

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	
TO: HAAG, GERALD R & HAAG, JACQUELINE V 2814 BLUEBELL HILL DR, COLORADO SPRINGS CO 80920-3537 and OCCUPANTS OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS: 2814 BLUEBELL HILL DR, COLORADO SPRINGS CO 80920-3537 RESPONDENT	
NOTICE OF VIOLATION AND ORDER TO ABATE	

Tax Schedule Number
6310003048
Case # 1802024

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”) §7.3.103: PERMITTED, CONDITIONAL AND ACCESSORY USES 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.
- II. On May 9, 2018, Respondent permitted an illegal use of the residentially zoned property know as 2814 BLUEBELL HILL DRIVE, Colorado Springs CO 80920-3537, zoned R (Single-Family) by storing wood cuttings, wood cutting equipment, forklift, and trailers for the commercial business currently known as “AA Forestry LLC” in violation of 7.3.103: PERMITTED, CONDITIONAL AND ACCESSORY USES for residentially zoned properties.
- III. Commercial type uses are prohibited within residentially zoned properties. Storing vehicles, materials, and equipment at the property for activity associated with a commercial business is not permitted from the residence and must cease. All illegal storage of equipment, tools, trailers, vehicles, and equipment associated with the commercial business must be removed from the property.

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 and remove all associated equipment, forklift, tools, trailers, and vehicles associated with the commercial business 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

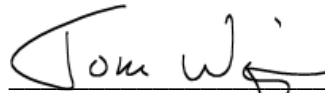
that failure to comply with this Notice of Violation and Order to Abate my result in direct abatement by the Manager pursuant to City Code §7.5.1008(B) and that you may be assessed additional re-inspection fees pursuant to City Code §7.5.1008(C).

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

DONE THIS this 16th day of May, 2018.

FOR THE MANAGER – NEIGHBORHOOD SERVICES DIVISION



Tom Wasinger
Code Enforcement Supervisor