

07/09/18

Appeal to the City of Colorado Springs

Case number 1803062

There are several reasons why this appeal is being made:

A) The address on this summons is not the correct current Legal address of said property. Vincent Drive does NOT extend south beyond Dublin Boulevard.

B) This summons says:

a. This land is zone A - agriculture

b. There is a semi - trailer parked on that land which is in violation of 7.5.502 B4. ....

i. PART 5 CONCEPT PLANS AND DEVELOPMENT PLANS

ii. 7.5.501: CONCEPT PLANS:

iii. 7.5.502: DEVELOPMENT PLANS:

1. B. Development Plan Required: A development plan shall be required prior to the issuance of a building permit or the commencement of a new use for the following instances unless specifically exempted per subsection C of this section or waived by the Manager for:

2. 1. All new construction;

3. 2. When no development plan exists, additions to an existing building that cumulatively, as of September 12, 1995, increases the gross floor area of the building by fifty percent (50%) or greater;one

4. 3. When required by the City Planning Commission or City Council, as a condition of record for the establishment of or change of zone district;

5. 4. The conversion of vacant land into a new use;

C) I try to keep this simple -

a. No development plans have not been considered at this time and none submitted to the city.

b. Is this code suggesting that if one has a piece of property that in this case according to the summons is zoned "A" one would have to get a permit or submit some kind of plan to park a trailer on said property?

c. This summons states that this property is zone A. When you look it up on the web site it is zone A, UV, and H. which my understanding is in addition to A it also is zone for variable use (UV).

d. More importantly this property is NOT zone A. It is zoned as a Temporary Holding Zone with a "A" designation per the city council when this property was annexed into the city.

e. Prior to that time located on said property was a cottage on the south end, a house on the north end and a warehouse that at one time contained more than 30,000 books.

f. This trailer that is being cited was located on said property before it was annexed into the city and contains materials that at where in the warehouse.

D) If this property is as stated in the summons is zoned A, (and UV) and has had a trailer parked on it prior to the annexation how can it be in violation of. "The conversion of vacant land into a new use"?.

Had I understood exactly what the reason was for the first code violation of about a year ago I would have appealed it then instead feeling intimidated and moving the trailer.