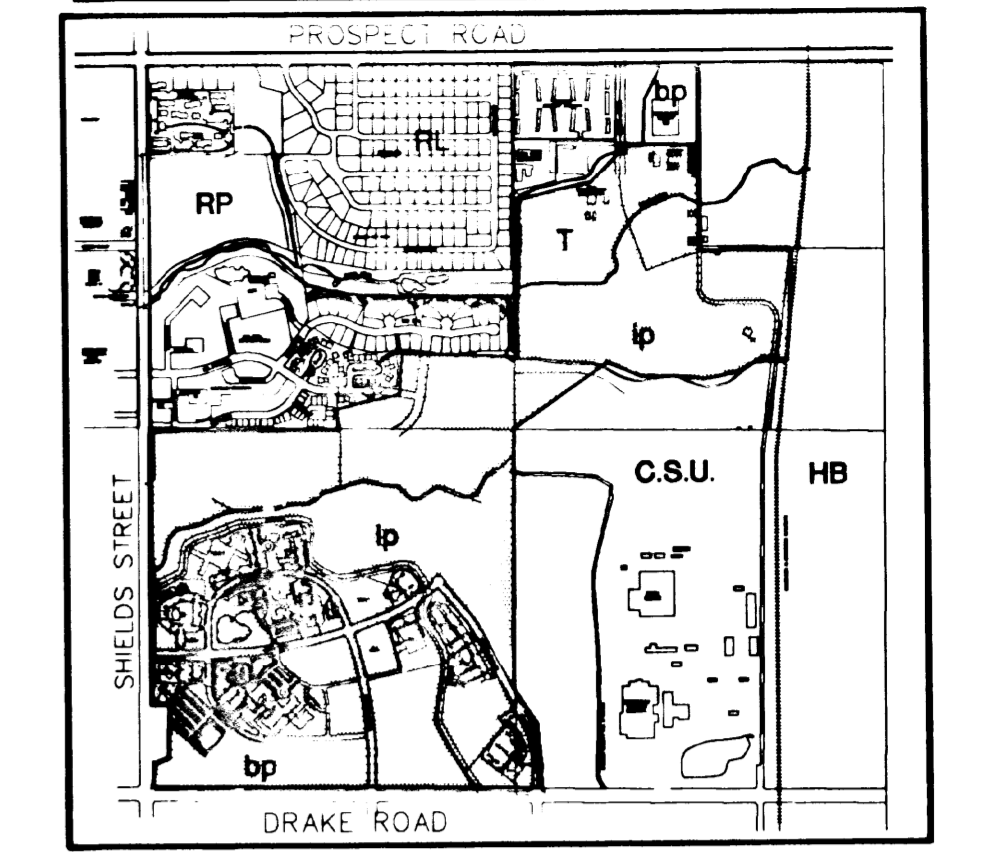


GENERAL NOTES

1. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS PLAN BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OF INFRASTRUCTURE, OR ANY OTHER LAND USES. ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE CITY'S ZONING, PLANNING, AND OTHER RELEVANT CITY POLICIES AND STANDARDS.
2. ALL PUBLIC STREETS AND PRIVATE DRIVEWAYS SHALL MEET THE CITY ENGINEER'S REQUIREMENTS, UNLESS SPECIFIC VARIANCES ARE GRANTED PRIOR TO DEVELOPMENT.
3. MAXIMUM BUILDING HEIGHT IS 40'.
4. LAND AREA ESTIMATES ARE APPROXIMATIONS. GROSS AREA IS CALCULATED TO THE CENTERLINE OF SURROUNDING STREETS. NET AREA IS CALCULATED LESS THE STREET RIGHTS-OF-WAY.
5. THE CENTRE FOR ADVANCED TECHNOLOGY IS PROPOSED TO BE A MIXED USE DEVELOPMENT WITH AN EMPHASIS ON "HIGH-TECH" (INDUSTRIAL, OFFICE, RESEARCH AND DEVELOPMENT) AND OTHER USES WITH A DIRECT RELATIONSHIP TO COLORADO STATE UNIVERSITY. THESE USES ARE INTENDED TO BE SUPPLEMENTED WITH RETAIL, RESIDENTIAL, HUMAN SERVICES, AND RECREATIONAL USES. THE LAND USE MIX REPRESENTED ON THIS OVERALL DEVELOPMENT PLAN IS A BEST ESTIMATE OF DEVELOPMENT POTENTIAL AT THIS TIME. AS CHANGES OCCUR IN THE MARKET PLACE, AS REQUIRED PUBLIC IMPROVEMENTS ARE SET, AND AS DEVELOPMENT OF THE PROJECT CONTINUES, ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUESTED.
6. NON-RESIDENTIAL LAND USE CATEGORIES INDICATED MAY INCLUDE THE FOLLOWING SPECIFIC USES:
 - * HIGH-TECH USES
 - * BIO-TECH USES
 - * LIGHT INDUSTRIAL USES, INCLUDING THE MANUFACTURING OF ELECTRONIC INSTRUMENTS, ASSEMBLY, PACKAGING OR INSTALLATIONS OF ELECTRONIC INSTRUMENTS AND DEVICES WITH ENCLOSED COMPONENT STORAGE, PREPARATION OF FOOD PRODUCTS, PHARMACEUTICAL MANUFACTURING, RESEARCH AND SCIENTIFIC LABORATORIES, AND THE LIKE.
 - * SUBJECT TO THE PERFORMANCE STANDARDS REQUIRED FOR THE LIMITED INDUSTRIAL DISTRICT:
 - * GREENHOUSES AND RELATED RESEARCH FACILITIES
 - * BANKS, SAVINGS AND LOANS, OR CREDIT UNIONS
 - * RETAIL SHOPS / COMMERCIAL USES
 - * INDOOR THEATERS
 - * RESTAURANTS
 - * HEALTH CLUBS AND / OR OTHER MEMBERSHIP CLUBS
 - * HOTELS
 - * MEDICAL CLINICS
 - * HOSPITALS
 - * OTHER HEALTHCARE FACILITIES AND CLINICS
 - * PROFESSIONAL OFFICES
 - * SIMILAR USES
7. COMMON OPEN SPACE AREAS - NOT INCLUDING OPEN SPACE AREAS OWNED BY THE CITY OF FORT COLLINS OR OTHER PUBLIC ENTITIES - ARE TO BE MAINTAINED BY AN OWNERS ASSOCIATION, OR OTHER APPROPRIATE VEHICLE DETERMINED AT THE TIME OF APPROVAL OF ADJACENT DEVELOPMENT.
8. AUTO RELATED AND ROADSIDE COMMERCIAL USES AS DEFINED IN THE LAND DEVELOPMENT GUIDANCE SYSTEM TO BE ALLOWED IN PARCELS "M", "V", AND "W".
9. RESIDENTIAL USES, AND PUBLIC OR PRIVATE COMMUNITY SERVICES, INCLUDING DAY CARE CENTERS, ARE TO BE ALLOWED AS ALTERNATIVE LAND USES IN ALL PARCELS.
10. EXACT LOCATION AND DESIGN OF STRUCTURES OVER 40' IN HEIGHT WILL BE DETERMINED AT TIME OF SPECIFIC DEVELOPMENT PLAN REVIEW.

VICINITY MAP



LAND USE BREAKDOWN

PARCEL	LAND USE	NET AREA	DWELLING UNITS	DENSITY	APPROX FLOOR AREA	NON-RESIDENTIAL FLOOR AREA RATIO
A	OPEN SPACE / RECREATION	13.4 AC				
B	OPEN SPACE / RECREATION	4.8 AC				
C	OPEN SPACE / RECREATION	4.0 AC				
D	N/A					
E	OPEN SPACE / RECREATION	8.7 AC				
F	OPEN SPACE / RECREATION	16.7 AC				
G	TRANSITIONAL	2.8 AC			25,000 SQ.FT.	4.0 : 1
H	INDUSTRIAL/OFFICE/R&D	18.3 AC			284,000 SQ.FT.	4.0 : 1
J	MIXED RESIDENTIAL	12.1 AC	77 UNITS	6.4 DU / AC		
Ja	MIXED RESIDENTIAL	13.1 AC	84 UNITS	6.4 DU / AC		
K	INDUSTRIAL/OFFICE/R&D	15.8 AC			170,000 SQ.FT.	4.0 : 1
L	INDUSTRIAL/OFFICE/R&D	8.0 AC			82,000 SQ.FT.	4.0 : 1
M	OFFICE	4.0 AC			54,000 SQ.FT.	3.2 : 1
N	ELDERLY HOUSING/HEALTH CARE / MULTI-FAMILY	7.0 AC	300 UNITS	42.9 DU / AC		
P	RESIDENTIAL	9.0 AC	182 UNITS	18.0 DU / AC		
Q	INDUSTRIAL/OFFICE	4.1 AC			50,000 SQ.FT.	3.8 : 1
R	INDUSTRIAL/OFFICE	16.0 AC			185,000 SQ.FT.	4.5 : 1
S	INDUSTRIAL/OFFICE/RETAIL	12.8 AC			190,000 SQ.FT.	3.7 : 1
T	INDUSTRIAL/OFFICE/R&D	10.5 AC			132,000 SQ.FT.	3.5 : 1
U	INDUSTRIAL/OFFICE/R&D	8.7 AC			130,000 SQ.FT.	3.3 : 1
V	RETAIL & AUTO-RELATED	4.0 AC			45,000 SQ.FT.	3.0 : 1
W	COMMERCIAL/OFFICE/AUTO-RELATED	5.0 AC			55,000 SQ.FT.	4.0 : 1
X	FINANCIAL/OFFICE/R&D	3.8 AC			50,000 SQ.FT.	3.3 : 1
	OTHER OPEN SPACE	10.5 AC				
	STREET RIGHTS-OF-WAY	19.8 AC				
TOTAL		234.3 AC	623 UNITS		1,372,000 SQ.FT.	

PLANNING AND ZONING BOARD APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS DAY OF _____ 19____.

N.A.

SECRETARY OF PLANNING AND ZONING BOARD

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I/WE ARE THE LANDLORD/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.

WITNESS OUR HANDS AND SEAL THIS _____ DAY OF _____, A.D. 19____.

BY: *N.A.* COLORADO STATE UNIVERSITY RESEARCH FOUNDATION
KATHLEEN BYINGTON, ATTEST: *N.A.* JULIE H. BRODSALL

STATE OF COLORADO: _____
COUNTY OF (LAWYER): _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 19____, BY KATHLEEN BYINGTON, AS PRESIDENT AND BY JULIE H. BRODSALL, AS CORPORATE SECRETARY / TREASURER, FOR COLORADO STATE UNIVERSITY RESEARCH FOUNDATION.

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, A.D. 19____.

MY NOTARIAL COMMISSION EXPIRES _____.

N.A.

NOTARY PUBLIC
ADDRESS: _____
CITY, STATE, ZIP CODE: _____

MINOR AMENDMENT
APPROVED
JANUARY 21, 1999

AMENDED OVERALL DEVELOPMENT PLAN CENTRE FOR ADVANCED TECHNOLOGY

FORT COLLINS COLORADO
INCLUDING A PORTION OF WINDTRAIL ON SPRING CREEK O.D.P.

- FINAL ALIGNMENT OF CENTRE AVENUE.
- CHANGES IN CONFIGURATION OF PARCELS A, B, C, E, F, & H.
- INCORPORATES THE MINOR AMENDMENT REMOVAL OF TRACT I - JUNE 1998.



MINOR AMENDMENT

DATE: 1 / 19 / 99
JOB NO.: R98-028
DRAWN: CM
CHECKED: _____
REVISED: _____

