

<p>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</p> <hr/> <p>TO:</p> <p>M & J 2150 GG LLC PO BOX 76120 COLORADO SPRINGS, CO 80970</p> <p>and OCCUPANTS OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS: 2150 GARDEN OF THE GODS RD Colorado Springs, CO 80907 RESPONDENT</p> <hr/> <p>Case # 1710104 CERTIFIED MAILING #70171070000057481307</p>	<hr/> <p>Tax Schedule Number 7323301007</p>
<p>NOTICE OF VIOLATION AND ORDER TO ABATE</p>	

WHEREAS, it has been made to appear to the Manager – Neighborhood Services Division, City of Colorado Springs, State of Colorado that M & J 2150 GG LLC PO BOX 76120 COLORADO SPRINGS, CO 80970 (“Respondent”), has violated the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.5.505 COMPLIANCE, by failing to comply with Development Plan Compliance requirements of §7.5.505 at the property located at 2150 GARDEN OF THE GODS RD Colorado Springs, CO 80907 in the following particulars:

- I. The property at the approximate location of 2150 GARDEN OF THE GODS RD Colorado Springs, CO is zoned PIP1-Planned Industrial Park.
- II. A PIP zone is a commercial zoning classification by the City of Colorado Springs zoning Ordinance.
- III. Any zoning district, development, use, or property governed by a Development Plan shall insure that all zoning district and development standards are met, including parking and outdoor amenities. Compliance with these standards is required once they are approved unless a request for amendment or modifications has been submitted and approve.
- IV. On or about January 10th, 2018 Respondent did not comply with City Code Regulation §7.5.505.The approved development plan, CPC CU 14-00029-A1MN14, does not indicate the area outside of the mini-warehouse structures at the property to be used as automotive storage.

- V. A field inspection conducted on January 10th, 2018 confirmed that there were several recreational vehicles, boats, and other vehicles stored outside of the mini-warehouse structures on the north and east portions of the property. The development plan indicates that the aforementioned areas of the property are to be used as driveway.
- VI. **YOU ARE HEREBY ADVISED** that abatement of this zoning violation is your responsibility.

NOW THEREFORE, you are hereby **ORDERED** to cease the unlawful use of the outside of the mini-warehouse structures at the property for automotive storage within **30** days from the date of the issuance of this NOTICE.

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 Jeff Huddleston, Senior Code Enforcement Officer, at (719) 444-7779 ext. 4209.

DONE THIS this 10th day of January 2018.

FOR THE MANAGER – NEIGHBORHOOD SERVICES DIVISION



Jeff Huddleston
Senior Code Enforcement Officer

CERTIFICATE OF SERVICE

I hereby certify that I have mailed a true copy of the foregoing **NOTICE OF VIOLATION AND ORDER TO ABATE** by Certified Mail Return Receipt Requested through USPS service at the address which appears on the assessment roll of the County of El Paso on this 10th day of January, 2018.



By: _____
Jeff Huddleston
Senior Code Enforcement Officer

CERTIFICATE OF SERVICE

I have been unable to personally serve the Respondent. Accordingly personal service is not feasible.

I hereby certify that I have posted a true copy of the foregoing **NOTICE OF VIOLATION AND ORDER TO ABATE** at:

Address: 2150 GARDEN OF THE GODS RD
Colorado Springs, CO 80907

This 10th day of January, 2018.



By: _____
Jeff Huddleston
Senior Code Enforcement Officer