

## https://www.fcgov.com/zoning/pdf/land-use-zoning-matrix2014.pdf?1560034342

	R				L	М	Н	N	Ν	N	Р		D	D	D	R		С	С		cac						
	U	U	R	R	М	М	М	С	С	С	0	R	0	С	С	D	С	С	С	С	С	С	Ν	С	Н		
RESIDENTIAL USES	L	Ε	F	L	N	N	N	L	М	В	L	С	С	Α	С	R	С	Ν	R	G	G	S	С	L	С	Ε	1
Extra occupancy rental houses 5 or fewer boarder	s					В	В			В			В	В	В	В	В	В	В	В		В	В	В		В	В
Extra occupancy rental houses more than 5 board	ers					Α	Α			A			Α	Α	Α	Α	Α	Α	Α	Α		А	Α	Α		Α	Α
Extra occupancy rental houses 4 or fewer boarder	s				Α																						
Fraternity and sorority houses						Р	Α			P							Ρ		Р					B/A			
Crown homes as her See 2.9.6			п	п	п	п	п	п	Λ	Λ			Λ	п	р	п	Λ	п	٨	٨	п			D/A	п	п	

EVIEW PROCESS KEY	B	Basic Development Review
	Α	Administrative Review
	P	Planning and Zoning Board Review
		A LOT ALL DE LE

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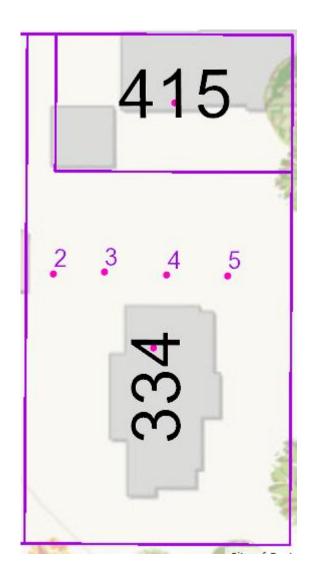
## ARTICLE 4 - DISTRICTS Division 4.9 Neighborhood Conservation, Buffer District (N-C-B)

- 2. Parks, recreation and other open lands, except neighborhood parks as defined by the Parks and Recreation Policy Plan.
- (c) Commercial/Retail Uses:
  - 1. Parking lots and parking garages.
- (3) The following uses are permitted, subject to Planning and Zoning Board review:
  - (a) Residential Uses:
    - 1. Fraternity and sorority houses, provided that such fraternity or sorority house is located within a street-fronting principal building.
    - 2. Single-family attached dwellings.

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- 3. Multi-family dwellings containing more than four (4) dwelling units per building at a density of more than twenty-four (24) dwelling units per net acre, provided that such multi-family dwelling is located within a street-fronting principal building.
- 4. Mixed-use dwellings which are combined with any other use subject to Planning and Zoning Board review.

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Community Development & Neighborhood Services 281 N. College Ave Fort Collins, CO 80522-0580 Phone: 970-221-6760 Fax: 970-224-6134

## Certificate of Occupancy

This certifies that at the time of issuance, the building identified below was inspected and found to be in compliance with applicable ordinances regulating building construction and use in the city of Fort Collins, Colorado. This Certificate must be conspicuously displayed in all buildings other than dwellings.

Building Address:	334 E MULBERRY ST	
Permit Number:	UA1100055	
Building Use(s):	RES 3-6 UNIT BLDG	
Use Zone:	NCB - NEIGHBORHOOD CONSERVATION -	BUFFER DISTRICT
<b>Occupancy</b> Classification:	CTI C	
Owner:	DAVIS, RONALD A	Ward Mark Mark Mark Mark Mark Mark Mark Mark
	2519 S SHIELDS ST 105	STREET, STREET
	FORT COLLINS, CO 80526	an Earth
Conditional Provisions:	Construction reviewed under IRC Code	
Work Description:	PERMIT TO OBTAIN A CERTIFICATE OF OCC	UDANCY FOR A FIVE (-) DI FY
Work Description.	PERMIT TO OBTAIN A CERTIFICATE OF OCC	OPANCI FOR A FIVE (5) PLEX
Building Official:	Michael W. Gebo	

Peter Barrer

Property value	2,169,066.67 \$
Annual gross income	117,600 \$
Operating expenses	17 %
Vacancy rate	0 %
Annual net income	97,608 \$
Cap rate	4.5 %

Property value	1,952,160 \$
Annual gross income	117,600 \$
Operating expenses	17 %
Vacancy rate	0 %
Annual net income	97,608 \$
Cap rate	5 %