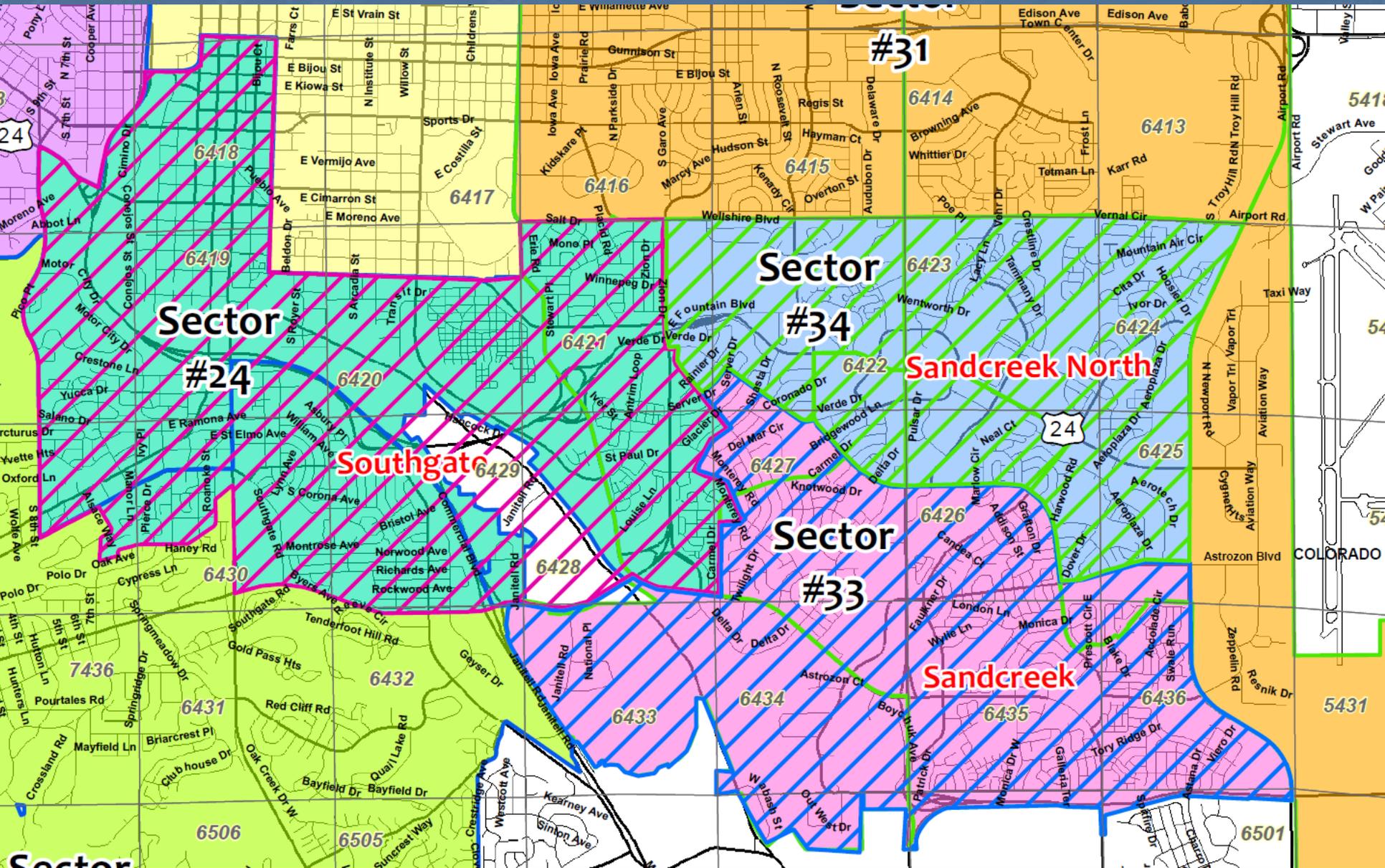


Code Enforcement Unit
Colorado Springs Police
Department

Community Development Block Grant (CDBG)



Who is Code Enforcement?

- **Ten Code officers** who investigate complaints ranging from Litter, Junk, Unlicensed/Inoperable Vehicles, Weeds, Noxious Weeds, Sanitation, Minimum Housing standards, Hoarders, Illicit spills (Sewage), Illegal Signage, Corner Visibility Obstructions, Sidewalk Obstructions, Abandoned Buildings, Illegal Dumping, Graffiti Complaints, Recreational Vehicle Storage, Condemning Dwellings Unfit for Human Occupancy, Noise Complaints, and Lighting Complaints. The Code Officers also work with CSPD when they come across illegal activity.
- **Two Clerical Staff** who field thousands of phone calls from citizens and listen to their concerns and complaints, take in online complaints and enter them into the system, Prepare and mail notices generated by Code Officer, and manage the billing and lien process.
- **Many Volunteers** who assist with monitoring the apartment hotline, removing illegal “bandit signs”, and following up on inspection of weed notices.

2014 Code Enforcement Stats

Results from 01/01/2014 to 12/31/2014

Summary

Abated Violations 13,984

Cases 12,130

Cases Called In 2,976

Inspections 25,657

Parking Tickets 11

Summons 15

Violations 14,289

Number of signs removed 9261



Ten Code officers

Based on 251 work days in 2014

13,984	Abated Violations	56 cases abated per workday
12,130	Cases	48 cases per workday
2,976	Cases Called In	12 cases called in each day) (8 per day without weekends or holiday
25,657	Inspections	102 Inspections per work day
11	Parking Tickets	
15	Summons	
14,289	Violations	57 Violation per work day
9261	Signs removed	37 per day – This is impressive because many are removed by volunteers

Litter, Junk, Unlicensed/Inoperable Vehicles, Weeds, Noxious Weeds, Sanitation, Minimum Housing standards, Hoarders, Illicit spills (Sewage), Illegal Signage, Corner Visibility Obstructions, Sidewalk Obstructions, Abandoned Buildings, Illegal Dumping, Graffiti Complaints, Recreational Vehicle Storage, Condemning Dwellings Unfit for Human Occupancy, Noise Complaints, and Lighting Complaints. The Code Officers also work with CSPD when they come across illegal activity.

Two Clerical Staff

Code Enforcement 2014 Office Count	
Type	Year 2014 Totals
Phone Calls	10266
Apartments	1075
Emails	5237
Graffiti hotline	850
Graffiti Website	330
MFR	2725
Mail	1560
CSU	236
Signs	745
Tax Roll	303
Bankruptcy Notice	1506
Total	24833

Field thousands of phone calls from citizens and listen to their concerns and complaints, take in online complaints and enter them into the system, Prepare and mail notices generated by Code Officer, and manage the billing and lien process.

Housing Code Minimum Standards

- Heat – 70 F
- Water – 120 degrees
- Plumbing
- Roofs, Ceilings, Walls
- Windows/Doors
- Flooring
- Appliances
- Stairs, Balconies & Decks
- Pest Infestation
- Raw Sewage
- No or Partial Utilities
- Deteriorated Accessory Structures
- Unsanitary Conditions (Interior)
- Fire/Smoke Damage

Housing



09.28.2012 09:03

Unsanitary Conditions-Interior



Unsanitary Conditions - Interior



Hoarding



Condemned, Dilapidated, Dangerous Buildings



Current as Of: 03/27/2015

Colorado Springs Code Enforcement Condemned Property List



Date	Property Address	Tax Schedule	Dilapidated	Case Number
07/22/2004	1623 Rushmore DR	64281-03-014	No	64238
06/21/2006	114 E RAMONA (PLC) AVE	64302-01-005	No	81859
12/06/2006	980 Chapman Unit:8		No	87155
12/07/2006	715 N Twenty Fourth (PLC)	7411110026	No	73911
02/09/2007	119 E BROOKSIDE (PLC) ST	64193-08-006	No	700584
02/14/2007	121 E Brookside ST	64193-08-005	No	700586
02/16/2007	125 E BROOKSIDE (PLC) ST		No	700587
10/11/2007	2107 Preuss RD	6421226009	No	42075
11/02/2007	720 YUMA (PLC) ST	6409406027	No	709189
04/10/2008	726 E PLATTE (PLC) AVE	6417204025	No	802718
05/22/2008	724/728 W PLATTE (DBL) AVE	7413104012	Yes	804045
06/12/2008	13 N TWENTY FIFTH (DBL) ST	7411221010	No	805069
03/12/2010	617 E WILLAMETTE(PLC) AVE	6407422010	Yes	1001881
03/13/2010	413 EAST HILLS RD	6416103034	No	1001898
08/06/2010	1940 TESLA (VAC) DR	6403406005	No	1006876
09/21/2010	621 W FONTANERO (PLC) ST	7401417006	No	1008719
09/24/2010	228 S PROSPECT (DBL) ST	6417304031	Yes	1002600
10/30/2010	923 BOGGS (DBL) PL	6421221009	Yes	1009898
11/10/2010	418 E CUCHARRAS (DBL) ST	6418402016	Yes	1008451
02/07/2011	121 E BROOKSIDE (PLC) ST	6419308005	No	810979
03/24/2011	4266 MORLEY (DILAPIDATED) DR	6435208004	Yes	1101674
05/05/2011	1266 POTTER DR Unit:A	6411209071	No	1102853
05/20/2011	405 S CEDAR ST	6417315006	No	903143
10/03/2011	1314 S TWENTY FIFTH (PLC) ST	7415108004	No	1106894
10/19/2011	405 S CEDAR (DBL) ST	6417315006	No	1108801
12/28/2011	1632 S NEVADA (PLC) AVE	6430201024	No	903594
02/06/2012	405 E CHEYENNE (DBL) RD	6430114007	Yes	1103051
03/29/2012	340 VEHR DR	6414415004	No	1201634
04/07/2012	1019 S WEBER (DBL) ST	6419121018	Yes	1009282
07/11/2012	711 E MORENO (PLC) AVE	6420204009	No	1205333
09/06/2012	3143 W PIKES PEAK (PLC) AVE	7403420015	No	1207889
11/07/2012	874 CHAPMAN DR Unit:1	6423202003	No	1210391
11/15/2012	1304 W COSTILLA (PLC) ST	7413307005	No	1210599
11/16/2012	948 E LAS ANIMAS (PLC) ST	6420207020	No	1210633
01/28/2013	3540 W PIKES PEAK (DBL) AVE	7403318010	Yes	1300676
03/26/2013	905 S TWENTY FIFTH (PLC) ST	7411322006	No	1302336
06/20/2013	1231 W Cucharas (DBL) ST	7413221010	Yes	1305649

The properties on this list have been condemned for various reasons. This may include long term condemnation of dangerous buildings or short term condemnation for lack of utilities. Code Enforcement has no information regarding the sale or foreclosure of the properties.

As of March 27, 2015

81 Dwellings Placarded
10 of these dwellings are considered dilapidated.

Dwellings may be placarded for many reasons – “Unfit Dwelling.” Mostly to prevent human occupancy due to no utilities, sanitations, sewage backup, Meth, failure to make proper repairs to a rental unit, ect.

Dilapidated properties are those that are being neglected, decayed, Meth, or damaged and the owner has failed to establish a compliance plan.

Dangerous dwellings are turned over to the Pikes Peak Regional Building Department for Evaluation.

Placard/Condemned

UNLAWFUL TO OCCUPY

THE CODE ENFORCEMENT UNIT OF THE COLORADO SPRINGS POLICE DEPARTMENT has declared this structure, located at _____, condemned as unsafe/unfit for human habitation.

It is unsafe and unlawful to enter or occupy this structure. This dwelling/unit shall be vacated before _____ (am/pm) on _____, and shall not be inhabited until approval is secured from, and this placard removed, by a Code Enforcement Officer. **ANY, AND ALL ENTRY MUST BE AUTHORIZED BY THE CODE ENFORCEMENT UNIT** at 444-7891, 705 South Nevada Avenue, Colorado Springs, 80903.

6.12.603 OCCUPATION OF CONDEMNED BUILDINGS:

It shall be **UNLAWFUL** for any person to use or occupy for human habitation any dwelling or dwelling unit which has been condemned and placarded as **UNFIT FOR HUMAN HABITATION** until the placard is removed.

6.12.107 VIOLATIONS: It shall be unlawful for any person to do any act, erect, construct, use, occupy or maintain any building or structure in the City, or cause or permit similar activities, contrary to or in violation of any of the provisions of this article.

6.12.604: REMOVAL OF PLACARD PROHIBITED:

It shall be **UNLAWFUL** for any person to deface or remove the placard from any dwelling or dwelling unit which has been condemned and placarded.

Penalty: up to 189 days in jail and/or \$2500 fine.

Tom Wasinger, CODE ENFORCEMENT ADMINISTRATOR

Placard posted on _____ at _____ (am/pm)

Code Enforcement Officer _____ IBM _____

Phone Number _____

Special Instructions:



Residential Fire/Smoke Damage

UNLAWFUL TO OCCUPY

THE CODE ENFORCEMENT UNIT OF THE COLORADO SPRINGS POLICE DEPARTMENT has declared this structure, located at _____, condemned as unsafe/unfit for human habitation.

It is unsafe and unlawful to enter or occupy this structure. This dwelling/unit shall be vacated before _____ (am/pm) on _____, and shall not be inhabited until approval is secured from, and this placard removed, by a Code Enforcement Officer. ANY, AND ALL ENTRY MUST BE AUTHORIZED BY THE CODE ENFORCEMENT UNIT at 444-7891, 705 South Nevada Avenue, Colorado Springs, 80903.

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Tom Wasinger, CODE ENFORCEMENT ADMINISTRATOR

Placard posted on _____ at _____ (am/pm)

Code Enforcement Officer _____ IBM _____

Phone Number _____

Special Instructions:



5/7/2014



40 Years Dilapidated

COLORADO SPRINGS NEWS, SPORTS & BUSINESS

Register for 8 FREE stories in a 30 day period.

Ⓞ SIDE STREETS: Century-old Colorado Springs house remains condemned 40 years later

Google Survey FAQ

f Share 235

🐦 Share 1

+ 242

✉ Email

🖨 Print

Staff reports Updated: August 5, 2013 at 2:54 pm • 0

Remember 1973?

Richard Nixon was president of the United States, barely. The U.S. pulled out of Vietnam and stopped bombing Cambodia, ending 12 years of war in Southeast Asia.



That year, Watergate became synonymous with corruption and scandal in Washington D.C. as an attempt to bug the Democratic National Committee headquarters, orchestrated from the White House, slowly began to bring down the Nixon administration.

And 1973 was the year a little house on North 24th Street on the west side of

Advertisement



40 Years Dilapidated



40 Years Dilapidated



40 Years Dilapidated



Condemned House

FOX21NEWS.com

62° Partly Cloudy

Hi: 66° | Lo: 39°

Partly cloudy & warmer.

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FOX21 investigates city code violation procedures

by FOX21 Continuous News Desk

Posted: 03.18.2015 at 11:06 AM

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LUBRICATION AT GRAINGER.



Recommend { 2 } 0 1 0 3



By Kody Fisher

COLORADO SPRINGS, COLO. – Previously, we've showed you a neighborhood nightmare, a house that has tons of code violations. The owner hasn't fixed them for several years, which caused frustration in the neighborhood.

[READ MORE: Local homeowner](#)



One neighborhood is upset over the city's handling of this vacant house. / Kody Fisher - FOX21 News



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Senior Living

Assistance for senior citizens

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Vacant –vs- Condemned House



Vacant –vs- Condemned House



Condemned House

1411619	Open	820 S PULPIT ROCK CIR	12/11/2014	Citizens reporting people getting into house.
1411407		820 S PULPIT ROCK CIR	12/3/2014	Patrol reports door open & transients are going inside.
1406148		820 S PULPIT ROCK CIR	7/17/2014	Code Officer self-initiated –tall weeds.
1400203		820 S PULPIT ROCK CIR	1/14/2014	Citizen reported fence obstructing sidewalk.
1308450		820 S PULPIT ROCK CIR	8/5/2013	Citizen reported tall weeds & grass.
1306236		820 S PULPIT ROCK CIR	7/3/2013	Citizen reported tall weeds & fence down.
1305265		820 S PULPIT ROCK CIR	6/12/2013	Citizen reported fence down, broken windows & home is abandoned.
1304298		820 S PULPIT ROCK CIR	5/21/2013	Citizen reported abandoned home, fence broken & home in need of repair.
1206090		820 S PULPIT ROCK CIR	7/26/2012	Clarify Case #4776–Citizen complaint abandoned house.
1203593		820 S PULPIT ROCK CIR	5/9/2012	Code Officer self-initiated fence down & tall weeds & grass.
1102935		820 S PULPIT ROCK CIR	5/9/2011	Citizen reported fence leaning, broken window & overgrown weeds.
1005675		820 S PULPIT ROCK CIR	7/8/2010	Citizen reported weeds.
907793		820 S PULPIT ROCK CIR	8/18/2009	Citizen reported tall weeds back yard & home is abandoned.
904978		820 S PULPIT ROCK CIR	6/18/2009	Citizen reported tall weeds.
801261		820 S PULPIT ROCK CIR	2/19/2008	Citizen reported vacant home, tall weeds & broken window west side of property.
86447		820 Pulpit Rock Cr S	10/27/2006	Call from CSU all services off.
64064		820 Pulpit Rock Cr S	7/7/2004	On line complaint citizen reported junk, appliances, trash in driveway & tall weeds in back yard.

Dilapidated



El Paso County, Colorado
MARK LOWDERMAN, TREASURER

DATE January 9, 2015

PROPERTY TAX STATEMENT
 TAXES FOR 2014 DUE 2015



74131-04-012
 PATRICK ALMA
 7 CLOVER CIR W
 COLORADO SPRINGS CO 80906-5126

TYPE OF PROPERTY REAL PROPERTY 490

SCHEDULE (ACCOUNT) NUMBER
 74131-04-012

PROPERTY LOCATION
724 PLATTE AVE W

PROPERTY DESCRIPTION

TRACT IN NW4NE4 SEC 13-14-67 AS
 FOLS, BEG AT PT 149 FT S OF N LN
 + 500 FT W OF E LN THEREOF, RUN
 S 33 FT, W 180.0 FT, N 51.0 FT,
 E 150.0 FT, S 18.0 FT, TH E 30.0
 FT TO POB TOGETHER WITH R/W
 EASEMENT OVER 20.0 FT STRIP ADJ
 ON E

TAX DISTRICT	FBC	ACTUAL VALUE	\$ 80,000	ASSESSED VALUE	\$ 6,370
TAX RATE	TAX AUTHORITY			TAX AMOUNT	
0.007461	EL PASO COUNTY			47.53	
0.000165	EPC ROAD & BRIDGE SHARE			1.05	
0.004279	CITY OF COLORADO SPRINGS			27.26	
0.000165	EPC-COLORADO SPGS ROAD & BRIDGE SHARE			1.05	
0.036265	COLO SPGS SCHOOL NO 11 - GEN			231.01	
0.006900	COLO SPGS SCHOOL NO 11 - BOND			43.95	
0.004000	PIKES PEAK LIBRARY			25.48	
0.000940	SOUTHEASTERN COLO WATER CONSERVANCY			6.99	
	CITY OF C.S. CODE VIOLATION			550.00	
	CITY OF C.S. CODE VIOLATION			550.00	
	CITY OF C.S. CODE VIOLATION			550.00	
0.060175	TOTAL TAX RATE	TOTAL TAXES PAYABLE		\$ 2,033.32	

NOTE: If you have a tax lien and are interested in obtaining the payment of a tax lien, please call your lender prior to making payment.

TO PAY ON-LINE OR VIEW YOUR ACCOUNT:
[HTTP://TRS.ELPASOCO.COM](http://TRS.ELPASOCO.COM)

MAKE CHECKS PAYABLE TO:
 EL PASO COUNTY TREASURER

MAIL PAYMENT TO:
 EL PASO COUNTY TREASURER
 P.O. BOX 2018
 COLO. SPGS, CO 80901-2018

TELEPHONE 719-520-7900
 e-mail: traweb@elpasoco.com

Office Location:
 1675 Garden of the Gods Rd,
 Suite 2100, Colo. Spgs., CO 80907

YOUR SCHOOL DISTRICT GENERAL FUND
 TAX RATE IS 0.036265
 ABSENT STATE AID, IT WOULD HAVE
 BEEN 0.100893

ADDRESS CHANGE INFORMATION:
 SEE REVERSE SIDE

PAYMENT COUPON 2

EL PASO COUNTY, COLORADO
 2ND HALF - DUE JUNE 15, 2015
 NO SECOND HALF STATEMENT WILL BE MAILED

2015

SCHEDULE NUMBER 74131-04-012

OWNER'S NAME PATRICK ALMA

SECOND HALF AMOUNT DUE BY 6-15-2015 \$ 1,016.66

Your canceled check is your receipt and saves tax dollars.
 Include a stamped, self-addressed envelope for a printed receipt.

PAYMENT COUPON 1

EL PASO COUNTY, COLORADO
 1ST HALF - DUE FEBRUARY 28, 2015 OR
 FULL TAX - DUE APRIL 30, 2015

2015

SCHEDULE NUMBER 74131-04-012

OWNER'S NAME PATRICK ALMA

FIRST HALF AMOUNT DUE BY 2-28-2015 \$ 1,016.66

FULL AMOUNT DUE BY 4-30-2015 \$ 2,033.32

Your canceled check is your receipt and saves tax dollars.
 Include a stamped, self-addressed envelope for a printed receipt.



Sanitation

Trash/Garbage

- Trash/garbage must be properly contained in containers with a secure lid and removed weekly.
- Trash cans must be stored in the side or rear yard.
- Dumpsters may be required to be enclosed.

Animals

- Feces must be removed every three (3) to seven (7) days.
- Officers have the ability to order more frequent removal depending on size and number of animals.



JUNK

Applies to any manufactured good, appliance, fixture, furniture, machinery, vehicle, personal property or any other thing or part thereof, whether of value or valueless that is demolished, discarded, dismantled, partially dismantled, dilapidated, or so worn; or deteriorated, or in such a condition as to be generally unusable, and/or inoperable in its existing state.



Unlicensed/Inoperable Vehicles

It shall be unlawful to park or store any unlicensed or inoperable vehicle outside of an enclosed building on private property...

This does not apply to a "Collector Vehicle" as defined by Colorado Revised Statute if the one vehicle is stored outdoors and screened from view of adjacent street, alley or neighboring property.



Oversize Vehicles in Residential Zones

- Commercial vehicles with a GVWR of 10,001 lbs or more may not be stored on private property in a residential zone.
- Parking ordinances also prohibit parking of vehicles over 10,001

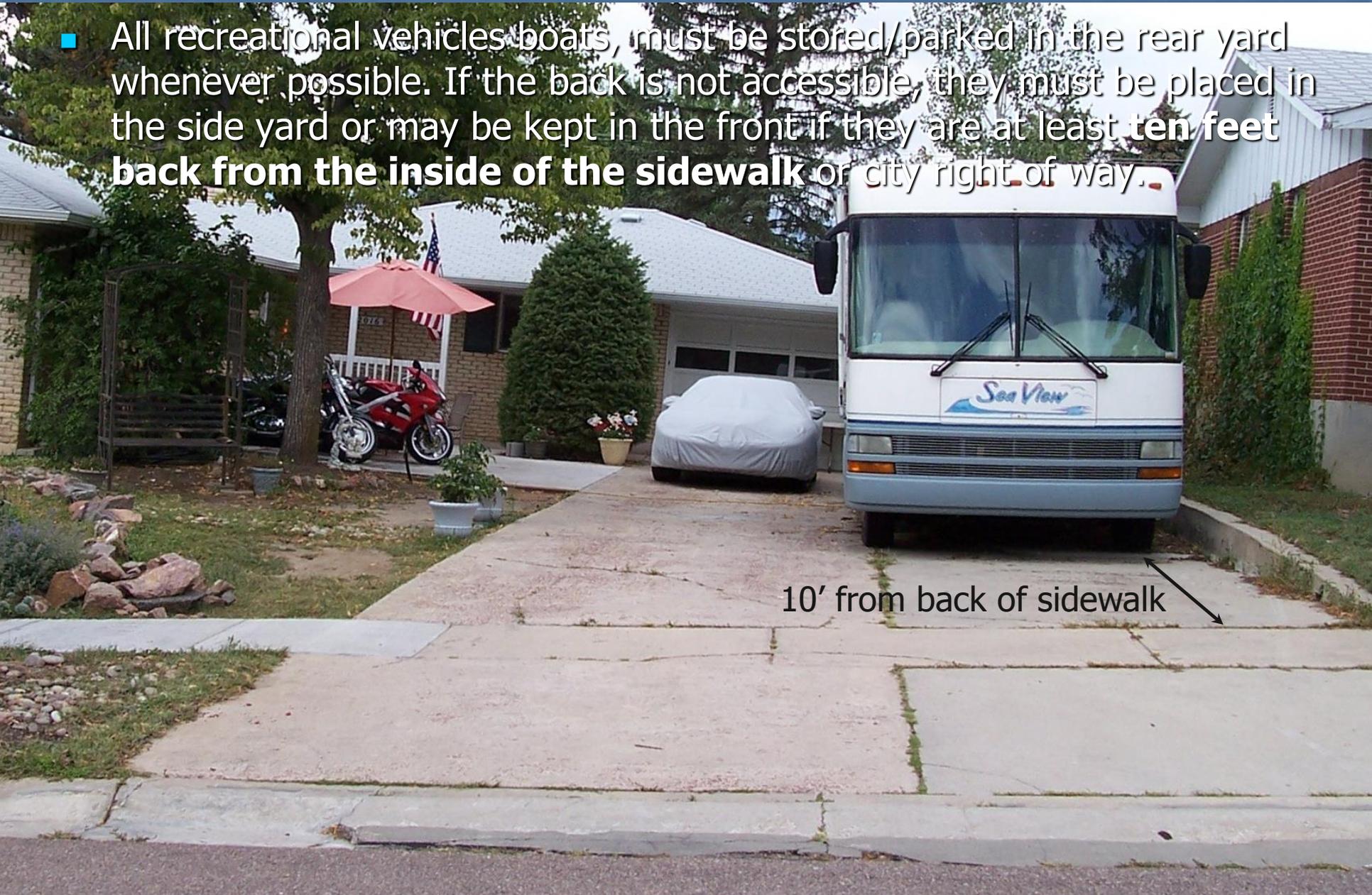


TITLE: 04B137307 COUNTY: Colorado County 04
TAB: J498889 EXPIRATION: 2013-07
MAKE: AMG MODEL: COLOR: MUL
STYLE: TK YEAR: 1993
VEHICLE TYPE: RECREATION TRUCK -- REGULAR
INSURED STATUS: UNKNOWN
VALID EMISSIONS TEST: REQUIRED



Recreational Vehicles in Residential Zones

- All recreational vehicles boats, must be stored/parked in the rear yard whenever possible. If the back is not accessible, they must be placed in the side yard or may be kept in the front if they are at least **ten feet back from the inside of the sidewalk or city right of way.**



Recreational Vehicles in Residential Zones

- All recreational vehicles boats, must be stored/parked in the rear yard whenever possible. If the back is not accessible, they must be placed in the side yard or may be kept in the front if they are at least **ten feet back from the inside of the sidewalk** or city right of way.



“ten feet back from the inside of the sidewalk”

Recreational Vehicles in Residential Zones

Glenwood Cir



Recreational Vehicles in Residential Zones



Residential Driveway Standards

City Planning 385-5905



Recreational Vehicles Parked on the Street in Residential Zones

- Any recreational vehicle parked on a public right of way in a residential area for a period of time greater than that necessary for the expeditious loading and unloading of passengers or property.



Illegal Dumping



Corner Visibility



07.18.2011 07:52

Corner Visibility



WEEDS

- The weed ordinance requires that grass or weeds not exceed nine inches in height when they are within 55 feet of a building, within 9 feet of a sidewalk or curb, creating a traffic or fire hazard. This ordinance does not apply to land in its natural state.



Weeds



Colorado Springs. The improper accumulation of the following item(s) is/are a VIOLATION of the Code of the City of Colorado Springs 2001: **6.12.304 & 404 SANITARY CONDITIONS MAINTAINED; 9.6.303 FIRE HAZARDS; 9.6.304 TRAFFIC AND PEDESTRIAN HAZARDS; 9.6.305 CLOGGING OF DRAINAGEWAYS - WEEDS & WEED TREE (SPROUTS)** Cutting and removal required on property and adjacent rights of way. (Definitions on back)

SPECIFIC REQUIREMENTS FOR YOUR PROPERTY:

Cut and remove from the property ALL weeds, weed trees, and grass over 9 inches tall – to include area between the sidewalk and curb (if applicable).

Vegetation obstructing view of oncoming traffic at intersection. Prune back or remove the bush(s), tree(s), or vegetation. Cut, remove, and maintain weeds, weed tree(s), or grass to allow for clear and unobstructed view of oncoming traffic.

Failure to comply may result in direct abatement at the property owner's expense.

Additional Instructions: _____

Received complaint

Please correct violations before _____

YOUR PROPERTY RESPONSIBILITY extends from the center of the alley behind the lot or tract of land, or from the rear lot line including all easements; if no alley exists, your responsibility extends to and includes the curb and gutter area of the street in front of or the side of such lot or tract of land.

FAILURE TO COMPLY and abate, remove or otherwise correct the violation(s) stated above by the re-inspection date **may result** in charges being brought against you and/or assessment of costs to abate or correct the violation(s) in the form of a lien against your property.

A repeat of this Code violation within six (6) months of this Notice and Order will result in a \$250.00 fee assessment for each inspection associated with the violation.

To appeal this Notice and Order, file a written application at the Code Enforcement Unit, Police Operations Center, 705 S. Nevada Ave., Colorado Springs, within ten (10) days of service or posting of this Notice and Order in accordance with City Code Chapter 6-5-105 as applicable.

Date of Service or Posting: _____

Code Enforcement Officer: _____

Telephone: _____

9.6.302: DEFINITIONS:

OWNER: Includes the owner of record, whether person, partnership, firm, corporation, or other association of persons, any authorized agent or representative of the owner of record, and any occupant of the premises.

PREMISES: A lot or portion thereof, parcel of land, building or establishment. For the purposes of any duty or obligation imposed by this part, this term includes an area extending to the centerline of any alley adjacent to a lot or portion thereof, parcel of land, building or establishment, or if no alley exists, that area including all easements of record, to and including the curb and gutter of the street on any side of the lot or portion thereof, parcel of land, building or establishment. Should there exist no adjacent private property, the premises is deemed to include the entire width of any adjacent alley.

WEED: Any plant which:

A. Ordinarily grows without cultivation,

B. Is not grown for the purpose of landscaping or food production, and

C. Will attain a large growth of not less than nine inches (9") in height or grows or accumulates so as to become a fire, traffic or pedestrian hazard when mature. (Ord. 82-71; Ord. 86-214; Ord. 96-111; Ord. 01-42)

CORRIDOR WEEDS



CORRIDOR WEEDS



Noxious Weeds

State Mandated

- 17 "A List" Species
- 40 "B List" Species
- 14 "C List" Species

Common in City Limits:

- Canada Thistle
- Russian Knapweed
- Spotted Knapweed
- Russian Knapweed
- Leafy Spurge
- Musk Thistle

**Usually found on
undeveloped property**

In Your Neighborhood:

Myrtle Spurge

- **Sold As Xeriscape Plant**
- **Drought Resistant**
- **Yellow Flowers in Spring**
- **Bluish Green in Color**
- **Prolific**



Obstructions of Public Ways

***Code Enforcement assists City Forestry with sidewalk obstructions for shrubs and trees that grow over sidewalks impeding pedestrian access.**

Obstructions are not limited to vegetation - large rocks, piles of dirt, signs, skateboard ramps, etc.



***4.4.104: DUTY TO PRUNE:**

The owner of any house, building or property within the City shall not permit the branches of any shade, ornamental or other tree to project over any street, avenue or sidewalk, in front of or alongside of the house, building or property, lower than eight feet (8') from the surface of the sidewalk and fourteen feet (14') over the surface of the alley or street. In estimating these heights, the City Forester shall consider the variation of height due to normal rain, snow, sleet and foliage conditions. (Ord. 4716; 1968 Code §10-33.6; Ord. 77-190; Ord. 01-42)

Obstructions of Public Ways



Sidewalk Obstruction



Sidewalk Obstruction



Other Enforcement Responsibilities

Light Intrusion

6.12.302.I. Exterior Lighting: All exterior lighting for single, two-family and multi-family residential shall be arranged to reflect away from any adjoining premises and any public right of way, and shall be shielded to contain all direct rays on the site. (Ord. 3875; 1968 Code §16-10; Ord. 82-136; Ord. 86-214; Ord. 96-110; Ord. 01-42; Ord. 03-121)



Visual Clutter



“Bandit Signs”



“Bandit Signs”



Temporary Signs (10,000 per year)



Graffiti Removal

- Since January 2008 Team has removed **101,531** graffiti tags.
- Supervised 19,156 Community Service Hours and 1,394 Volunteer Hours.
- Emergency Cleanups.



This occurred over a weekend

RETNA. BAD. RETNA
HE MOM!

~~RETNA. BAD. RETNA~~ BOMB. AND. DESTROY.



Partnering With Volunteers



LAND USE ENFORCEMENT

In 2010 Two of the Three Land Use Inspector Positions were eliminated and Land Use Enforcement was combined with Code Enforcement. In 2013 Land Use Enforcement was turned back over to City Planning.

- Residential, Commercial, and Industrial Standards
- Illegal Use
- Development Standards
- Hillside Overlay Illegal Lot Disturbance
- None Compliance with Home Occupation Permit

Thank You for doing your part in keeping
Colorado Springs an attractive place to live



www.coloradospringsgov.com/CodeEnforcement

coloradospringsgov.com

444-7891