



Oct 2, 2023

To: Ronald Baker,
916 Langford Dr, Craig CO 81625.

From: City of Craig Community Development Department
300 West 4th Street, Craig Colorado, 81625.

Re: **Violation/Correction Notice**

Subject property: 702 Ashley Rd, Craig CO 81625, aka Lot 43-44 Block 1 Craig East #2 Subdivision.

Parcel: 065931401068

Zoning District: Residential Low Density

Dear Mr. Baker,

It has come to the attention of the Community Development Department that the above-named subject property is in violation of the City of Craig's Land Use Code. The following items are in violation of the Residential Low Density Zoning District (RLD) Section 16.03.040(E):

- 1: Metal storage containers are not allowed within RLD districts except for on a 180-day temporary basis for the purpose of renovating a home that is on the property.
- 2: Commercial or personal vehicles/equipment can not be stored on a vacant RLD lot.

So, essentially no vacant RLD zoned property can be used as a commercial or personal storage yard.

All equipment, vehicles, trailers, metal storage containers, etc. must be removed from the property within **30 days** of receiving this notice. These items are considered outdoor storage and are not a permitted use within a RLD zone.

Outdoor storage is defined as "The keeping, in an unroofed area, of any equipment, goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours.

If this Correction Notice is not complied with within the 30 day time period, then a penalty may be imposed based on Section 16.06.010(11), which states "Failure to comply with all of the provisions of this section shall constitute a misdemeanor and, upon conviction, is punishable by a fine of one thousand dollars (\$1,000). Each day that such violation continues to exist after the deadline shall be considered a separate offense.

Note: If there are any items that you are unable to comply with in the time prescribed, you may request an extension from City Council. A written extension request must be delivered to the Community Development Department at 300 W 4th Street, Craig CO 81625, no later than five (5) business days prior to a regular scheduled council meeting. City Council meetings are on the second and fourth Tuesday of every month.

You have the right to appeal this notice to the City of Craig City Council. A written request for an appeal must be delivered to the Community Development Department within five (5) days of receiving this notice.

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

Respectfully,



Marlin Eckhoff, City of Craig Building Official

10-2-23
Date