



ATTORNEYS CERTIFICATE
 ATTORNEY'S CERTIFICATE
 THIS IS TO CERTIFY THAT ON THE 18 DAY OF SEPTEMBER, 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.
 David L. Woodson
 ADDRESS: 2200 E 12TH AVENUE
 DENVER, COLORADO
 REGISTRATION NO. 7647

SITE DEVELOPMENT DATA

REDWOOD VILLAGE COMMONS - MASTER PLAN

LAND USE	AREA	SQ. FT.	PERCENT
AREA:	10.497 ACRES	457249.32 S.F.	100%
PHASE ONE:	4 ACRES	174240 S.F.	38%
MULTI-FAMILY:	3.95 ACRES	172356.23 S.F.	37.5%
OFFICE/WAREHOUSE:	2.54 ACRES	110653.09 S.F.	24.5%
SHOWROOM/RETAIL:			
ANTICIPATED FLOOR AREA		31000 S.F.±	

- NOTES:**
- 1. ALL VEHICLE ACCESS TO MEET CITY OF FORT COLLINS PUBLIC STREET STANDARDS
 - 2. THE DEVELOPER AGREES TO INTEGRATE ALL PHASES OF THE MASTER PLAN BY WAY OF LANDSCAPING, SIDEWALKS & OTHER ACCESSORIES.

- REVISIONS:**
- 1. 27.05 REMOVED BUILDING & PARKING AREAS ADDED TO UTILTY EXPOSEMENT. SEE NOTE & PHASE II CHANGED NO. OF UNITS/ACRE
 - 2. 9.5.85 ADDED NOTES

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.

Jay Lee Swanson SIGNED 9/18/85 DATED 9/18/85
 MORTGAGE BANKING INC SERVICE COOPERATIVE SIGNED 9/18/85 DATED 9/18/85

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, THE 25 DAY OF SEP, 1985.

SECRETARY DATED

MASTER PLAN - REDWOOD VILLAGE COMMONS

SCALE 1"=50' 0"

THE PROPOSED LAND USES & DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS MASTER PLAN BY THE CITY OF FORT COLLINS DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DENSITY OR DEVELOPMENT. RATHER, ANY FUTURE LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES & CRITERIA OF THE PLANNED UNIT DEVELOPMENT REGULATIONS & OTHER RELEVANT CITY POLICIES & STANDARDS.

SUTTER architects/planners
 420 South Howes No. 107
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 (303) 493-5191

**MASTER PLAN
 REDWOOD VILLAGE COMMONS
 FORT COLLINS, COLORADO**

DATE: 8-5-85
 REVISIONS:
 1. 8-7-85
 2. 9-12-85

Drawn by: EJM

**MASTER PLAN
 REDWOOD VILLAGE
 COMMONS**

sheet: 1
 of: 1
 project number: 104-01-85