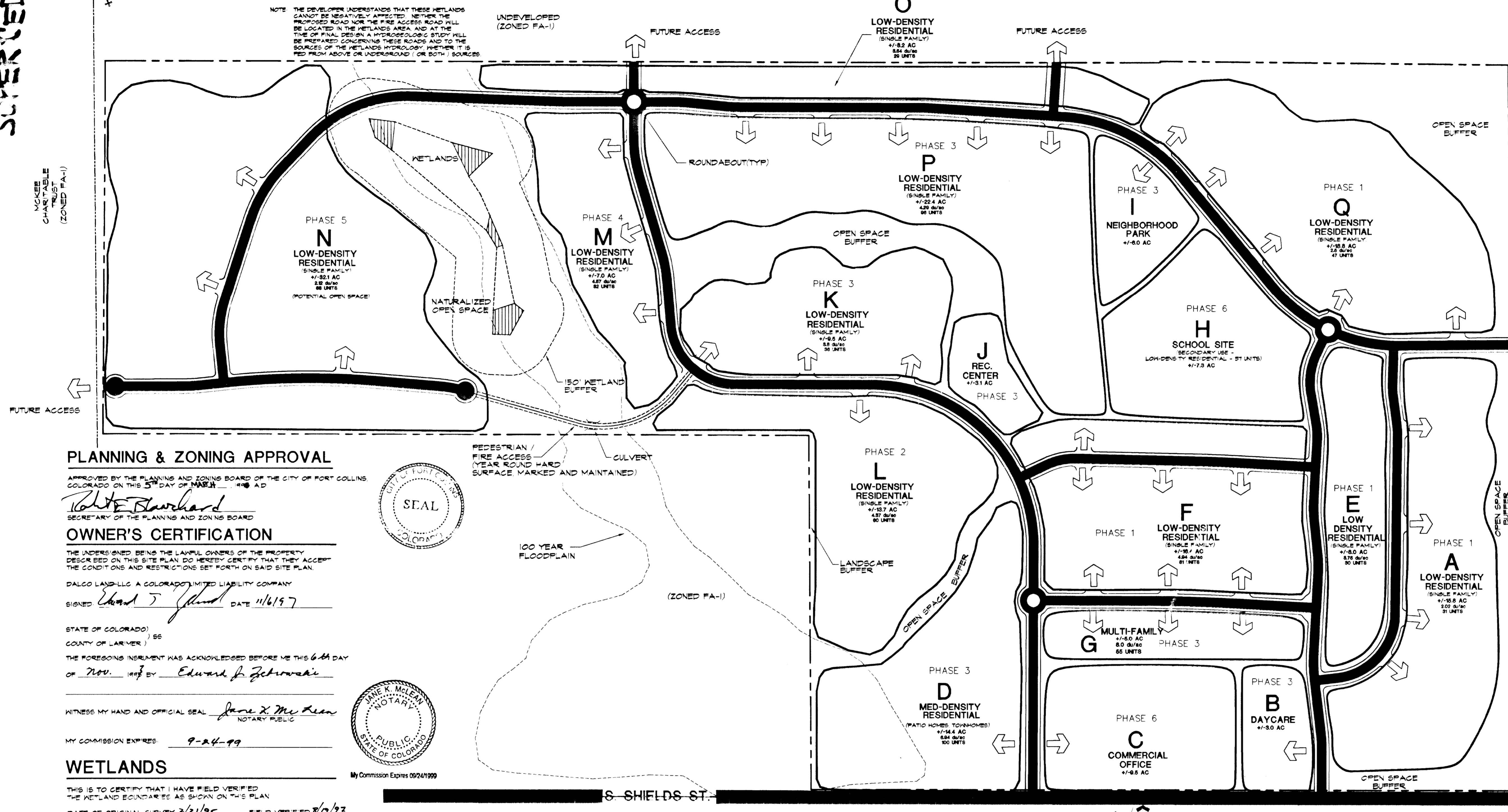


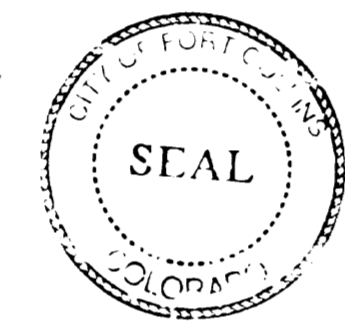
SUPERCEDED



PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 5TH DAY OF MARCH 1999 A.D.

White Steward
SECRETARY OF THE PLANNING AND ZONING BOARD



OWNER'S CERTIFICATION

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.

DALGO LAND-LLC A COLORADO LIMITED LIABILITY COMPANY
SIGNED *Edward J. Jland* DATE 11/6/97

STATE OF COLORADO, SS
COUNTY OF LARIMER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF NOV. 1997 BY *Edward J. Jland*

WITNESS MY HAND AND OFFICIAL SEAL *Jane X. McLean* NOTARY PUBLIC

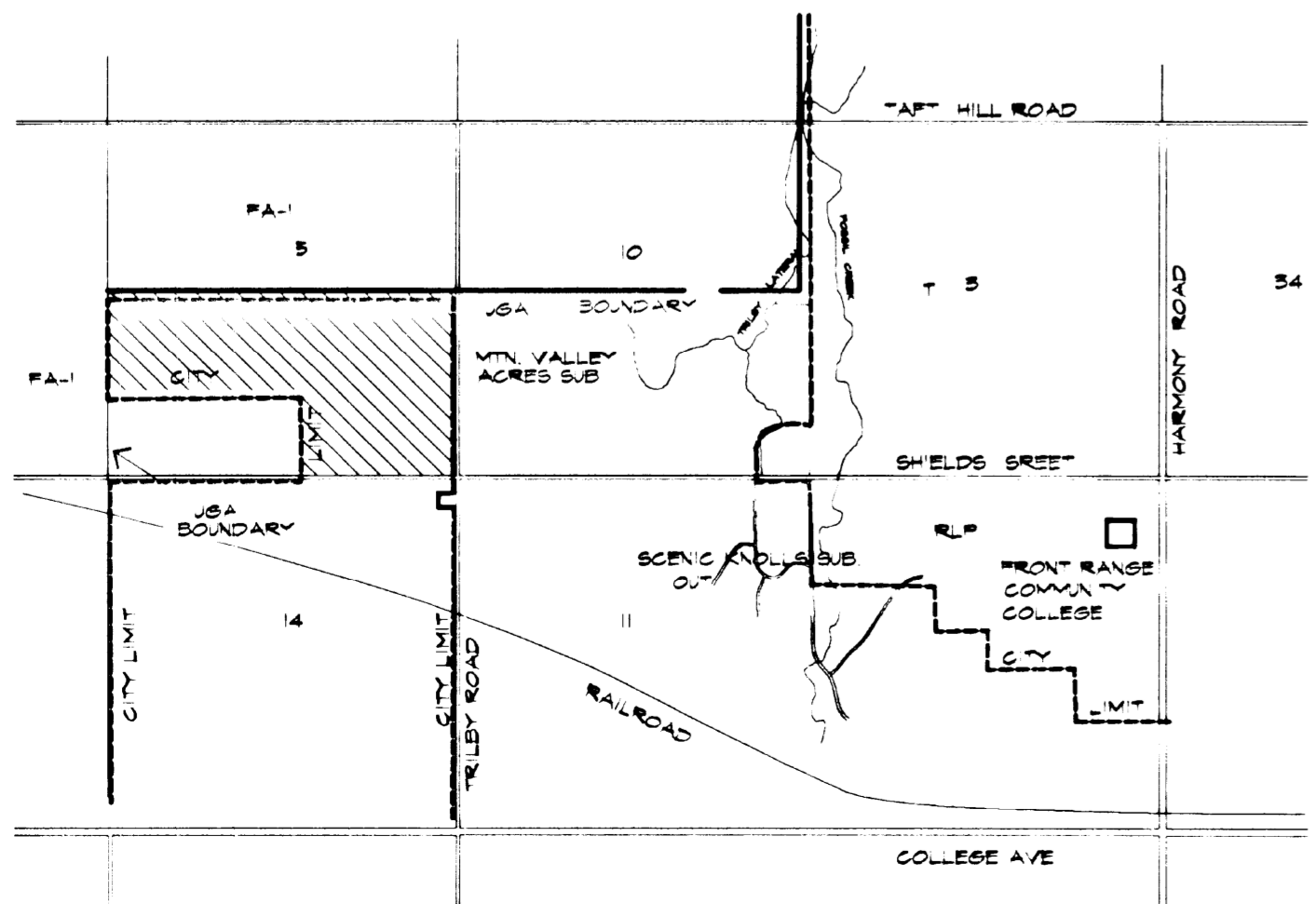


MY COMMISSION EXPIRES 9-24-99

WETLANDS

THIS IS TO CERTIFY THAT I HAVE FIELD VERIFIED THE WETLAND BOUNDARIES AS SHOWN ON THIS PLAN.
DATE OF ORIGINAL SURVEY 3/21/95 FIELD VERIFIED 3/17/97
NAME/FIRM *Stefan W. / Rimside Top* DATE 10/23/97

VICINITY MAP



PROJECT STATISTICS

PARCEL	AREA (ACRES)	LANDUSE	DENSITY (DU/AC)	YIELD (DU OR 200')
A	15.2	LOW-DENSITY RESIDENTIAL	1.96	31 UNITS
B	3.0	DAYCARE	---	---
C	4.5	COMMERCIAL / OFFICE	---	---
D	14.4	MED-DENSITY RESIDENTIAL	6.94	100 UNITS
E	20.0	LOW-DENSITY RESIDENTIAL	3.75	30 UNITS
F	16.4	LOW-DENSITY RESIDENTIAL	4.94	21 UNITS
G	5.0	MULTI-FAMILY	11.00	55 UNITS
H	7.3	SCHOOL SITE (secondary use - low density residential)	5.07	(37 UNITS)
I	6.0	NEIGHBORHOOD PARK	---	---
J	51	RECREATION CENTER	---	---
K	4.5	LOW-DENSITY RESIDENTIAL	3.80	36 UNITS
L	13.7	LOW-DENSITY RESIDENTIAL	4.38	60 UNITS
M	7.0	LOW-DENSITY RESIDENTIAL	4.57	32 UNITS
N	52.1	LOW-DENSITY RESIDENTIAL	2.12	62 UNITS
O	8.2	LOW-DENSITY RESIDENTIAL	3.54	29 UNITS
P	22.4	LOW-DENSITY RESIDENTIAL	4.24	46 UNITS
Q	18.8	LOW-DENSITY RESIDENTIAL	2.50	47 UNITS
R	44.2	OPEN SPACE	---	---
228.9 TOTAL RESIDENTIAL			3.07	702 UNITS
244.4 TOTAL ACREAGE				

PROJECT NOTES

1. ALL PUBLIC STREETS SHALL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
2. COMMON OPEN SPACE AREAS AND ARTERIAL STREETSCAPES SHALL BE MAINTAINED BY A HOME OWNERS ASSOCIATION.
3. LANDSCAPING OF COMMON OPEN SPACE AREAS SHALL BE INCLUDED WITH THIS PHASE LANDSCAPING OF INDIVIDUAL LOTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOME OWNER.
4. MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONNECTION WITH PHASE 1 DEVELOPMENT PLANS.
5. RESISTIVE RIDGE P.U.D. IS PROPOSED TO BE A MIXED USE DEVELOPMENT PROVIDING RESIDENTIAL, RECREATIONAL AND NEIGHBORHOOD SERVICES. THE LAND USE REPRESENTED ON THIS ODP IS A BEST ESTIMATE OF THE DEVELOPMENT POTENTIAL AT THIS TIME AS CHANGES OCCUR IN THE MARKETPLACE AS REQUIRED PUBLIC IMPROVEMENTS ARE DEPEND AND AS DEVELOPMENT OF THE PROJECT CONTINUES ADDITIONAL CHANGES TO THE LAND USE PROGRAM MAY BE REQUIRED. THE PROPOSED ZONING REQUIREMENTS THAT THE OVERALL RESIDENTIAL DENSITY BE A MINIMUM OF 3 DU/AC. ANY PROPOSED FUTURE CHANGES TO RESIDENTIAL DENSITY ON ANY TRACT SHALL MAINTAIN THE OVERALL DENSITY OF 3 DU/AC FOR THE ENTIRE ODP.
6. THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. NEITHER ANY FURTHER LAND USES, DESIGN OR DENSITIES, NOR THE PROPOSED PROCESSING AND CRITERIA OF THE PLANNED UNIT DEVELOPMENT (PUD) REGULATIONS, REGULATIONS OR OTHER RELEVANT CITY POLICIES AND STANDARDS.
7. BUILDING HEIGHTS WILL TYPICALLY BE 40 FT. MAXIMUM UNLESS A VARIANCE IS OBTAINED BY THE PLANNING AND ZONING BOARD.
8. RESIDENTIAL AREAS ARE ZONED IN P.U.D. CONDITION ALONG WITH A CONDITION THAT PERMIT FILLING OF LESS THAN 5 DU/AC AS LONG AS THE OVERALL DENSITY OF THE ENTIRE ODP IS NOT REDUCED TO LESS THAN 3 DU/AC.

LEGAL DESCRIPTION

TRACT 1:
A tract of land located in Section 15, Township 6 North, Range 69 West of the 6th P.M., being more particularly described as follows:
BASIS OF BEARINGS:
The north line of the NE 1/4 of said Section 15, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being monumented at the northeast corner and the NW 1/4 corner by a 3" aluminum cap, LS 20123 in range books, with a line between assumed to bear N 90° 00' 00" E.
Commencing at the northeast corner of said Section 15, a distance of 30.32 feet, thence S 00° 00' 00" E a distance of 30.00 feet to a point on the southerly line of Trilby Road and the westerly line of South Shields Street, said point being the point of beginning, thence S 00° 36' 14" W along said westerly line a distance of 2,610.97 feet to a point on the south line of the said NE 1/4 of said Section 15, thence N 89° 21' 10" W along said south line a distance of 1,314.10 feet to a point on the east line of the SE 1/4 of said Section 15, thence N 89° 06' 17" W along said south line a distance of 1,343.36 feet to the S 1/4 corner of said Section 15, thence S 89° 33' 37" W along the south line of the SW 1/4 of said Section 15 a distance of 39.01 feet, thence N 00° 35' 06" E along a line parallel with and 39.00 feet west of the west line of the E 1/2 of said Section 15 a distance of 3,923.19 feet to a point on the south line of the N 1/2 of the NW 1/4 of said Section 15, thence N 89° 56' 00" W along said south line of the N 1/2 of the NW 1/4 of said Section 15 a distance of 5.20 feet, thence N 01° 06' 40" E a distance of 1,287.61 feet to a point on the said southerly line of Trilby Road, thence N 90° 00' 00" E along said southerly line a distance of 2,691.48 feet to the point of beginning.

Registry Ridge P.U.D.
Overall Development Plan
Fort Collins, Colorado



OVERALL DEVELOPMENT PLAN

DATE	6-18-95
JOB NO.	45-65
DRAWN	CM
CHECKED	RV
REVISED	10-4-95
	11-6-95

