



Community Planning and Environmental Services

Building Permits and Inspection Division

February 29, 1996

Mr. Cal Bruxvoort
Java Plaza
123 N. College Ave
Fort Collins, Colo. 80525

Re: Crawl Space Use

Dear Mr. Bruxvoort,

Recently I was contacted, regarding an employee of Java Plaza being injured while retrieving product from a lower level storage room. The City's records indicate that the lower level (basement and crawlspace) is not to be used for any purpose. At the time that the Opera Galleria was being constructed it was decided to forgo the installation of a Fire Suppression System in the under floor space, provided the crawlspace was not used.

Today I have performed an inspection to verify the report of an injured employee and have found that the basement is being used for storage, access to the basement storage is by means of an alum. ladder. The use of this space is not allowed. I have issued a Stop Work Order which is intended to prevent further use of this space. At this time I am requiring the removal of all storage items, racks and shelves no later than March 8, 1996. The basement storage space is to be returned to it's totally unusable state.

Should you wish create a legal storage out of this space, a Fire Suppression System and code complying stairway will need to be installed. Permits from the Building Department and Poudre Fire Authority will need to be obtained, with final inspection approvals given.

I will plan on performing a re-inspection sometime the week of March 11, 1996. Please feel free to call with any questions you might have.

Sincerely,

Michael W. Gebo
Inspections Services Supervisor

Certified # P 397 288 867

cc: Poudre Fire Authority

SunAmerica Securities, Inc.
Member Pacific Stock Exchange, NASD, SIPC

Terri Fassi, CPA, MBA
Registered Principal

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Supervisory Office:

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Littleton CO 80123
970.416.0088



SunAmerica Securities
A SunAmerica Company

October 28, 1996

Mr. Felix Lee

~~Building & Zoning Director~~
281 N. College Avenue
Ft. Collins, CO 80522

Dear Mr. Lee:

Thank you for taking the time to speak with me today.

To review our conversation, I wanted to assure you that for as long as I've leased this property, no one has lit any kind of tobacco product. I believe I mentioned, my husband works with me in the office and he is allergic to smoke. Furthermore, no one has ever asked me if they could smoke in our offices.

You or your staff are welcome to visit our offices at any time to assure yourselves that we are complying with the 1984 Smoking Ordinance.

Sincerely,

Terri Fassi, CPA, MBA



CITY OF FORT COLLINS

P.O. BOX 580, FORT COLLINS, COLORADO 80522

PH (303) 484-4220

BUILDING INSPECTION

NOTICE OF BUILDING PERMIT EXPIRATION

November 25, 1981

Frank Montoya
752 N. Taft Hill Rd.
Ft. Collins, CO 80521

Our records indicate that the work located at 123 N. College authorized under permit # 05882 issued on 6/3/81 has either not yet commenced or has been inactive since 6/3/81. The permit was for roofing.

Please be advised that as of 12/3/81, an abandonment period of 180 days will have elapsed and your permit referenced above will then expire. No further work may continue, nor will inspections be made after the expiration date without first obtaining a new permit. If you feel this notice is in error, please notify our office immediately at 484-4220, ext. 636.

149 N. College
123

**RESOLUTION NO. PZ89-2
OF THE PLANNING AND ZONING BOARD
OF THE CITY OF FORT COLLINS
VACATING A PORTION OF A UTILITY EASEMENT ON LOT 1,
OF THE PLAT OF OPERA HOUSE BLOCK BUILDING
P.U.D.**

WHEREAS, Section 2-353(4) of the Code of the City of Fort Collins authorizes the Planning and Zoning Board to vacate certain easements and rights-of-way, by resolution or by approval of replats containing notation of such vacation; and

WHEREAS, the owner of Lot 1, of Opera House Block Building P.U.D., City of Fort Collins, Larimer County, Colorado, has requested the vacation of a portion of a utility easement on said Lot 1; and

WHEREAS, the City utilities and private utilities have been contacted and express no objection to the proposed vacation.

NOW, THEREFORE, be it resolved by the Planning and Zoning Board of the City of Fort Collins that the portion of the utility easement, more particularly described on the attached Exhibit "A," is hereby vacated.

Passed and adopted at a regular meeting of the Planning and Zoning Board of the City of Fort Collins held this 24th day of April, A.D. 1989.

Laurie O'Dell
Chairman

ATTEST

[Signature]
Secretary

EXHIBIT "A"
UTILITY EASEMENT TO BE VACATED

Description of two (2) non-contiguous portions of an existing 10.00 feet wide Utility Easement located in Lot 1 of the "Plat of Opera House Block Building P.U.D.", in the City of Fort Collins, Colorado, and as filed with the Clerk and Recorder of Larimer County, Colorado, to be vacated, being more particularly described as follows;

Commencing at the northwest corner of said Lot 1, thence along the west line of said Lot 1 South 00°00'36" West 24.98 feet to the northwest corner of the said easement and to the TRUE POINT OF BEGINNING of this portion of the description; thence continuing along the said west lot line, and along the west line of the said easement, South 00°00'36" West 18.00 feet; thence leaving said west line North 89°59'52" East 8.50 feet; thence South 00°00'36" West 32.00 feet to the south line of the said easement; thence along the said south line, North 89°59'58" East 1.50 feet to the east line of the said easement; thence along said east line, North 00°00'36" East 50.00 feet to the north line of the said easement; thence along the said north line, South 89°59'42" West 10.00 feet to the point of beginning. TOGETHER WITH: that portion of the above described existing easement to be vacated; Commencing at the said northwest corner of Lot 1; thence along the said west line of Lot 1, South 00°00'36" West 63.98 feet to the TRUE POINT OF BEGINNING of this portion of the description; thence continuing along the said west lot line, South 00°00'36" West 3.00 feet; thence leaving the said west lot line, North 89°59'59" East 3.00 feet; thence North 00°00'36" East 3.00 feet; thence South 89°59'59" West 3.00 feet to the point of beginning. The total area of the existing easement to be vacated contains 237 square feet.

April 17, 1989


Wallace C. Muscott LS 17497

ENGINEERING PROFESSIONALS INC.

2000 Vermont Dr. Fort Collins, CO 80525 (303) 226-3852 1-800-777-0374 Escalante (303) 226-3855

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For additional information or an official copy, please contact Building and Zoning Office 281 North College Fort Collins, CO 80521 USA