



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



22-546

June 30, 2022

Partner Engineering and Science, Inc.
Morgan Guthier, Zoning Assistant
1141 W. Sheridan Avenue, 1st Floor, Suite A
Oklahoma City, OK 73106

RE: Down the Line Property, LLC, 99 Ivy Ridge Lane, Fishersville, VA 22939
Tax Map #75H (1) 5

Ms. Guthier:

In response to your request for information regarding the above referenced property, please be advised of the following:

1. The Augusta County Community Development Department is responsible for the enforcement of all applicable Zoning ordinances, regulations, and codes regarding development in this jurisdiction.
2. The property is currently zoned General Industrial. The existing distribution warehouse on the property is a permitted use in this zoning district. There are no known special exceptions, conditions, or variances.
3. The property is located within an Urban Service Area.
4. Twenty-four hour operations and general outdoor storage accessory to the principal use on the property are permitted and would not require a Special Use Permit.
5. There are no pending rezoning applications that may affect the property.
6. There are no known legal non-conforming issues associated with the property.
7. The property is adjacent to General Industrial zoned properties to the north, east, and west and General Industrial and General Agriculture zoned property to the south.

Staunton (540) 245-5700

TOLL FREE NUMBERS

Waynesboro (540) 942-5113

From Deerfield (540) 939-4111

From Bridgewater, Grottoes

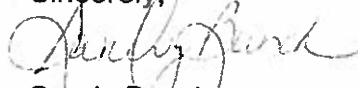
Harrisonburg, Mt. Solon & Weyers Cave (540) 828-6205

FAX (540) 245-5066

8. The property is not a Planned Development. The property is recognized as one or more separate parcels of land under applicable subdivision laws and ordinances and may be conveyed, leased, or mortgaged as one or more separate parcels and currently complies with such laws and ordinances.
9. The property was subject to site plan approval. The existing structures comply with all setbacks, side yard, rear yard, lot area, and parking regulations approved on the existing site plan submitted for this site. Copies of the site plan are available from Community Development Department for a cost of ten dollars per sheet.
10. All required permits and approvals necessary for the construction, use, operation and Certificates of Occupancy were issued when the building was completed. Copy of Certificate of Occupancy as requested is included.
11. The Community Development Department is unaware of any known violations or claimed violations of any Zoning, or Building Code violations, and or complaints on this property.

We understand that any mortgage lender for the Project may rely on this certificate. Should you have any further questions regarding the foregoing, please contact me at (540) 245-5700, Monday-Friday, 8:00 A.M. to 5:00 P.M.

Sincerely,



Sandy Bunch
Zoning Administrator

**CERTIFICATE OF OCCUPANCY
COUNTY OF AUGUSTA
BUILDING INSPECTION DEPARTMENT**

This certificate issued pursuant to the requirements of Section 118 of the Virginia Uniform Statewide Building Code certifying that at the time of issuance this structure was in compliance with the Building Code, Zoning Code, and various ordinances of the county regulating building construction or use. This Certificate must be posted, as required by the Uniform Statewide Building Code and permanently maintained in a conspicuous place at or near the entrance of the building. Any change of use voids this certificate of occupancy.

OWNER OF BUILDING Shields & Shields, LC TENANT Fed-X

BUILDING LOCATION 99 Ivy Ridge Lane

BUILDING PERMIT NO. 838-2001 TAX MAP NO. 75-89

BUILDING USE Fed-X ZONING DISTRICT General Industrial

USE GROUP S-1 TYPE CONSTRUCTION 2C OCCUPANCY LOAD 94 FLOOR LOAD 125

CONSTRUCTED UNDER THE 1996 EDITION OF THE UNIFORM STATEWIDE BUILDING CODE

SPECIAL CONDITIONS _____

BUILDING OFFICIAL Michael C. Shields DATE 11-6-01

SERVICE AUTHORITY Paul R. ... DATE 11/6/01

COMMUNITY DEVELOPMENT Mark L. Whitlock DATE 11/6/01