

419 Spinnaker Lane
Ft. Collins, Colorado 80525
April 12, 1983

RECEIVED APR 13 1983

Mr. Felix Lee
Building Inspector
City of Ft. Collins
300 LaPorte Avenue
Ft. Collins, Colorado 80521

RE: 832 East Lincoln

Dear Felix:

With regard to compliance with fire code requirements at the above address, I would like to request your consideration of the following exception on a temporary basis. For your records, may I offer some background information.

1. As owner of the building I realize that I am responsible for any code violations which are caused by the occupancy of the tenants. However, the present leasing agent, Moore & Company, obtained leases for three tenants in a building previously occupied by only one. Without taking into consideration the requirement to make extensive improvements to the building, I executed them and allowed all three tenants to move in.
2. On about March 9, 1983, I was notified by the county building inspector that the Poudre Fire Authority had reported a violation of the code requiring one hour fire wall partitions between tenants. I have since informed the county inspector that the property is in the City and he will not have jurisdiction. In the meantime, I have contacted each tenant individually to request their cooperation in making the necessary improvements. The two tenants with long term leases have agreed to do so. However, the tenant whose lease will expire in August of this year, has not agreed to cooperate: At this time I have suggested that he consider relocating to another building on the property, thereby allowing Accurate Automotive to expand their tenancy and reduce the amount of fire wall which will be required. If this move cannot be accomplished as I proposed, I have advised the tenant that I will not renew his lease and he does not have an option to do so. In any event, I expect that he will be required to vacate by August of this year.

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3. The tenant who is operating The Body Shop has acquired a spray paint booth in order to comply with PFA's requirements for his business, and has asked that his lease be renegotiated in order to provide some of the office and bathroom facilities currently occupied by the Truck Parts tenant. I would like to offer him that opportunity, but cannot do so until August when the lease expires, or until they can be persuaded to move

I am certain that we will reach an agreement in the very near future whereby the building in question will be occupied by only two tenants. I am unable, however, to determine exactly how the building will be divided, or where a fire wall must be constructed.

I assure you that I intend to comply as soon as possible with the fire code requirements, and that I am insisting that the tenants who wish to continue to operate their businesses cooperate with my efforts. We expect to reach an agreement this week, at which time I will apply for the necessary permit and begin work to complete the improvements promptly.

I have attached a diagram of the location of the present tenants, and marked what I propose to do in order to comply with the fire department's codes. I would like to take until April 22 to finalize the agreements with the tenants. Please inform me as to whether this will be acceptable. I can be reached by telephone at Mitchell & Co., 223-3777.

Sincerely,



Sharon Schwartzkopf