

ADMINISTRATIVE CHANGE to update plan to location of existing proposed site for residential use approved 8/16/92 SA Clark flnr

RICHARDS LAKE  
Parcel Size: 184 acres  
Existing Zoning: rlp  
Maximum Height of All Structures: 40 feet

LAND USE CHART

Parcel	Acres	Number/Type of Use	Density
A	2.5	8 single family homes	3/acre
B	10	38 single family homes	4/acre
C	3	15 single family homes	3/acre
D	6	36 single family homes	6/acre
E	5	15 single family homes	3/acre
F	9	36 single family homes	4/acre
G	9	54 single family homes	6/acre
H	21	126 single family homes	6/acre
I	10	elementary school	N/A
J	8	city park	N/A
K	8	72 single family homes	9/acre
L	9	72 single family homes	8/acre
M	7	84 townhomes	12/acre
N	5	90 apartments	18/acre
O	5	90 apartments	18/acre
P	7.5	commercial (1)	N/A
Q	7.5	commercial or 135 apartments (2)	18/acre
R	26	156 single family homes	6/acre
Misc.	10	open space excluding park major streets	N/A
Misc.	9.5		N/A

TOTAL 184 892 or 1027 total units 4.8 to 5.6/acre

- (1) If only Parcel P is developed as commercial, the uses included would be those associated with a convenience center with an estimated floor area of 81,675 square feet.
- (2) If both Parcels P and Q are developed as commercial, the uses included would be those associated with a neighborhood center, such as a grocery store and would have an estimated floor area of 163,350 square feet.

Overall density: 4.8 to 5.6 units/acre (depending on development of Parcel Q)

Gross density (including residential areas only): 6.1 to 7.0 units/acre

OWNERS SIGNATURE

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.

BY: Max Hoffman (signed)  
Max Hoffman

The foregoing instrument was acknowledged before me this 5th day of October, A.D., 1986 by Max Hoffman.

Witness my hand and official seal.

W. D. - E. J.  
My commission expires \_\_\_\_\_

Marie C. Langley  
Notary Public  
Address: 222 West Myrtle  
Fort Collins, CO 80524  
City, State ZIP

ATTORNEY'S SIGNATURE

This is to certify that on the 27 day of September, 1986 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.

[Signature]  
Address: 111 W. Myrtle  
Fort Collins, CO 80524  
Registration No. 1592

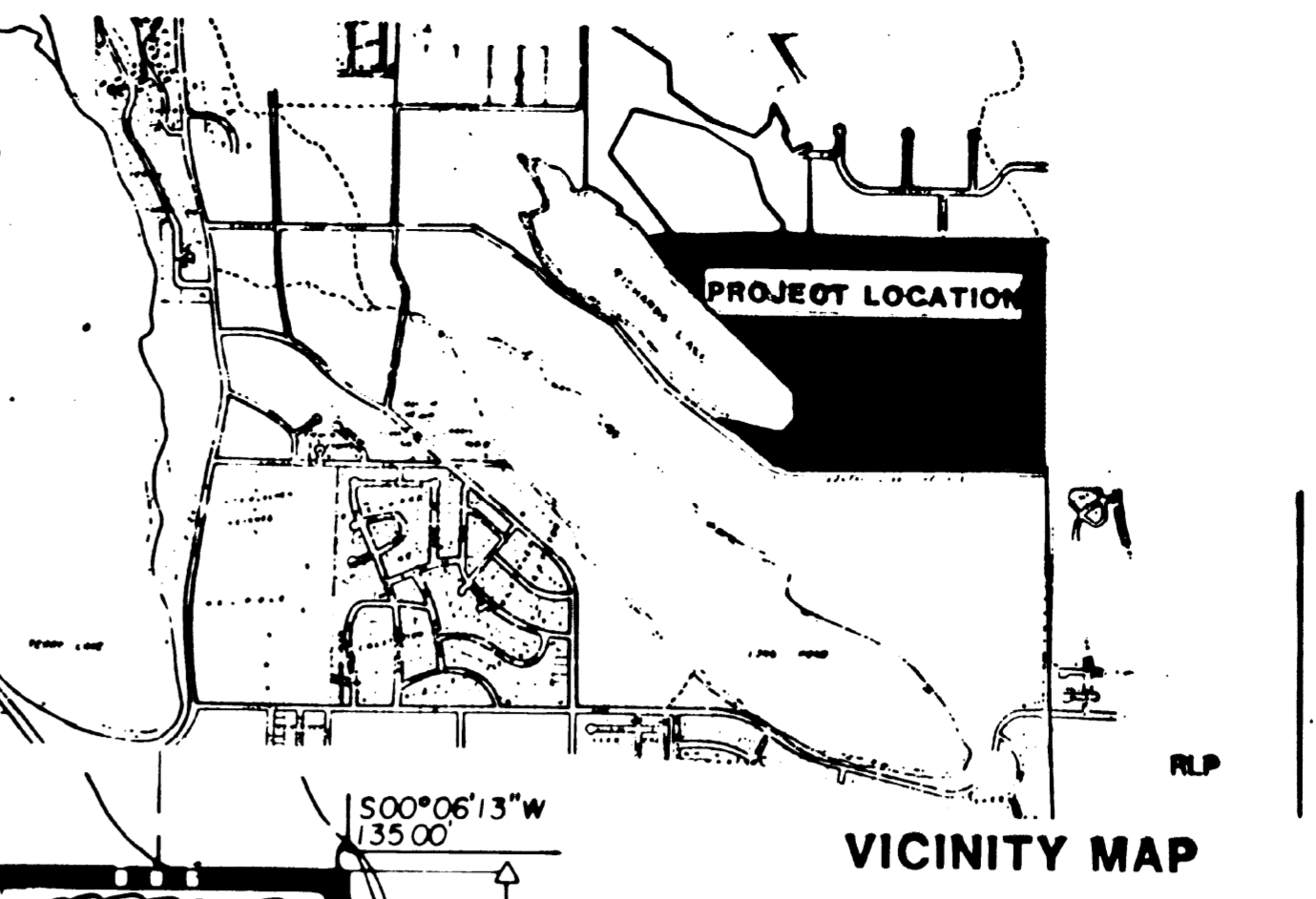
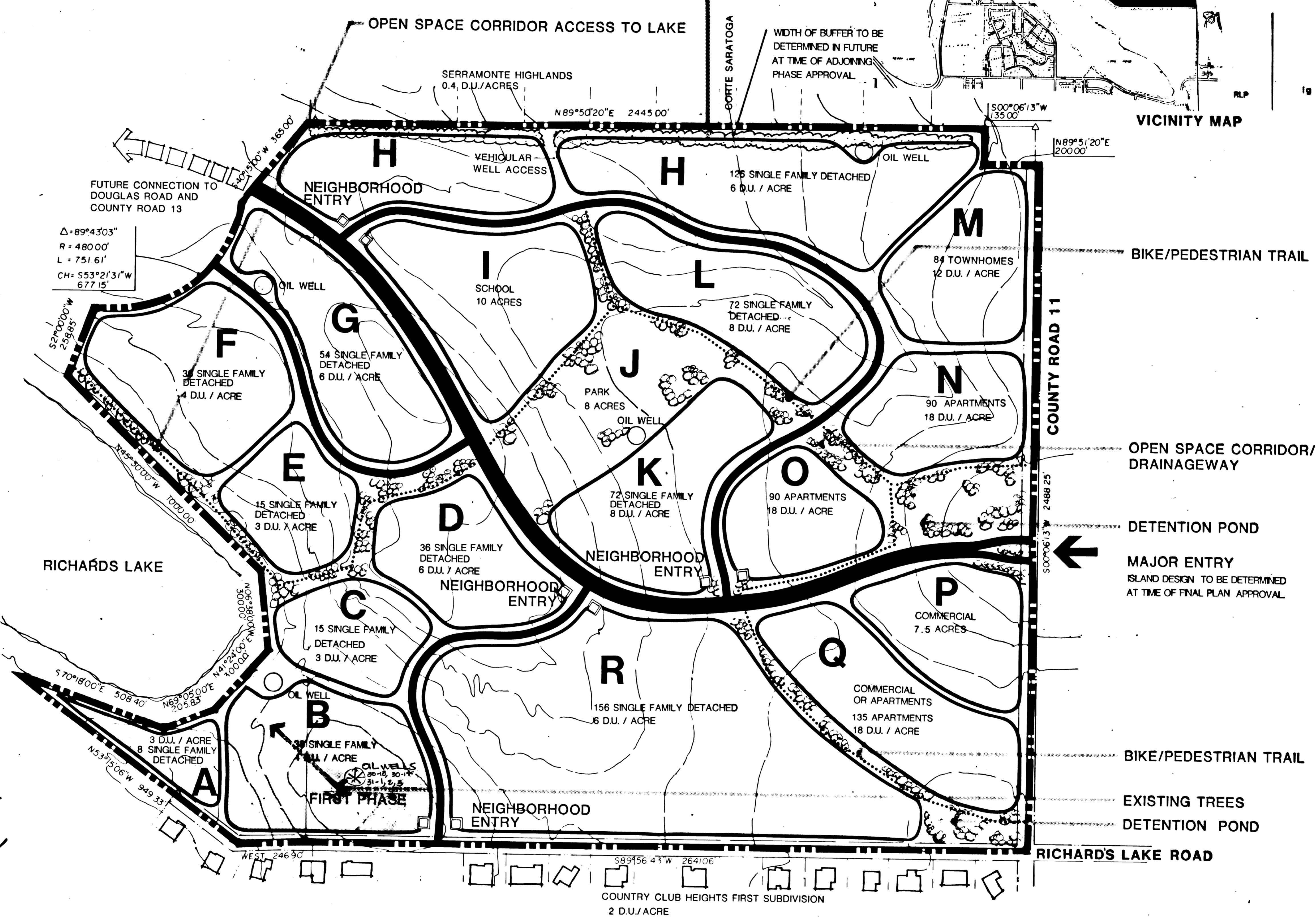
PLANNING & ZONING BOARD APPROVAL

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 27 day of October, A.D. 1986.

[Signature]  
Secretary of Planning and Zoning Board

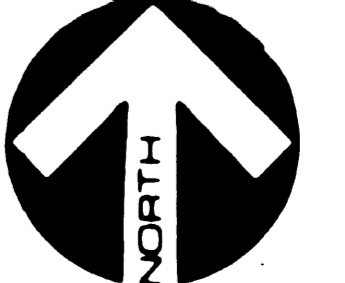
The proposed land uses and densities shown on this plan are estimates of development potential. Approval of this Master Plan by the City does not constitute final approval of these land uses, design, or densities. Rather, any future land uses must be approved according to the procedures, processes, and criteria of the Planned Unit Development Regulations and other relevant City policies and standards.

LANDSCAPE BUFFER W/ BERMING AND PLANT MATERIAL.



RICHARDS' LAKE PROPERTY FORT COLLINS, COLORADO

MASTER PLAN



0 100 200 400  
JOB # 86037.10  
DATE: 5 SEPT. 1986