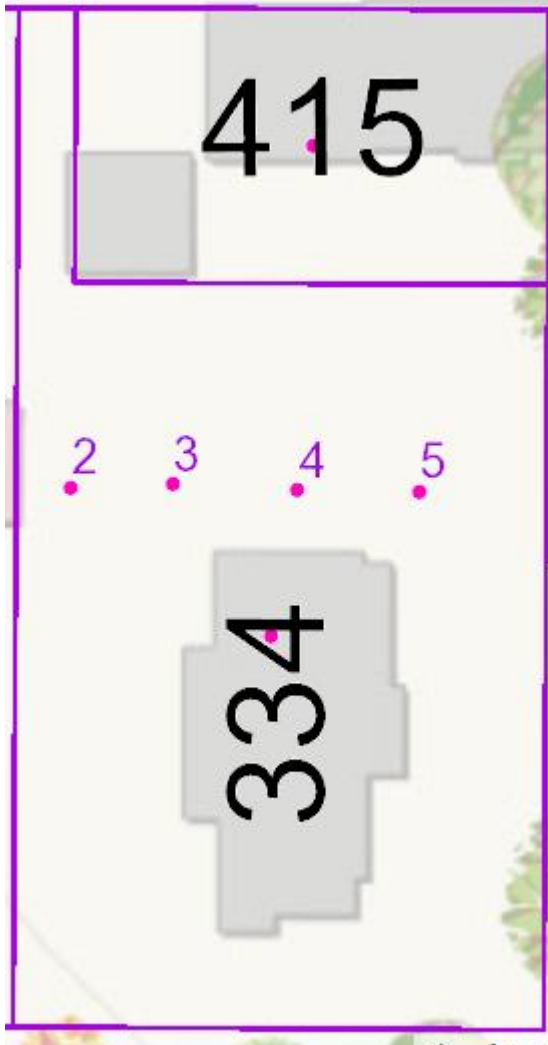




ARTICLE 4 - DISTRICTS  
Division 4.9 Neighborhood Conservation, Buffer District (N-C-B)

---

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.
  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.



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  
**Occupancy Classification:**  
**Owner:** DAVIS, RONALD A  
2519 S SHIELDS ST 105  
FORT COLLINS, CO 80526

**Conditional Provisions:** Construction reviewed under IRC Code  
**Work Description:** PERMIT TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR A FIVE (5) PLEX  
**Building Official:** Michael W. Gebo

Peter Bauer  
Authorized By

9-29-11  
Date

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 %