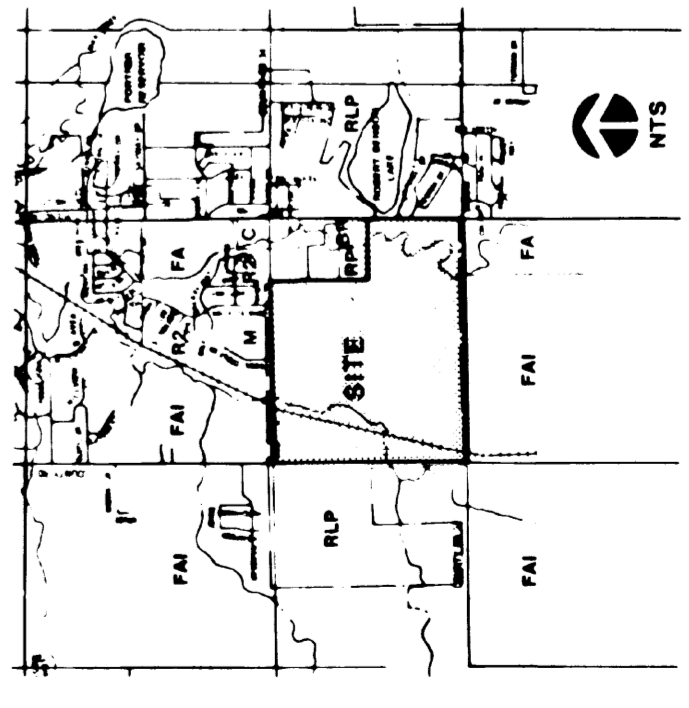


LAND USE SUMMARY

USE	ACREAGE	UNITS	DENSITY DU/AC	% OF TOTAL
RESIDENTIAL				
SINGLE FAMILY DETACHED	61.01	306	5	10.95
	72.59	290	4	13.04
	26.36	185	7	4.73
SINGLE FAMILY DETACHED (MANUFACTURED)	54.54	327	6	9.79
	28.90	202	7	5.19
SINGLE FAMILY ATTACHED	19.05	343	9	3.42
MULTIFAMILY	28.60	343	12	5.13
	29.20	263	9	5.24
	19.00	176	9	3.52
SUBTOTAL	339.85	2283	6.7	61.01
NON-RESIDENTIAL				
OFFICE/RESEARCH & DEVELOPMENT	21.20	381	18	16.70
	76.75	1378	18	60.34
SCHOOL / PARK SITE	10.66	192	18	8.41
NEIGHBORHOOD RETAIL	20.30	364	18	16.00
CONVENIENCE CENTER / OFFICE	15.32	275	18	12.05
RECREATION / HEALTH CENTER	15.90	285	18	12.48
	8.62	155	18	6.80
DETENTION POND	3.70	066	18	2.91
RAILROAD ROW	26.00	467	18	20.46
PERMETER ARTERIAL ROW (EXCLUDES HWY. 287)	16.60	298	18	13.05
PUBLIC SERVICE CO SUBSTATION	1.90	034	18	1.49
GAS VALVE STATION	0.20	006	18	0.26
SUBTOTAL	217.15	3899	4.1	100%
TOTAL	557.00	2283	4.1	100%

VICINITY MAP



GENERAL DEVELOPMENT NOTES

1. The building shall be constructed in accordance with the applicable codes and regulations of the City of Fort Collins.
2. Maintenance of street medians and open spaces shall be the responsibility of the property owner.
3. Existing zoning shall apply.
4. Easements shall be provided in the open spaces.
5. All utilities are to be installed in accordance with applicable codes.

ANTICIPATED USES

- Neighborhood Retail**
1. All uses permitted in RL, Limited Business District under the Zoning Regulations of the City of Fort Collins, Colorado, including but not limited to:
 - Outdoor storage
 - Commercial auto parking for
 - Adult entertainment establishments, theaters, and bookstores
 - Electronic game centers
 - Office/research and development
 - Hotels, savings and loan finance companies, banks, and private financial institutions
 - Churches
 - Public and private educational and technical schools
 - Office buildings as defined in the City of Fort Collins Zoning Regulations, Limited Industrial District, Section 16.2.1, Paragraph A, Item 1.
 - Medical and dental offices
 - Administrative and executive offices
 - Professional offices
 - Medical offices
 - Pharmacy
 - Standalone fast-food restaurants.
 - Specialty retail.
 2. Convenience Center/Office
 3. Retail uses as described under the neighborhood retail uses in the City of Fort Collins Zoning Regulations.
- Neighborhood Office**
1. Single family dwellings detached.
 2. Single family dwellings attached.
 3. Churches, fire stations, and libraries.
 4. Accessory structures, including recreation facilities (non-profit).
 5. Single family detached (manufactured).
 6. Single family detached (attached component) (homes includes mobile homes).
 7. Churches, fire stations, and libraries.
 8. Accessory structures, including recreation facilities (non-profit).
 9. Single family dwellings detached.
 10. Single family dwellings attached.
 11. Single family attached (detached component) or to-subset ownership.
 12. Churches, fire stations, and libraries.
 13. Accessory structures, including recreation facilities (non-profit).
 14. Attached apartments.
 15. Attached townhomes or condominiums.
 16. Churches, fire stations, and libraries.
 17. Accessory structures, including recreation facilities (non-profit).
 18. Member ship clubs.
 19. Recreation facilities (profit or non-profit).

EDAW Inc.
Robb and Brenner Inc.
Taranto, Stanton & Tagge

0 100 200 400 600 800 1000
5 September 1984

MASTER LAND USE PLAN

DEL WEBB PROPERTY
Fort Collins, Colorado