



Richard A. Rutherford  
Stewart & Associates  
103 S. Meldrum Street  
P.O. Box 429  
Fort Collins, Colorado 80522

December 29, 1997

Re: 200-220 West Prospect  
Request for Variance from Street Design Criteria

Mr. Rutherford:

This letter is in response to your letter dated December 4, 1997 in which you requested a variance from the City's Design and Construction Criteria, Standards and Specifications for Streets, Sidewalks, Alleys and Other Public Ways, July 1996.

1.02.12 a(2) Driveways

Parking off of driveways shall meet the parking setback requirements on Table 5. The parking setback requirement from an arterial street is 50 feet and as stated in you request for variance causes many hardships to the owner and tenants in loss of available parking. Due to this hardship and the safety improvements to the site from its present condition this variance request is granted.

Sincerely,

David Stringer, Development Review Manager

DWS/mkd

cc: Richard Anderson, Jim Sell, Ted Shepard, Mike Dean