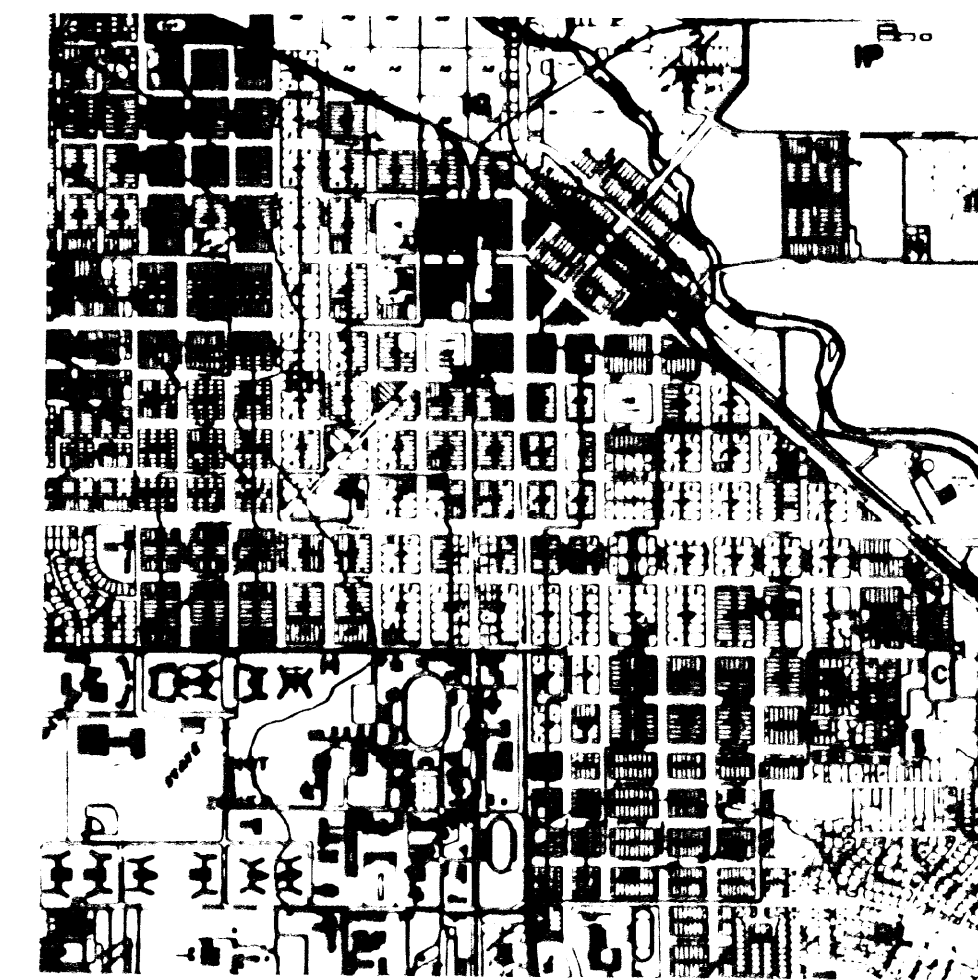


SITE DATA

Gross Area	210,300 SF	4.82 Acres
Net Area	170,300 SF	2.75 Acres
Phase 1		
Description	Maximum Gross Floor Area	
Supermarket	48,000 SF	
Retail	7,700 SF	
Office	6,500 SF	
Structured Parking		
TOTAL	62,200 SF	
Maximum Building Height	30 Feet	
Percentage of Open Space	30-35%	To Gross Area Coverage
Phase 2		
Description	Maximum Gross Floor Area	
Residential	150,000 SF	
Structured Parking		
Residential Data		
Classification	Apartments or Condominiums	
Unit Types	One, Two, or Three Bedrooms	
Maximum Building Height	120 Feet from street grade	
Density		
Gross	43.3 DU/AC (22.31 AC)	
Net	76.3 DU/AC (11.31 AC)	

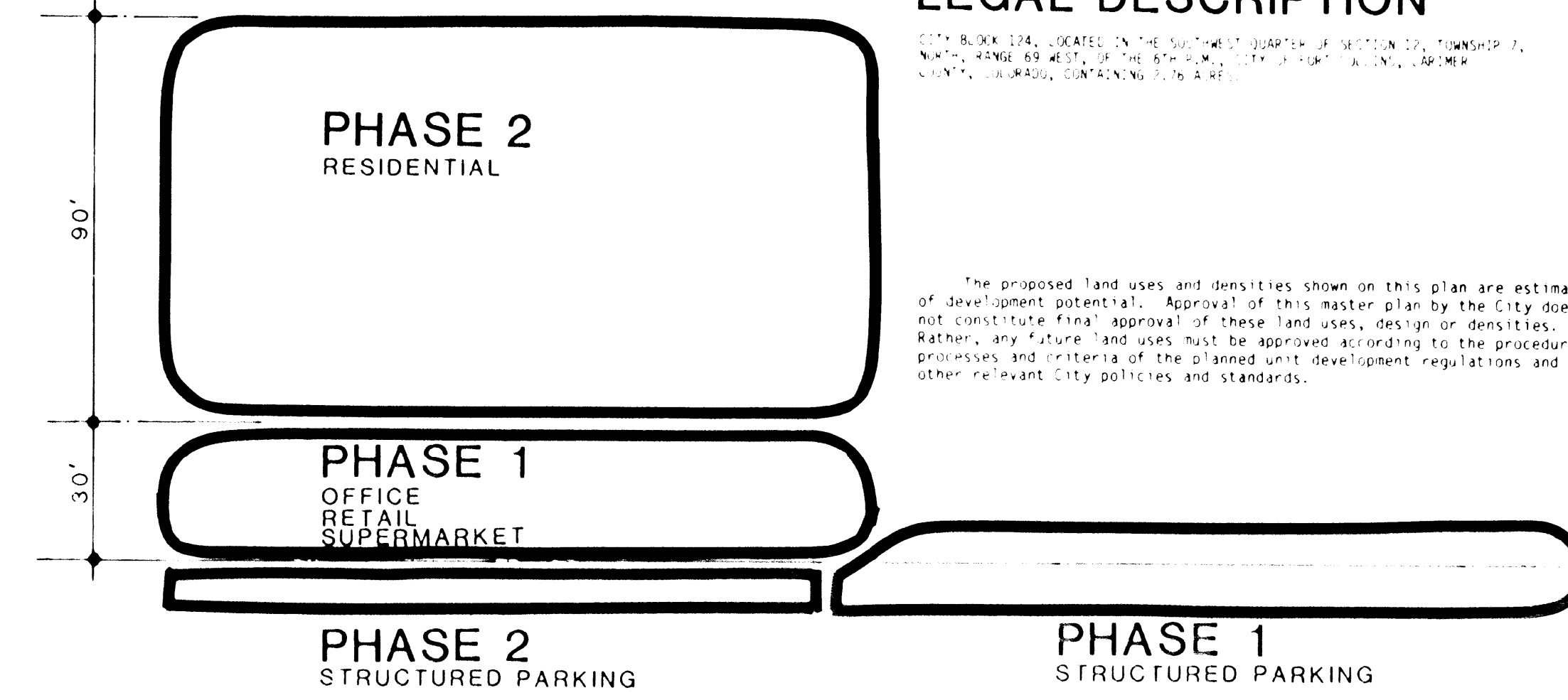


VICINITY MAP

LEGAL DESCRIPTION

CITY BLOCK 124, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7, NORTH RANGE 68 WEST OF THE STATEWIDE CONTINENTAL DIVISION, PARKER COUNTY, COLORADO, CONTAINING 2.75 ACRES.

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.



Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 24th day of June, A.D., 1985.

Heidi M. Johnson
Secretary of Planning and Zoning Board

The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

W.S. Johnson (signed)
W.S. Johnson, President, United Bank of Fort Collins

THIS IS TO CERTIFY THAT ON the 18 day of June, 1985, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S., 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

Richard Barnhart
ADDRESS: 315 Canyon Ave
Fort Collins, Co.
REGISTRATION NO. 41833

- ### LEGEND
- PEDESTRIAN ROUTE
 - ↔ FULL TURNING MOVEMENT
 - ↔ SERVICE VEHICLE ACCESS
 - ↗ RIGHT IN - RIGHT OUT TURNING MOVEMENT
 - ⊕ EXISTING SIGNALIZED INTERSECTION

MASTER PLAN

ROBINSON PERSAL PLAZA

PUD

DATE MAY 6, 1985
JOB NO 46200
DRAWN T.O.
CHECKED
REVISED JUNE 4, 1985

ZVFK
ARCHITECTS PLANNERS

1000 10th Street
Suite 200
Fort Collins, CO 80524
970-221-1105