



CITY OF COLORADO SPRINGS

NOTICE OF ZONING ORDINANCE VIOLATION

Jan 28, 2015

Erin Meade & Sue Baldwin
1975 Sunny Brook Cir
Colorado Springs, CO 80904-1179

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

Dear Property Owners,

A complaint was received and a field inspection along with a review of department documents confirms that a change in land use has occurred since 2007 to the above mentioned properties. Records reflect that these properties are zoned PUD 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.

The purpose of this letter is to ask for your voluntary cooperation in resolving this zoning and land use violation. We ask that this occur by March 31, 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. Ceasing the improper land use business and storage lot operation(s) and moving them to a location where this type business activity is allowed AND
2. Returning the property to a use consistent with the PUD zoning classification.

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

Cc tenant(s)