

- AREA 'A' - RIDGEWOOD HILLS; AREA PROPOSED BY THIS APPLICATION
- AREA 'B' - SEPARATE OWNERSHIP; AMMENDMENTS MAY BE REQUESTED BY OTHERS
- AREA 'C' - SEPARATE OWNERSHIP; AMMENDMENTS MAY BE REQUESTED BY OTHERS

GENERAL NOTES

1. THE DEL WEBB ODP IS PROPOSED TO BE A MIXED USE DEVELOPMENT PROVIDING NEIGHBORHOOD AND/OR CONVENIENCE RETAIL, BUSINESS SERVICE, OFFICE, RESEARCH AND DEVELOPMENT, RESIDENTIAL, HUMAN SERVICE, AND RECREATIONAL USES. THE LAND USE MIX REPRESENTED ON THIS MASTER PLAN IS A BEST ESTIMATE OF DEVELOPMENT POTENTIAL AT THIS TIME. AS CHANGES OCCUR IN THE MARKET PLACE, AS REQUIRED PUBLIC IMPROVEMENTS ARE DEFINED, AND AS DEVELOPMENT OF THE PROJECT CONTINUES, ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUESTED.
2. All public streets will be designed to meet or exceed City standards, unless variances are granted to allow a reduction in City standards.
3. Common open space areas are to be maintained by owners associations, or other appropriate vehicle determined at the time of approval of adjacent development.
4. Drainage improvements to be designed at the time of development are to be consistent with any adopted basin studies affecting the subject properties.
5. Parcels designated for non-residential land use categories indicated may include, but are not limited to the following uses:
 - Business Services
 - Neighborhood Convenience Uses
 - Auto Related and Roadside Commercial Uses (subject to specific P&Z review)
 - Neighborhood Shopping Center Uses
 - Grocery Stores
 - Department Stores
 - Drug Stores
 - Retail Shops
 - Offices
 - Indoor Theater
 - Standoff Fast Food Restaurants
 - Health Clubs
 - Hotels
 - Medical Offices and/or Clinics
 - All uses permitted in the B.L. Limited Business Zone except:
 - Auto sales and repair
 - Outdoor storage
 - Commercial auto parking lots
 - Adult amusement establishments
 - Pinball arcades and/or electronic game centers.
 - Similar Uses
6. Single family or multi-family Residential Uses, Churches, Schools, and Public or Private Community Services, including Day Care Centers, are to be allowed as alternative and uses in all parcels at Ridgewood Hills, as approved by the Planning & Zoning Board with specific P.U.D.s.
7. 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 further land uses must be approved according to the procedures, processes and criteria of the planned unit development regulations, rezoning, or other relevant City policies and standards.
8. No building may exceed 40' in height except by specific review through the LDC.
9. Existing zoning in R.P.

PROPERTY DESCRIPTION

PARCEL ONE: That portion of the East Half of the Southeast Quarter of Section 14, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado described as follows:

Commencing at the Southeast corner of said Section 14; thence along the South line of said East Half of the Southeast Quarter of Section 14 South 89°29'00" West 50.00 feet to the TRUE POINT OF BEGINNING, said point being on the Westerly right-of-way line of State Highway No. 287 as recorded in Book 1057, Page 548 records of said County; thence along said South line of the East Half of the Southeast Quarter of Section 14 South 89°29'00" West 1259.25 feet; thence along the West line of said East Half of the Southeast Quarter of Section 14 North 00°19'42" East 2659.72 feet; thence along the North line of said East Half of the Southeast Quarter of Section 14 North 89°07'30" East 1262.40 feet to the Northwest corner of a tract of land described in Book 1945, Page 893 records of said County; thence along the Westerly and Southerly line of said tract the following five (5) courses and distances: (1) South 00°17'09" West 628.68 feet; (2) South 03°16'14" West 189.30 feet; (3) South 00°25'24" West 83.50 feet; (4) South 00°17'09" West 483.00 feet; (5) South 89°42'51" East 25.03 feet to the West right-of-way line of State Highway No. 287 as recorded in Book 1057 at Page 548, records of said County; thence along said West right-of-way line South 00°17'09" West 1272.88 feet to the TRUE POINT OF BEGINNING.

Containing 77.11 acres, more or less.

PARCEL TWO: That portion of the West Half of Section 14, Township 6 North, Range 69 West of the 6th P.M., Larimer County, Colorado described as follows:

Beginning at the Southwest Corner of said Section 14; thence along the West line of said Section 14 North 00°30'28" East 5282.45 feet to the Northwest corner of said Section 14; thence along the North line of said Section 14 North 89°54'21" East 300.00 feet to the West boundary line of that certain 2.00 acre parcel of land described in Deed recorded in Book 1534, Page 138 records of said County; thence along the West, South and East boundary line of said 2.00 acre parcel of land the following three (3) courses and distances: (1) South 01°06'39" East 285.16 feet; (2) North 89°54'21" East 295.16 feet; and (3) North 01°06'39" West 295.16 feet to said North line of Section 14; thence continuing along said North line of Section 14 North 89°54'21" East 1648.86 feet; thence South 07°00'00" West 2570.82 feet; thence South 89°04'48" West 246.27 feet; thence South 03°54'17" West 2570.80 feet to the South line of said Section 14; thence along said South line of Section 14 South 89°21'02" West 1861.34 feet to the POINT OF BEGINNING.

Excepting therefrom those certain parcels of land described in Deed recorded in Book 1737, Page 737, and Deed recorded in Book 2005, Page 38, records of said County, more particularly described as follows: Beginning at a point on the West line of the Southwest Quarter, Section 14, Township 6 North, Range 69 West of the 6th P.M., from which the Southwest corner of said Section 14 bears South 00°30'28" West 2206.88 feet; thence North 00°30'28" East 50.00 feet along the West line of the Southwest Quarter of Section 14; thence South 89°29'31" East 130.00 feet; thence South 00°30'28" West 50.00 feet parallel to the West line of the Southwest Quarter of said Section 14; thence North 89°29'31" West 130.00 feet to the POINT OF BEGINNING. Except the West 30.00 feet being part of the right-of-way of Tatt Avenue.

AND ALSO: Beginning at a point on the West line of the Southwest Quarter, Section 14, Township 6 North, Range 69 West of the 6th P.M., from which the Southwest corner of said Section 14 bears South 00°30'28" West 2265.88 feet; thence North 00°30'28" East 25.00 feet along the West line of the Southwest Quarter of said Section 14; thence South 89°29'31" East 130.00 feet; thence South 00°30'28" West 25.00 feet parallel to the West line of the Southwest Quarter of said Section 14; thence North 89°29'31" West 130.00 feet to the POINT OF BEGINNING. Except the West 30 feet being part of the right-of-way of Tatt Avenue.

Also excepting therefrom a strip of land 200.00 feet wide, said strip of land being 100.00 feet on each side of the existing centerline of the Colorado and Southern Railroad.

Net area of Parcel No. 2 being 199.46 acres, more or less.

PARCEL 3: That portion of Section 14, Township 6 North, Range 69 West of the P.M., Larimer County, Colorado described as follows:

Beginning at the South Quarter corner of said Section 14; thence along the South line of said Section 14 South 89°21'02" West 1077.07 feet; thence North 03°54'17" East 2570.80 feet; thence North 89°04'48" East 246.27 feet; thence North 07°00'00" East 2676.82 feet to the North line of said Section 14; thence along said North line of Section 14 North 89°54'21" East 1695.27 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 14; thence along the East line of said West Half of the Northeast Quarter of Section 14 South 00°16'28" West 2656.00 feet to the Northeast corner of the West Half of the Southeast Quarter of Section 14; thence South 00°18'42" West 2659.72 feet to the said South line of Section 14; thence along said South line of Section 14 South 89°29'00" West 1319.26 feet to the POINT OF BEGINNING.

Containing 253.41 acres, more or less.

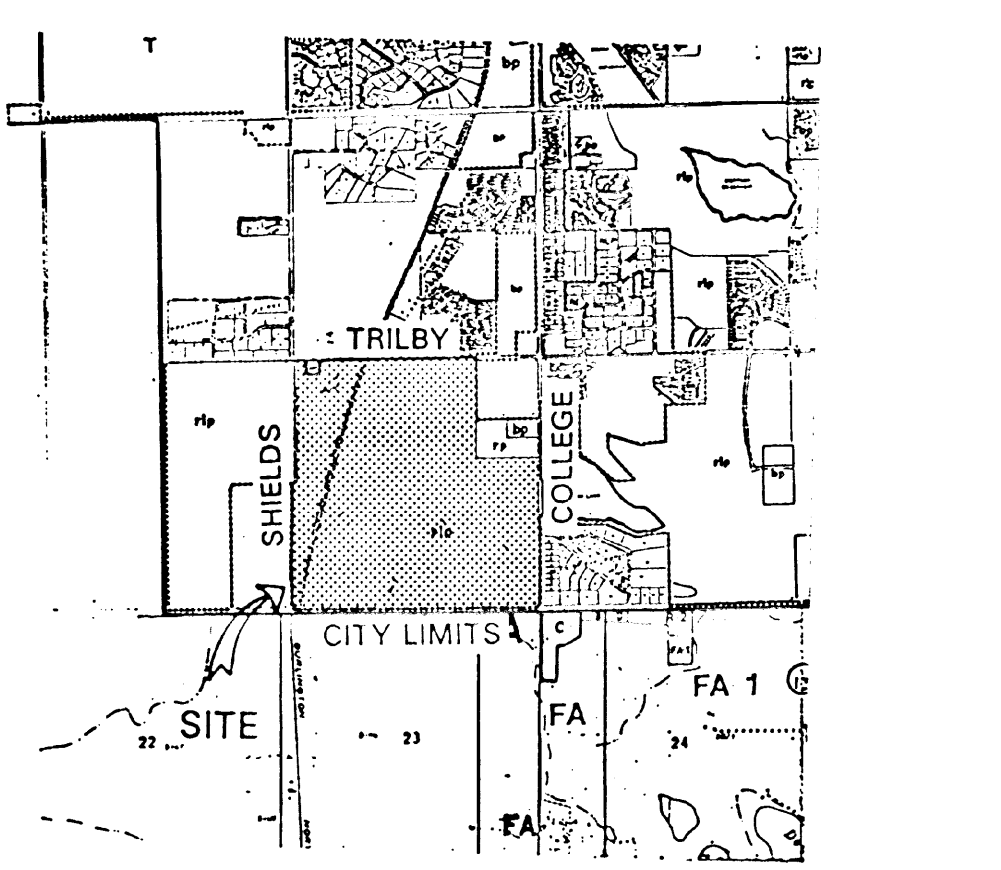
SIGNATURE BLOCK

This is to certify that, as of the 18th day of JAN 1998, the undersigned parties are sole owners of record of the amended portion (Parcel 3) of the real property described in the above site plan as construed in C.R.S. 31-23-11, and consent to the development of said property as shown, according to said plan.

W. Blayson President
 Name: *D. JENKIN Enterprises Inc.*
 Address: *4828 So. College Ave. Ft. Collins, Co. 80525*

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 27th day of JUNE A.D. 1994.
Colt E. Baughman
 Secretary of the Planning and Zoning Board

VICINITY MAP



Ridgewood Hills Del Webb Master Plan Amendment

AGAD FILE: 4530M1 PROJECT NO: 4530 SCALE: 1"=300'

DATE OF PREPARATION: 06-06-94		
REVISIONS:	DATE	DESCRIPTION

0 300 600

SHEET NO. 1 OF 1

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