

**BUILDING & EMPLOYEE STATISTICS**

TOTAL BUILDING AREA OF OFFICE TYPE SPACE (Based on Water Dept Subdiv)	67,756 SF
NUMBER OF EMPLOYEES OFFICE AREA	44
NUMBER OF EMPLOYEES NON-OFFICE AREA	138
(The above total employee counts are based on projections to the year 2010)	
LIGHT & POWER	304
WATER DEPARTMENT	41
	149

**LAND USE STATISTICS**

DESCRIPTION	GROSS AREA SCL. FT. ±	GROSS AREA ACRES ±	% OF TOTAL	NET AREA SCL. FT. ±	NET AREA ACRES ±	% OF TOTAL
DRIVE/PARKING (PAVEMENT)	46,299	2.30	35	131,644	3.03	58
COMMON OPEN SPACE	173,962	4.00	63	80,259	1.84	62
TOTAL SITE AREA	270,261	6.30	100	211,903	4.87	100

\*Gross areas are measured to right-of-way of Wood Street and Elm Street and to the northern most part of the parking lot. Net areas include the area inside the property to be shown on the plan.

EXISTING ZONING: UNCLASSIFIED  
PROPOSED USE OF SITE: LIGHT & POWER DEPARTMENT BUILDINGS

GROSS LAND AREA: 6.30 ACRES  
NET LAND AREA: 4.87 ACRES

PARKING: WATER EMPLOYEE PARKING: 128 SPACES  
LIGHT & POWER EMPLOYEE PARKING: 166 SPACES  
TOTAL SPACES: 294 SPACES

MOTORCYCLE PARKING: 17 x 27' AREA  
BIKE PARKING: 11 x 21' AREA  
OFF-SITE GUEST PARKING LOT (50' DIA) TYPICAL PARKING SPACE: 4 x 18'

PROPERTY OWNER: CITY OF FORT COLLINS  
GENERAL PARTNERS AND APPLICANT/OWNER: CITY OF FORT COLLINS

**LEGAL DESCRIPTION**

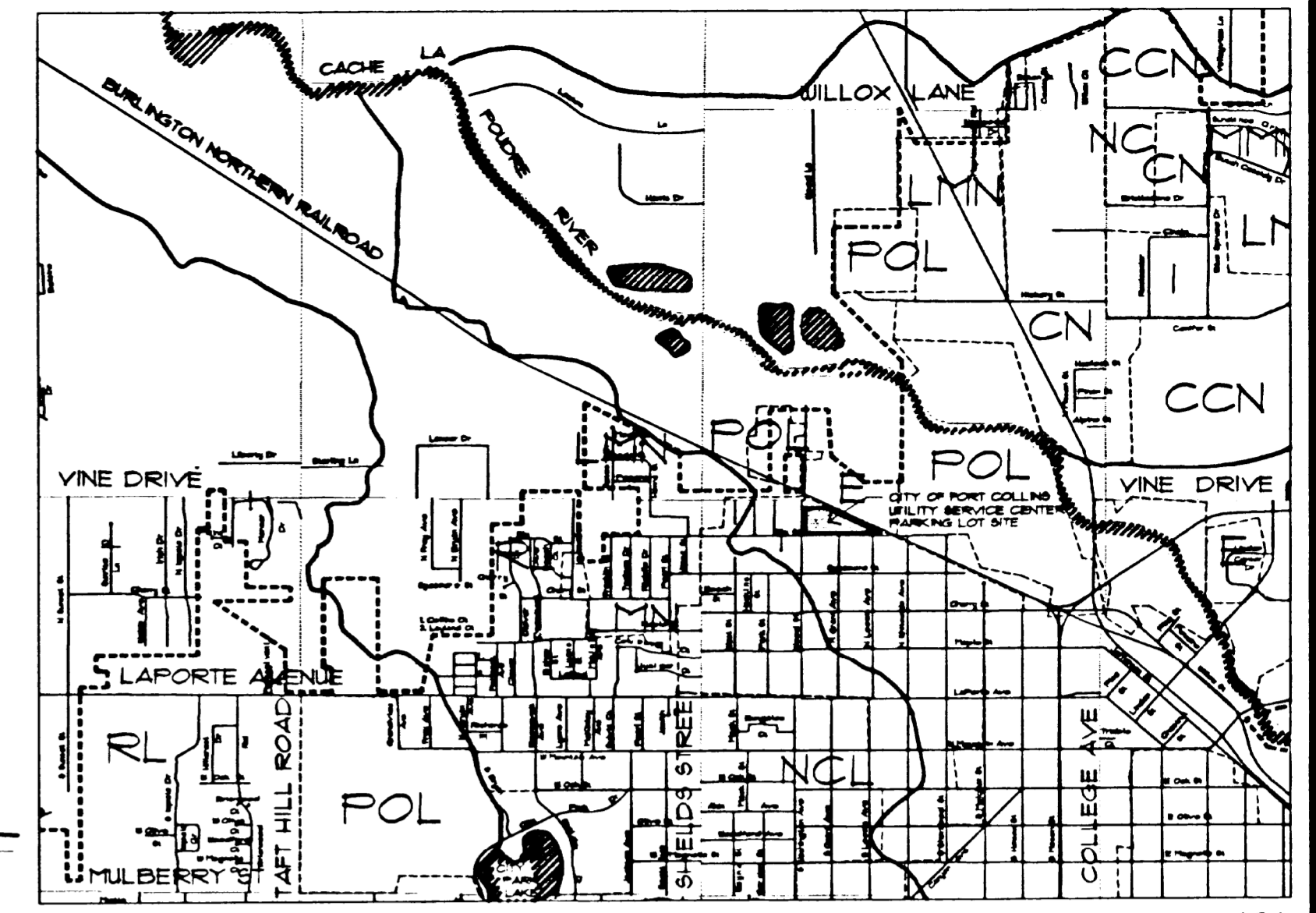
A tract of land located in the Northwest Quarter of Section 11, Township 7 North, Range 69 West, of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of said Section 11 as bearing South 89°59'26" East from a found #5 rebar at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 11 to an aluminum cap at the North Quarter corner of said Section 11 and with all bearings contained relative thereto:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 11; thence, South 89°59'26" East, 27.34 feet; thence, South 00°14'48" East, 104.12 feet to the POINT OF BEGINNING; thence, South 89°59'26" East, 265.03 feet; thence, South 65°24'26" East, 798.66 feet; thence South 89°36'25" West, 989.80 feet; thence, North 00°14'48" West, 339.21 feet to the POINT OF BEGINNING.

The above described tract contains 4.865 acres more or less.

UNSUBDIVIDED



VINCINITY MAP SCALE: 1" = 2000'

**OWNERSHIP CERTIFICATION**

THIS IS TO CERTIFY THAT AS OF THE 2<sup>ND</sup> DAY OF November 1997, THE UNDERSIGNED PARTIES ARE THE SOLE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE ABOVE SITE PLAN AS CONSTRUCTED IN C.R.S. 31-23-11 AND CONSENTS TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

City of Fort Collins  
c/o City of Fort Collins Facility Services  
117 North Mason  
Fort Collins, Colorado 80522

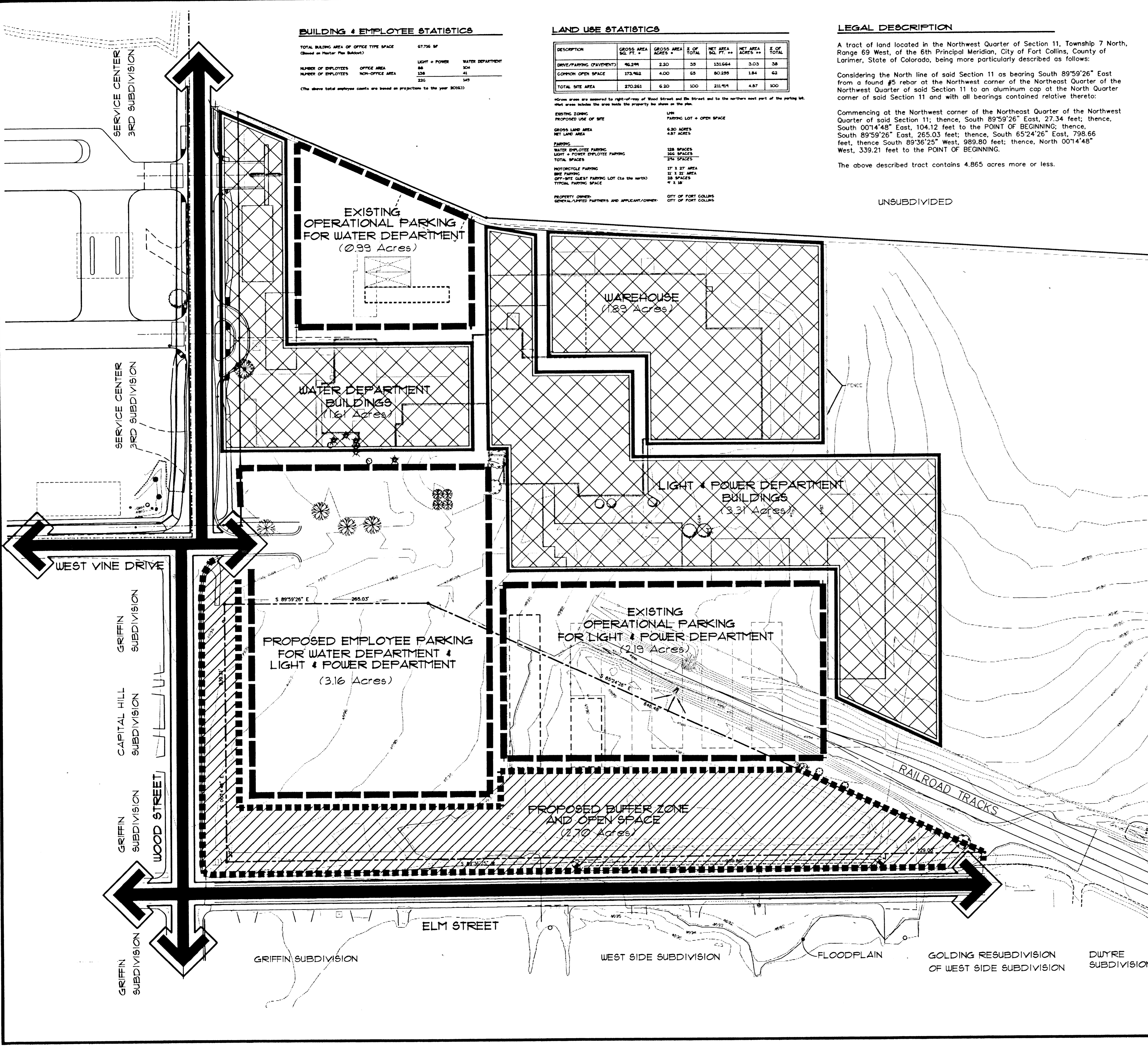
*John F. Rickard*  
Owner's Signature

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>ND</sup> DAY OF November 1997 BY *John F. Rickard* AS *John F. Rickard* MY COMMISSION EXPIRES: 11/11/2002 WITNESS MY HAND AND OFFICIAL SEAL.

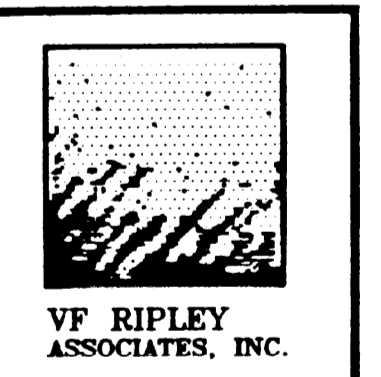
**PLANNING & ZONING CERTIFICATE**

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 19<sup>TH</sup> DAY OF JUNE 1997.

*Robert E. Shaver*  
Secretary of the Planning and Zoning Board



**PARKING LOT PLANS FOR CITY OF FORT COLLINS UTILITY SERVICE CENTER**

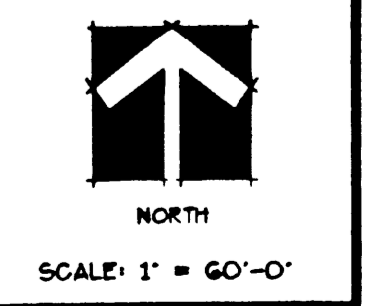
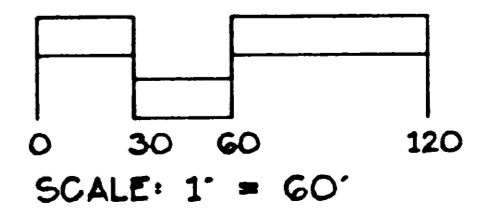


VF RIPLEY ASSOCIATES, INC.  
1118 Remond Blvd Drive  
Fort Collins, CO 80526  
(970) 221-0288

OVERALL DEVELOPMENT PLAN

DATE	5 / 8 / 97
JOB NO.	97-022
DRAWN	JAT
CHECKED	LR
REVISED	

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



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