

Cityscape
urban design
419 canyon avenue, suite 300
fort collins, colorado 80521
(303) 221-0731

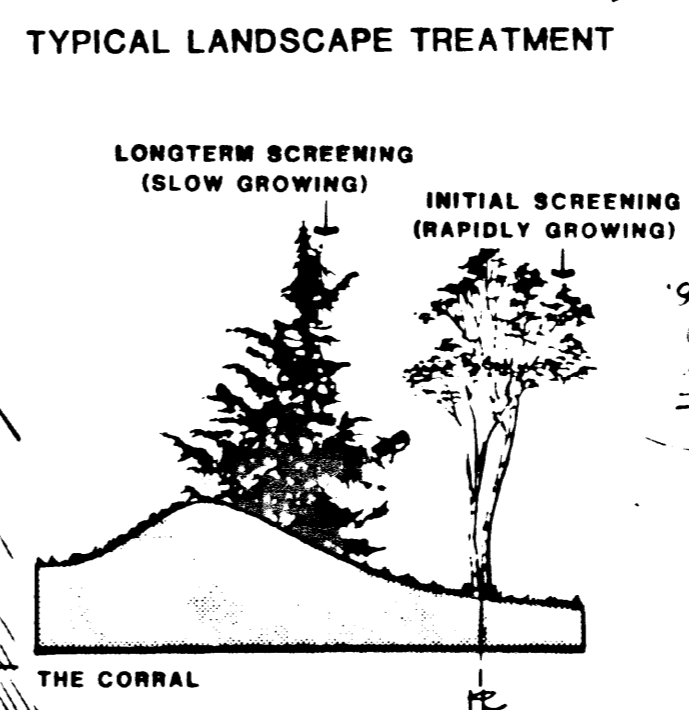
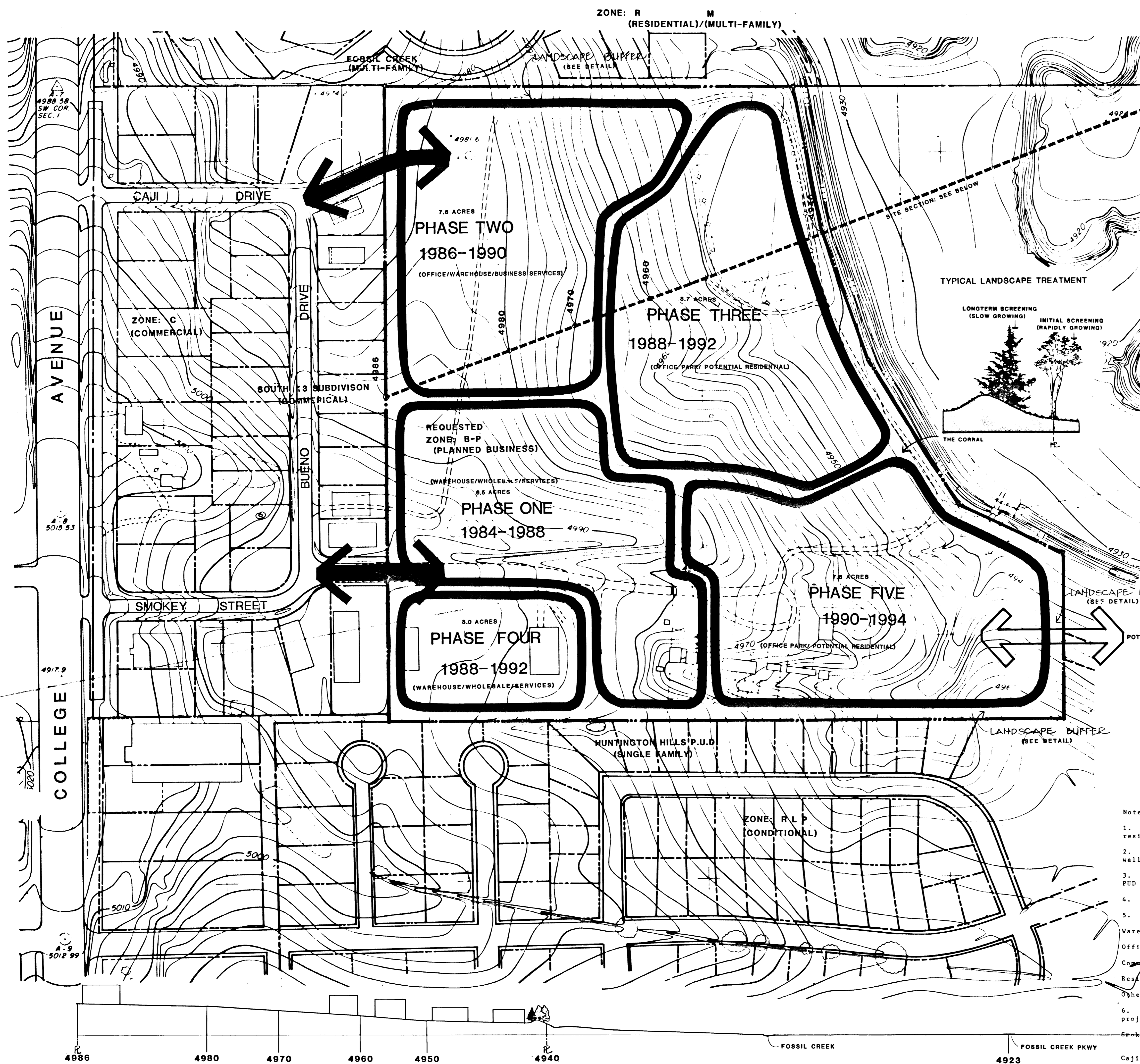
MASTER PLAN

THE CORRAL BUSINESS PARK

PUD

PROJECT NO. 4140
SHEET NO. 1 OF 1

DATE OF PREPARATION	BY
6-6-84	EW
10-1-84	EW
1-14-85	EW
3-1-85	EW



LEGAL DESCRIPTION
A tract of land located in the NW 1/4 of Section 12, Township 6 North, Range 69 West of the 1st P.M., Larimer County, Colorado, being more particularly described as follows:
Considering the North line of the NW 1/4 of said Section 12 as bearing S89°13'00"E and with all bearings contained herein relative thereto:

Governing at the NW corner of said Section 12, proceed thence S89°13'00"E, 675.00 feet along the North line of the NW 1/4 of said Section 12 to the Point of Beginning, said point being the Northeast corner of SOUTH 13 SUBDIVISION, a subdivision of 60.00 acres in the office of the Clerk and Recorder of said Larimer County; thence continuing along the North line of the NW 1/4 of said Section 12, S89°13'00"E, 846.20 feet to the northwestern corner of the HUNTINGTON NEWS ANNEXATION; thence along the boundary of said Annexation, S10°23'55"E, 296.04 feet; thence S18°55'25"E, 297.78 feet; thence S51°13'55"E, 355.24 feet; thence S64°38'10"E, 240.16 feet; thence S10°23'55"E, 348.43 feet; thence S49°22'55"W, 1674.21 feet; thence N07°25'50"W, 1724.91 feet to the southeasterly corner of said South 13 SUBDIVISION; thence along the boundary of said Annexation, N02°23'55"E, 1376.60 feet more or less to the POINT OF BEGINNING.

The undersigned, being the lawful owners of the property described in this site plan, do hereby certify that they accept the conditions and restrictions set forth on said plan.
John R. ... (signed)
Janet ... (signed)
This is to certify that on the 7th day of November, 1984, I examined the title to the property as described herein and established that the names and proprietors of record of the said property as recorded in C.R.S. 1973, 33-23-101, are as shown herein as of said date.
Janet ...
Address: 45 Willow Canyon #112
Fort Collins, Colo 80521
Registration No. 04715
Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 17th day of November, A.D. 1984.
Robert ...

- POTENTIAL ACCESS**
- Allowed land uses to include:
- Professional Offices
 - Warehouses and storage
 - Business Service Uses
 - Greenhouses and Nurseries
 - Sales/Rental and Repair
 - Construction Services
 - Wholesale commercial uses
 - Multiple Family Residential

- Notes:**
1. Outdoor storage is not to be allowed in areas adjacent to residential uses.
 2. Outdoor storage areas to be screened by opaque fence or wall.
 3. Architectural controls to be adopted as a part of each final PUD phase.
 4. Maximum Non-Residential Floor Area to be 425,000 sq. ft.
 5. Maximum building heights to be:
Warehousing 24 feet
Office 36 feet
Commercial 32 feet
Residential 36 feet
Other uses 24 feet
 6. Off site street improvements to Smokey and Cajal between this project and College Avenue to be constructed:
Smokey When building permits have been issued on 40% of the total land area in Phases One, Four and Five
Cajal When building permits have been issued on 40% of the total land area in Phases Two and Three.

