



NOTICE OF ZONING ORDINANCE VIOLATION

November 24, 2015

Meade Holdings LLC
3150 N Cascade Ave
Colorado Springs, CO 80907

RE: CHANGE IN USE OF PROPERTY – USE INCONSISTANT WITH ZONING CLASSIFICATION – CHANGE OCCURRED WITHOUT REQUIRED DEVELOPMENT PLAN - 3106 & 3150 & 3310 & 3320 N CASCADE AVE, COLORADO SPRINGS, CO 80907 – TSN -6331200102 & 6331200104 & 6331200102 & 6331200104

Dear Property Owners,

A complaint was received regarding current land use of the above properties. A field inspection was conducted along with a review of department documents confirming that a change in land use has occurred since 2007 to the 3106 & 3150 N Cascade Ave properties. Records reflect that these properties are zoned PUD (for a mobile home park use) and as such the current business operation(s) are not consistent with that zoning designation. The property is shown to have been of a residential nature and since 2007 changed into heavy equipment storage and repair.

Additionally, the properties at 3310 & 3320 N Cascade Ave are zoned M-1, Light Industrial with a current use as a waste transfer station; this use requires a conditional use approval within the M-1 zone; records show this use has not been approved for this activity.

The purpose of this letter is to ask for your voluntary cooperation in resolving these zoning and land use violations. We ask that these business activities cease upon receipt of this letter and that you submit the enclosed Pre App meeting request form and meet with a city planner to discuss your intentions for the continued use (particularly involving the properties at 3310 and 3320 N Cascade. We ask that the application form be submitted by Dec 11, 2015 to insure that this matter is not advanced to the next level of code enforcement which includes the possibility of fines, penalties and/or a court appearance. Compliance can be achieved by:

1. Immediately ceasing the improper land use operations and storage/transfer business and moving these business activities to a location where these type business activities is allowed AND returning the properties to the previous use consistent with the PUD and M-1 zoning classification.
2. Submitting a Pre-Application form and meeting with the principle planner for your properties to discuss necessary action(s) for development plan submittal(s). (Submission of a Pre App form does not guarantee you will be successful in obtaining support for your intended activities.)

If you have questions or prefer to discuss this matter in greater detail, I may be reached at 719-385-5353 or by e-mail at dwolf@springsgov.com.

Sincerely

Dennis Wolf
Land Use Inspector