



Community Planning and Environmental Services  
Building Permits and Inspection Division

725 S. Lemay

The Harvest Life Insurance Co.  
c/o Essex Financial Group  
8400 E. Prentice Ave., Suite 1310  
Englewood, CO 80111

Re: Riverside Shopping Center, Fort Collins, CO

To whom it may concern:

The properties located at 725, 737, 749, and 755 S. Lemay Avenue in Fort Collins are currently in the CL (Limited Commercial) zoning district. This zone permits such uses as shopping centers, retail stores, restaurants and other uses that are currently located on these properties. The uses of the property are considered conforming uses. There are no known violations of the City zoning and building codes at this time.

The required number of parking spaces per the current Zoning Code is 2 spaces for every 3 employees. (The code does not require customer parking. That is left to the discretion of the property owner).

Our records indicate that there are no variances, conditional use permits or special use permits required or obtained for these premises.

The properties are located on approved lots in the Riverside Shopping Center Subdivision. This subdivision complies with applicable platting ordinances of the City. The City has no regulations at this time that require the filing of a plat or replat in the event of a change of ownership of the properties.

Please feel free to contact me if you need additional information regarding this matter.

Sincerely,

Peter Barnes  
Zoning Administrator