

CITY OF COLORADO SPRINGS, STATE OF COLORADO Manager – Neighborhood Services Division Address: 30 S. Nevada Ave. Suite 105, Mail Code 155 Colorado Springs, CO 80901	
<b>TO:</b>  HAAG, GERALD R & HAAG, JACQUELINE V 2814 BLUEBELL HILL DR, COLORADO SPRINGS CO 80920-3537 <b>and OCCUPANTS OR OTHER PERSON WITH AN  INTEREST IN THE PROPERTY KNOWN AS:</b> 2814 BLUEBELL HILL DR, COLORADO SPRINGS CO 80920-3537 <b>RESPONDENT</b>	
<hr/> <div style="display: flex; justify-content: space-between;"> <div data-bbox="180 583 1003 695"></div> <div data-bbox="1013 583 1414 695"> <b>Tax Schedule Number</b>  <b>6310003048</b>  <b>Case # 1802024</b> </div> </div>	
<b>NOTICE OF VIOLATION AND ORDER TO ABATE</b>	

**WHEREAS**, it has been made to appear to the Manager – Neighborhood Services Division, City of Colorado Springs, State of Colorado that HAAG, GERALD R & HAAG, JACQUELINE V, 2814 BLUEBELL HILL DRIVE, COLORADO SPRINGS CO 80920-3537 (“Respondent”), has violated the zoning code regulations of the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.3.105 ADDITIONAL STANDARDS FOR SPECIFIC USES ALLOWED IN RESIDENTIAL ZONES in the following particulars:

- I. The property at the approximate location of 2814 BLUEBELL HILL DRIVE, Colorado Springs CO 80920-3537 is zoned R (Single-Family) and is located within the City of Colorado Springs zoning.
- II. On May 9, 2018, Respondent illegally operated a tree cutting business “AA Forestry LLC,” from 2814 BLUEBELL HILL DRIVE, Colorado Springs CO 80920-3537, zoned R (Single-Family) located within the City of Colorado Springs zoning.
- III. Commercial type uses are prohibited within residentially zoned properties. It is recognized that there is a desire by some residential dwelling unit owners or occupants, or both, to use a residence in a manner subordinate to its principal use as a residence. It is also recognized that these subordinate uses as home occupations, can increase rapidly and that such home occupations must be limited so as to not impair the use or value of the residential zone. A home occupation is allowed as an accessory use in all residential zone districts, however, **all conditions and requirements for a home occupation permit listed in Chapter 7, Article 5, Part 15 of the zoning code shall be met for a home occupation to be operated in a dwelling unit.** Approval of a home occupation requires a review process and additional documentation to ensure the home occupation will comply with City Code.
- IV. Conducting business activity from a residence is only permitted if the activity meets the criteria set forth in the Home Occupation Permit (attached) and is approved by the City Planning Department. The use of a residence to operate a Home Occupation prohibits employees who do

not reside on the property and does not allow equipment or material to be stored outside without screening and approval. Storing vehicles, materials, and equipment at the property for activity associated with the business is not permitted from the residence and must cease.

Completing the attached application will begin the review process with the City Planning Department. The application must be submitted for review by the next inspection deadline of **May 31, 2018**. Submittal of a Home Occupation application requires extensive review, does not guarantee approval, and may require modification to the business operation and storage of equipment and vehicles in order to continue operation from the residential property.

If the business activity cannot meet the home occupation standards the business activity and use must be removed from the residentially zoned property known as 2814 BLUEBELL HILL DRIVE, Colorado Springs CO 80920-3537.

**YOU ARE HEREBY ADVISED** that abatement of this zoning violation is your responsibility.

**NOW THEREFORE**, you are hereby **ORDERED** to cease the illegal use from the residential zoned property or receive approval through an approved home occupation permit by the City Planning Department by **May 31, 2018**.

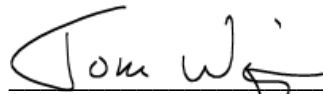
**YOU ARE HEREBY ADVISED** that failure to comply with this Notice of Violation and Order to Abate may result in the issuance of a criminal summons pursuant to City Code §§7.5.1008(A), (E). You are further advised that failure to comply with this Notice of Violation and Order to Abate may result in direct abatement by the Manager pursuant to City Code §7.5.1008(B) and that you may be assessed additional re-inspection fees pursuant to City Code §7.5.1008(C).

***IF YOU WISH TO CONTEST** this Notice of Violation and Order to Abate, you must file an appeal with the City of Colorado Springs Zoning Commission in accordance with §§7.5.1007 and 7.5.906 of the City Code, within 10 days of receipt of this Notice of Violation and Order to Abate.*

If you have any questions regarding this NOTICE, please contact Tom Wasinger, Code Enforcement Supervisor at 444-7890 or via e-mail at [twasinger@springsgov.com](mailto:twasinger@springsgov.com)

DONE THIS this 9<sup>th</sup> day of May, 2018.

FOR THE MANAGER – NEIGHBORHOOD SERVICES DIVISION



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Tom Wasinger  
Code Enforcement Supervisor