

MEMO

July 24, 2018

To: City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: 538 Yampa Ave. (former Golden Cavvy restaurant) Property Maintenance Report.

BACKGROUND / DISCUSSION

I completed a property maintenance inspection of the old Golden Cavvy restaurant on March 27, 2018, while the interior was definitely not occupiable, the main immediate concerns were located on the exterior of the building. I addressed these concerns in my first letter to the property owner which he received and signed for on April 12, 2018. This correction order gave him 60 days from the date of receiving the letter to make the necessary repairs. As of now he has not contacted me or corrected any of these items.

I currently have a second letter drafted that notifies the owner that if he does not comply with the correction order within 30 days of receiving this letter, that the City of Craig may either issue citations based on our Municipal Code or abate the necessary items and install the requested safeguards, which would be applied as a lien on the property.

Note: I have attached both the initial letter and the second letter for reference.

I will send the second letter as soon as the city attorney and I make sure we legally have everything covered, in the case that the city has to proceed with the corrections.



300 West Fourth Street

Craig, Colorado 81625

(970) 824-8151

(970) 824-6539 Fax

April 4, 2018

To: Harley K. Guess

PO Box 2171

Bouse, AZ, 85325

From: City of Craig Colorado Community Development Department

Re: Property Maintenance Inspection

Subject Property: 538 Yampa Avenue, Craig Colorado, 81625

A property maintenance inspection of the above subject property was completed on March 27, 2018. The following deficiencies were found.

All sections listed below are from the 2006 International Property Maintenance Code which the City of Craig has adopted.

1: Section 304.7 Roofs and Drainage

The back lower portion of the roof on the west side has large holes and cracks allowing a considerable amount of water to enter the building compromising the structural integrity, and possibly causing mold growth. (see attached photos)

If substantial structural damage occurs a Demolition order may be issued.

2: Section 304.9 Overhang Extensions

The sign structure in the front of the building appears to be sagging and needs to be removed to prevent possible danger to pedestrians.

Section 16.07.080 of the City of Craig Land Use Code also requires that all signs become obsolete 30 days after discontinuance of the business and must be removed. (see attached photos)

3: Section 304.12 Handrail and Guards

The back staircase that leads to the roof and apartments must be closed off to prevent unauthorized access. The Craig Police Department has dealt with complaints of people getting on the roof and then getting onto adjacent roofs of other properties. The handrail on the walk way leading to the apartments is open on the sides which would be a fall hazard to anyone accessing it.

The stairs need to be barricaded at the bottom to prevent them from being easily accessed, however this could be done with a lockable gate so that any authorized person could access this area.

(see attached photos)

Received by Harley Guess 4-12-18

These items must be corrected within 60 days of the date of receiving this letter.
If the roof repair cannot be completed by then at least temporary repairs must be done that will prevent water from entering the structure.

You have the right to appeal based on Section 111 Means of Appeal.
The City of Craig has a right to file a lien in accordance with Section 106.3.

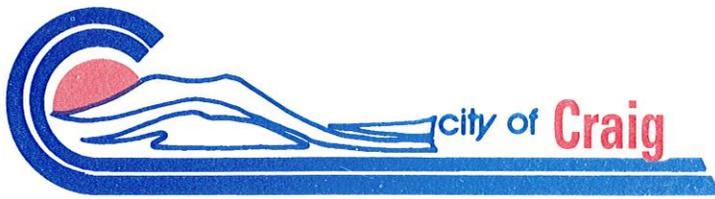
I have attached and highlighted all referenced sections of the International Property Maintenance Code.

For more information you may contact Marlin Eckhoff at 970-826-2013 or meckhoff@ci.craig.co.us.

Respectfully,

Marlin Eckhoff, City of Craig Building Official

Date



300 West Fourth Street

Craig, Colorado 81625

(970) 824-8151

(970) 824-6539 Fax

July 10, 2018

To: Harley K. Guess
PO Box 2171
Bouse, AZ, 85325
From: City of Craig Colorado Community Development Department
300 West 4th Street
Craig Colorado, 81625

Re: Property Maintenance Inspection
Subject Property: 538 Yampa Avenue, Craig Colorado, 81625

Dear Mr. Guess:

This is a follow up letter pertaining to the property maintenance correction order you received and signed for on April 12, 2018. The letter outlined the property maintenance violations and safety concerns on the exterior of the vacant building located at 538 Yampa Avenue, Craig CO, (I attached a copy of the original letter for reference).

This original letter stated that these items must be corrected within 60 days from the date of receiving the letter, which would have been June 12, 2018. As of July 10, 2018, it appears there has been no attempt to repair or install any safeguards required by the correction order.

This letter is extending the completion date to no later than 30 days from the date of receiving the letter and to inform you of the following steps that may be taken by the city of Craig, if the violation order is not complied with.

1. Section 106.3. Prosecution of Violation.

Any person failing to comply with a notice of violation or order may be fined up to \$1,000, with each day that a violation continues after due notice has been served being deemed a separate offense, or the city of Craig has the right to make the necessary safeguards to prevent possible injury to the public, such as removing the front sign structure which is overhanging the sidewalk right of way and take the necessary steps to prevent access to the exterior staircase. Any action taken by the city of Craig, shall be filed as a lien against the subject property.

2. Section 107.5. Transfer of Ownership.

It shall be unlawful for the owner of a structure who has received an order or violation notice to sell, or transfer ownership of the property without either complying with the correction order, or supplying the proposed new owner with a copy of the correction order prior to the transfer of ownership. (see entire section 107.5 for details.)

You have the right to appeal based on Section 111 Means of Appeal.

I have attached and highlighted all referenced sections of the International Property Maintenance Code.

Note: The main concern of the Community Development Department is public safety, and to prevent further deterioration of the building so that it does not become so dilapidated that it requires a demolition order.

For more information you may contact Marlin Eckhoff at (970)-826-2013 or meckhoff@ci.craig.co.us.

Respectfully,

Marlin Eckhoff, City of Craig Building Official

Date