

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	Tax Schedule Number: 6317200007
TO: 6473 VINCENT DRIVE LLC REGISTERED AGENT RICHARD MOHL PO BOX 825 COLORADO SPRINGS, CO 80901-0825 and OCCUPANTS OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS: 0 DUBLIN BLVD, COLORADO SPRINGS CO 80918 RESPONDENT	Legal Description: TRACT IN NW4NW4 SEC 17-13-66 AS FOLS, BEG AT NW COR OF SEC, TH ELY ON N SEC LN 303.06 FT FOR POB, CONT ELY 190.98 FT TO INTSEC WLY R/W LN OF AT + SF RR, TH ON A CUR TO R HAVING A C/A OF 01<30' A RAD OF 2714.29 FT AN ARC DIST OF 71.04 FT, RUN SWLY ALG SD R/W 556.2 FT, ANG R 50<33' SWLY 121.45 FT, TH ANG R 123<13' NELY 600.0 FT TO POB, EX RD, TOG W/THAT PT CONV BY REC #212713226 & PLAT #13226, EX THAT POR DESC BY REC #'S 213088314 & 213088317
Case # 1803062	
NOTICE OF VIOLATION AND ORDER TO ABATE	

WHEREAS, it has been made to appear to the Manager – Neighborhood Services Division, City of Colorado Springs, State of Colorado that 6473 VINCENT DRIVE LLC, REGISTERED AGENT RICHARD MOHL, PO BOX 825, COLORADO SPRINGS, CO 80901-0825 (“Respondent”), has violated the zoning code regulations of the Code of the City of Colorado Springs 2001, as amended (“City Code”) §7.5.502.B: DEVELOPMENT PLAN REQUIREMENTS in the following particulars:

- I. The property at the approximate location of 0 DUBLIN BLVD, COLORADO SPRINGS CO 80918, is zoned A (Agricultural) is located within the City of Colorado Springs.
- II. On June 14, 2018, Code Enforcement Supervisor, Tom Wasinger, conducted a site inspection of the property and observed (from the City of Colorado Springs right of way) the illegal use of the property. This conversion of a vacant land to a use of a storage lot for storing a semi-trailer is not permitted. Conversion of vacant land into a new use without approval through City Planning is not permitted.
- III. On June 27, 2018, Respondent illegally converted vacant land at the approximate location of 0 DUBLIN BLVD, COLORADO SPRINGS CO 80918, without an approved site or development Plan in violation of §7.5.502.B(4).

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

NOW THEREFORE, you are hereby **ORDERED** to cease the illegal use of the property, remove from the property all stored items -the semi-trailer- and cease use of the property or receive approval through proper permits from the City Planning Department by **July 9, 2018**.

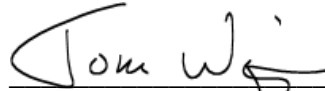
YOU ARE HEREBY ADVISED that failure to comply with this Notice of Violation and Order to Abate may result in the issuance of a criminal summons pursuant to City Code §§7.5.1008(A), (E). You are further advised that failure to comply with this Notice of Violation and Order to Abate may result in direct 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

DONE THIS this 27th day of June, 2018.

FOR THE MANAGER – NEIGHBORHOOD SERVICES DIVISION



Tom Wasinger
Code Enforcement Supervisor

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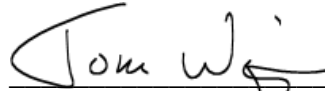
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