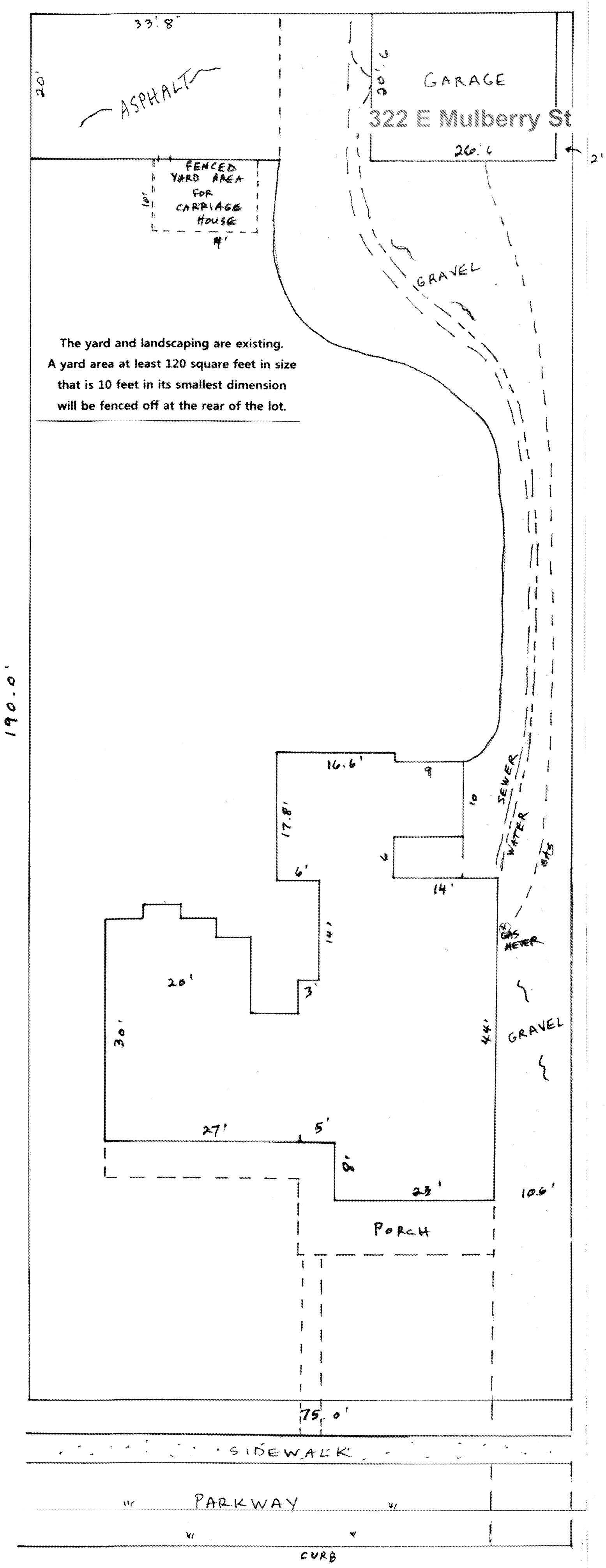


VICINITY MAP

EXISTING ZONE NCB

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS 23 DAY OF January, A.D. 2014



320 E. Mulberry Street Carriage House

East 75 feet of Lot 8, Block 144, City of Fort Collins, County of Larimer, State of Colorado

1-22-14

Statement of Planning Objectives

The carriage house garage at 320 East Mulberry Street is existing at the rear of the lot. The current owners are finishing off the unfinished attic into a habitable 500 square feet of studio space (no bedroom) with approximately 500 square feet of garage space below. This is a single family residence zoned NCB used as a primary residence by the new owners. The lot is 14,250 feet and there is no Historic Preservation value due to the extent of previous alterations. The current unfinished attic space of the garage was permitted with the City of Fort Collins in 2000. The main house and garage, circa 1898, and the surrounding neighborhood support the design and use of the carriage house as a dwelling unit. Construction will begin as soon as owners secure the building permit and will be complete as soon as possible thereafter. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

These are the original addresses assigned to the subdivision. As addresses are subject to change, please verify that they are still in use.



Owner's Certification of Approval:

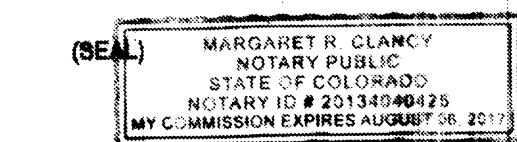
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE 22 DAY OF January, 2014

Lisa Eaton Lisa Eaton
(Printed Name)

NOTARIAL CERTIFICATE
STATE OF COLORADO
COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME) THIS 22 DAY OF January, 2014

MY COMMISSION EXPIRES: 9/16/17
Margaret H. Glancy
NOTARY PUBLIC



ADDRESSING DOCUMENT

FOR ADDRESSING PURPOSES ONLY

TY PLAN 1" = 10'0"