

City of Colorado Springs, State of Colorado Code Enforcement Administrator Address: 30 S Nevada Ave, Mail Code 730 Colorado Springs, CO 80903	
<b>TO:</b>  <b>NOLAN JOHN G</b> <b>1502 WOOD AVE</b> <b>COLORADO SPRINGS, CO 80907</b>  AND/OR OCCUPANTS OR OTHER PERSON WITH AN INTEREST IN THE PROPERTY KNOWN AS:  <b>822 W COLORADO AVE</b> <b>COLORADO SPRINGS, CO 80905</b>  <b>RESPONDENT</b>	
<b>NOTICE OF VIOLATION AND ORDER TO ABATE</b>	

**TSN: 7413118011**

**CASE#: ENF23-10920**

**WHEREAS**, it has been made to appear to the Code Enforcement Administrator, City of Colorado Springs, State of Colorado that NOLAN JOHN G, owner of 822 W COLORADO AVE, COLORADO SPRINGS, CO 80905 (“Respondent”), has violated the Code of the City of Colorado Springs 2001, as amended (“City Code”) in the following particulars:

- I. On April 3, 2024, Code Enforcement conducted an inspection at 822 W COLORADO AVE, COLORADO SPRINGS, CO 80905. An inspection was conducted in response to a concern received on December 7, 2023.

Upon arrival, I (Shane Hardison) observed the below noted violation(s):

<u>Date(s) Inspected</u>	<u>Code Section</u>	<u>Conditions Observed</u>	<u>Reinspection Date(s)</u>
4/3/2024	Unified Development Code	YOU SHALL CEASE OPERATING UHAUL AND TIRE BUSINESSES, AND REMOVE ALL OUTDOOR STORED ITEMS TO INCLUDE TIRES, BY MAY 3/2024 FOR NON-CONFORMITY OF THE COLORADO SPRINGS UNIFIED DEVELOPMENT CODE AND THE FINDINGS FROM THE COLORADO SPRINGS PLANNING	5/4/2024

DEPARTMENT.

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 §1.1.201. YOU ARE FURTHER ADVISED THAT FAILURE TO COMPLY WITH THIS NOTICE OF VIOLATION AND ORDER TO ABATE THAT YOU MAY BE ASSESSED ADDITIONAL RE-INSPECTION FEES PURSUANT TO CITY CODE §7.5.907(B). §7.5.907(B) “A FIRST-TIME OFFENDER FOR A PROPERTY CONTAINING A PRIMARY MIXED-USE OR NONRESIDENTIAL PROPERTY SHALL BE ASSESSED A FIRST-TIME OFFENDER REINSPECTION FEE OF \$500 FOR THE FIRST REINSPECTION, \$750 FOR THE SECOND REINSPECTION, AND \$1,000 FOR THE THIRD AND EACH SUBSEQUENT REINSPECTION REQUIRED UNTIL COMPLIANCE IS ACHIEVED.”

REINSPECTION MAY OCCUR ON A DAILY BASIS.

**Unified Development Code - 7.1.106 Conformity with Regulations Required**

It shall be unlawful to use any building, structure, or land or to erect, move, structurally alter, convert, extend, or enlarge any building or other structure except in conformity with the requirements established in the zone district in which said structure, building, or land is located and in compliance with all applicable provisions of this UDC.

**7.5.908: APPEALS:**

All appeals of zoning enforcement decisions made by the Manager in accordance with this Section 7.5.908 shall be heard by the Planning Commission in accord with Section 7.5.415 (Appeals). (Ord. 23-03)

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**NOW THEREFORE**, you are hereby ORDERED to remove all violations listed within this notice and order from the above-mentioned property located in Colorado Springs, CO within 10 days from the date of the issuance of this NOTICE OF VIOLATION AND ORDER TO ABATE.

Failure to comply with this Notice of Violation and Order to Abate may result in legal action including, but not limited to, re-inspection fees up to \$1,000, court summons, and/or abatement at the property owner's expense. All unpaid fees or expenses will result in a lien against the property pursuant to city code.

If you have any questions regarding this NOTICE, please contact Code Enforcement Officer, Shane Hardison at 719-413-3804 or via e-mail at [shane.hardison@coloradosprings.gov](mailto:shane.hardison@coloradosprings.gov)

DONE THIS 3rd day of April 2024.

FOR THE CODE ENFORCEMENT ADMINISTRATOR



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Shane Hardison  
Code Enforcement Officer  
[shane.hardison@coloradosprings.gov](mailto:shane.hardison@coloradosprings.gov)  
719-413-3804