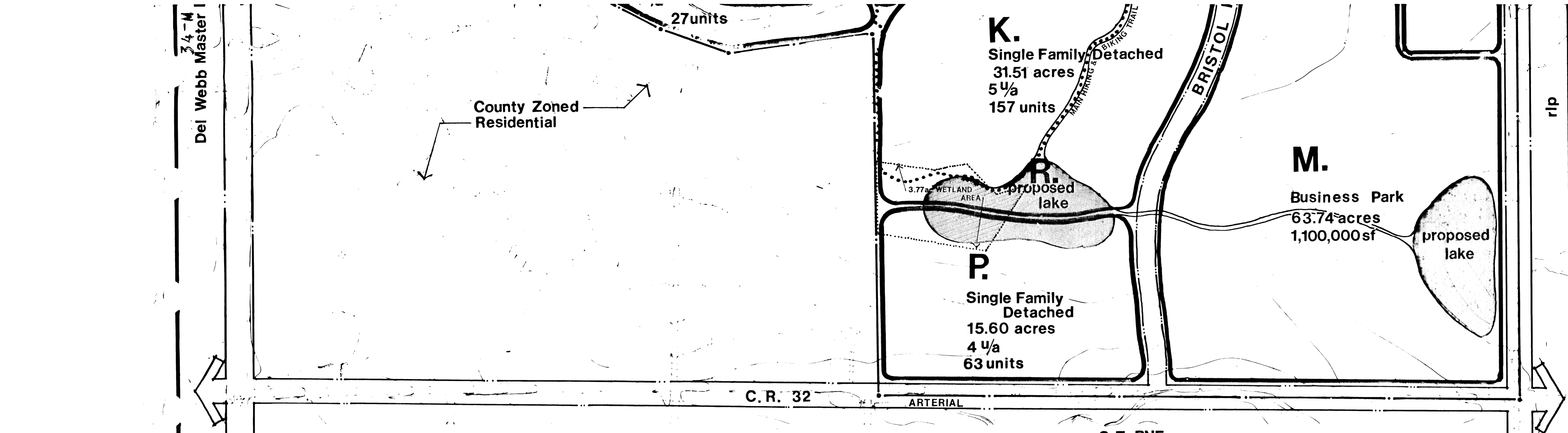


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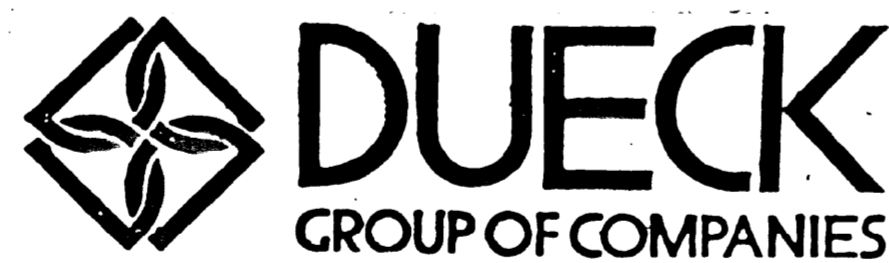
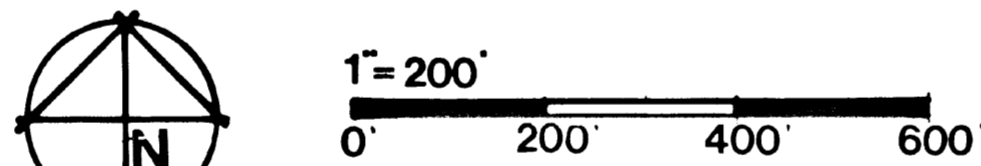


ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS

ADMINISTRATIVE CHANGE
Add church use as accessory use
within Tract B Approved 7-30-90
KWH/STORY

INTENDED USAGE	ACREAGE	UNITS	DENSITY
A SINGLE FAMILY DETACHED	28.28	142	5
B SINGLE FAMILY DETACHED	30.14	150	5
C SINGLE FAMILY DETACHED	18.33	92	5
D NEIGHBORHOOD RETAIL CENTER	13.82		150,000SF
E SINGLE FAMILY DETACHED	40.38	200	5
F SINGLE FAMILY DETACHED	28.78	115	4
G BUSINESS SERVICE & AUTO-RELATED COMMERCIAL	5.40		70,000SF
H SINGLE FAMILY ATTACHED	6.38	57	9
J CITY PARK	11.48		
K SINGLE FAMILY DETACHED	31.51	157	5
M BUSINESS PARK	63.74		1,100,000SF
N REGIONAL SHOPPING CENTER	18.83		250,000SF
O SINGLE FAMILY DETACHED	9.15	27	3
P SINGLE FAMILY DETACHED	15.60	63	4
R WATER & RECREATION	68.50		
S MULTI-FAMILY	6.5	78	12
COLLECTOR & ARTERIAL R.O.W.	29.48		
TOTAL ACREAGE	426.3		
TOTAL DWELLING UNITS		1081	

PROVINCETOWNE Master Land Use Plan



signatures

notes

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I AM THE LAWFUL OWNER OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

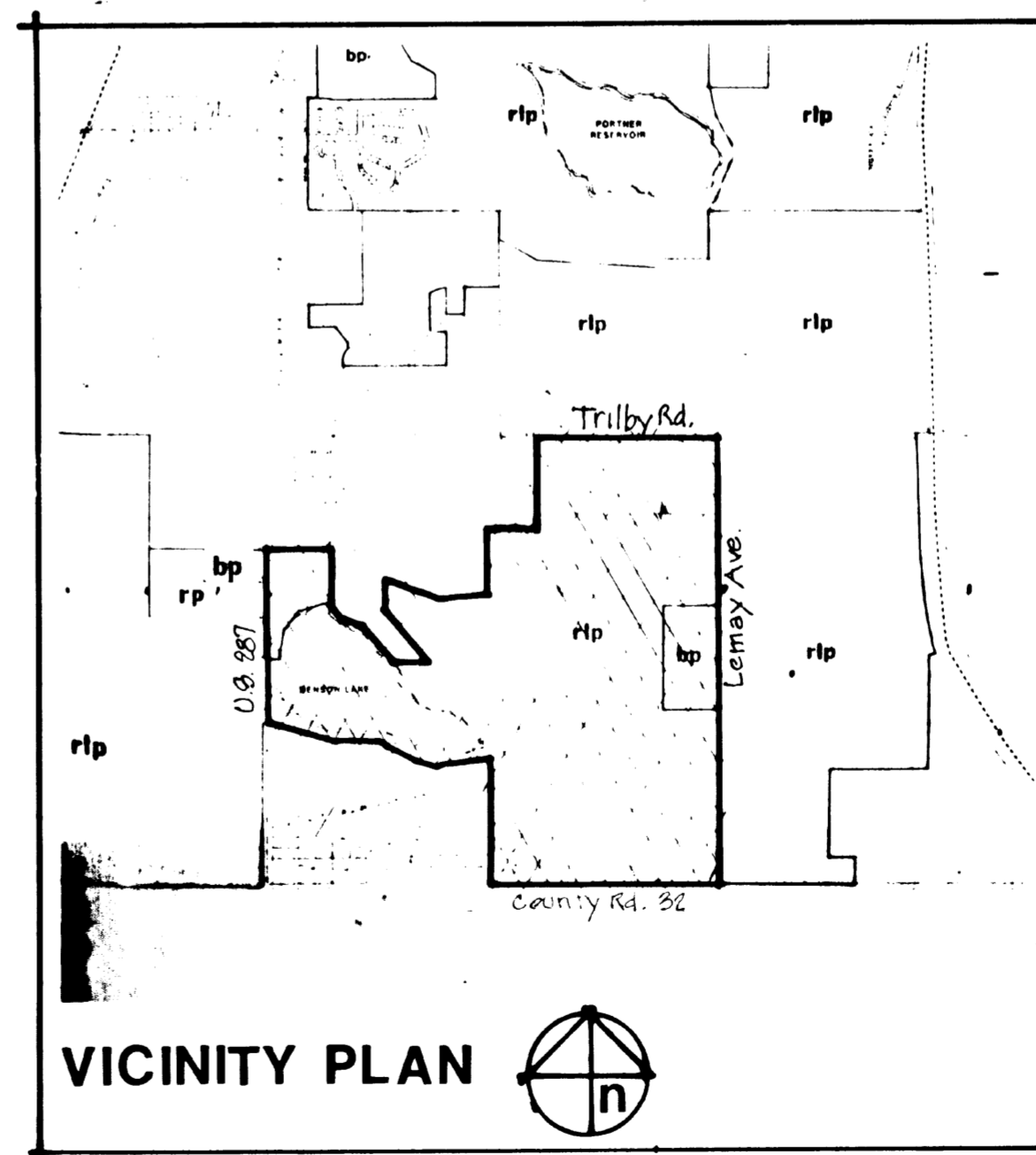
Jim Deard (SIGNED)
OWNER

January 5/88 (DATE)

PLANNING APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS *October 26th* **DAY** *1987* **A.D., 1987.**

Walter J. ...
SECRETARY

- This Master Plan is an amendment to the original overall Provincetowne Master Plan approved 11/82 and the Centretech Park at Provincetowne Master Plan approved 1/85.
- Existing zoning: rlp & bp.
- All streets and access points to collectors arterials will be designed to City standards.
- It is anticipated that an overall Association for maintenance of open space, lakes, and private drives, parking lots and islands will be established.
- The owner shall cooperate with all legally adopted and applicable rules and regulations of all state, federal, and or local agencies having jurisdiction regarding requirements for treatment, prevention or mitigation of natural wetland areas and/or wildlife areas.
- A system of pedestrian and bike way trails will be incorporated into the overall project.
- Land areas are approximate and subject to final determination at the P.U.D. stage.
- No building will exceed 40' In height.
- 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.
- As part of the approval process, the developer shall comply with all then existing, applicable, regulations regarding wetlands and/or wildlife habitat areas (including submission of such environmental studies as may be required under such regulations) provided, however, that the developer may, without such compliance, undertake repairs and renovation of the reservoir dam as may be required by the State Engineer. To the extent required by law, with the submittal of a preliminary plan for Tracts O, G, S, R, and H, encompassing the perimeter of the lake, the applicant shall prepare a wildlife fisheries report for Fairport Reservoir, and that this report be made available for public inspection and comment, and that any additional wetland areas designated by the Department of the Army Corps of Engineers be placed on the Master Plan. In the event that the wildlife and fisheries report for Fairport Reservoir, as specified herein, demonstrates environmental enhancement or mitigation by other areas, then the four proposed lakes depicted on the Master Plan shall be considered. The above referenced report shall include the following information:
 - An assessment of existing conditions, habitat and species that utilize the Reservoir.
 - An assessment of potential effects of the proposed land uses and design around the Reservoir.
 - A plan for mitigation of significant adverse effects on wildlife habitat areas used by existing wildlife species.



legal

That portion of Section 13, Township 6 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado being more particularly described as follows:
Containing the West line of the Northwest Quarter of said Section 13 so bearing North 89°37'30" West and with all bearings contained therein relative thereto.
Beginning at the West Quarter corner of said Section 13, thence South 89°48'47" East, 50.00 feet to a point on the Easterly Right-Of-Way of U.S. Highway 807; thence along said Right-Of-Way of U.S. Highway 807 South 89°37'30" East, 673.06 feet to the West line of said Section 13; thence North 89°45'10" East, 1945.68 feet along said Right-Of-Way; thence South 89°37'30" East, 873.06 feet to the West line of said Section 13; thence West, 967.12 feet to the Southwest corner of that certain tract of land described in deed recorded in Book 1118-123 of records of said county; thence along the Southerly line of said Book and Page the following feet (1st course and distance, South 89°37'30" East, 128.39 feet, South 79°36'00" East, 138.94 feet, South 67°38'40" East, 128.39 feet, South 15°55'48" East, 128.39 feet; the Southerly line of said tract of land described in deed recorded in Book 1118-123 of records of said county; thence along the Southerly line of said tract of land described in deed recorded in Book 1118-123 of records of said county; thence along the Southerly and Southerly line of said Book and Page South 61°35'48" East, 128.39 feet, South 37°57'30" East, 392.82 feet to the South line of the Northwest Quarter of said Section, thence along said line South 89°36'00" East, 219.87 feet to the Southeast corner of that certain tract of land described in deed recorded in Book 1271, Page 182 of records of said county; thence along the Southerly and Southerly line of said tract the following feet (1st course and distance, North 33°53'00" East, 650.42 feet, North 88°49'40" East, 222.40 feet, South 72°47'00" East, 367.38 feet, South 89°16'00" East, 181.12 feet, South 76°16'30" East, 384.74 feet, North 88°29'40" East, 852.74 feet to the West line of the Northwest Quarter of said Section 13, thence along said line North 88°18'20" West, 748.39 feet to the South line of the Northwest Quarter of said Section, thence along the South line of said Subdivision, South 89°49'20" East, 400.00 feet thence North 89°18'20" West, 193.66 feet to a point on the South Right-Of-Way of an existing County Road, said point being 30.00 feet South of the North line of the Northwest Quarter of said Section 13, thence along said Right-Of-Way, parallel with and 30.00 feet West of said North line of the Northwest Quarter South 89°17'30" East, 2073.23 feet to a point on the West Right-Of-Way of an existing County Road said point being 30.00 feet West of the North line of the Northwest Quarter of said Section 13, thence along said Right-Of-Way, parallel with and 30.00 feet West of said North line of the Northwest Quarter South 89°17'30" East, 2073.23 feet to the West line of the Northwest Quarter of said Section 13, thence along the East line of the Northwest Quarter of said Section 13, course and distance, South 89°34'00" East, 628.45 feet to the beginning of a tangent curve concave to the North, having a central angle of 68°47'50" and a radius of 2050.00 feet; thence along the arc of said curve, 236.78 feet; thence tangent from said curve, North 89°38'00" West, 524.00 feet, South 89°38'00" West, 601.00 feet; thence North 89°44'17" West, 440.00 feet to the West boundary line of Victoria Station as monumented in the field; thence along the Southerly and Southerly boundary of said Victoria Station as monumented in the field the following feet (1st course and distance, North 89°48'23" West, 1456.91 feet, South 89°05'24" West, 613.94 feet, North 89°48'23" West, 640.00 feet, South 89°05'24" West, 299.14 feet, South 89°48'23" West, 644.00 feet, North 79°08'24" East, 412.00 feet to the West Right-Of-Way of U.S. Highway No. 807; thence along said West Right-Of-Way, North 89°47'00" East, 101.10 feet to the West Point of Beginning, said tract contains 436.83 acres. Subject to all existing easements and Rights-Of-Way of record.

G
GEORGE HATTMAN INC.
ARCHITECTS/PLANNERS
CONSTRUCTION MANAGEMENT
135 West Swallow Road
Fort Collins, CO 80525
(903) 223-7335
AUG. 5 1987
REVISED: DEC 13, 1987

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