

To: Dalton Guerra, Planner
From: Tricia McKinnon, CD Manager
Subject: Z-990-24
Date: March 11, 2023

Background and History

February 2023, code enforcement was doing proactive enforcement and found several violations for the property of 6601 Colorado Blvd and issued the violations. The property owner(s) contacted us to bring the property into compliance. With the size of the property, the complexity of reaching compliance, and the number of violations, we created a compliance plan. When creating a compliance plan, we create steps or milestones to eliminate the violations. The property owner(s) have taken the necessary steps over the last year to reach compliance. As long as they continue to progress toward compliance and new ones do not occur, we do not issue additional violations or penalties.

Accomplishments

- People living in RVs, grilling, and creating garbage and trash – removed
- Pallet Storage in the front of the property – removed to comply with setback standards
- Weeds – removed
- Overgrown trees - trimmed
- Inoperable vehicles – removed from the front property, removed some from the rear property
- Occupancy – tenants relocated
- Removed or evicted tenants who used the property to store boats, RVs, cars, trucks, etc.
- Moved or removed outdoor storage
- Improved driveway surface
- Built a berm as required by PW-Storm water

MEMO CONTINUED

- Actively pursuing zone change

While in a compliance plan, the property owner agrees to not:

- Allow, add, or expand Boat/RV storage
- Allow vehicle dismantling, repairs, oil changes
- Allow, add, or expand storage of inoperable vehicles/trucks
- Advertise or expand illegal uses

While not completely compliant, the property has improved dramatically under the new ownership. The property owners are engaged and working hard to continue with the compliance plan that will transform this property from what was once a catch-all for any person willing to pay rent to an improved, developed site.

The photos below show before-and-after improvements. There is also a photo of the canal improvements and the air quality sensor.



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Before Photos



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Current Conditions



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