

October 2, 2023

Building Official  
Attention Marlin Eckoff

As single family residents of the Craig East Subdivision, we would like to address some concerns we have about two properties located within or close to the Craig East Subdivision.

**Property One: Intersection of Seventh Street and Ashley, corner lot on North side of Seventh Street; Craig, CO**

**Property Two: Approximate intersection of Jeremiah Street, Ninth Street, and Stock Drive. Property on a point on West side; Craig, CO.**

Both properties appear to be zoned Residential Low Density. Therefore, we wonder why these properties appear not to be following code.

**QUOTED FROM MUNICIPAL CODE:**

**According to Moffat County's a "Residential Low Density District is intended to define and preserve the urban character of the city's neighborhoods. This is a housing district intended primarily for single-family uses on individual lots of not less than 6,000 square feet. This zone is characterized by tree-lined local streets that continue, and build from, the existing streets system."**

Concerns:

1. Land disturbances require approvals
2. Health Concerns—proper sewer and water connections and sewage disposal
3. Safety and Fire Concerns—electrical hookups (if any), equipment, old sheds, and large storage container on cinder blocks

3. Several storage vehicles, trailers, and large earth moving equipment stored on property
4. Impairs the use and value of the residential area where the lots are located
5. Detrimental to the the character of the area where the lots are located
6. Appearance of the properties disrupts the peace, enjoyment , and quality of life in the neighborhood.
7. Accessory buildings limited to one. Should be 50% smaller than the principle building.
8. Does a Yurt or shack or a large metal storage container qualify as a single family residence in this zone of Residential Low Density in Craig East Subdivision.
9. Unlicensed or non operational vehicles should be in a storage area
10. Garages in residential zones shall resemble the principle building in colors and architectural style

Jenny & Dave Meyer  
889 Bridger Circle  
Craig, Co 81625  
Cell: 970 629 1570

*Jenny Meyer*  
*Dave Meyer*  
*Walter Stevens*

Adrienne Reeves  
1780 E 7th Street  
Craig, Colorado 81625

November 2, 2023

Community Development Department  
Attn: Mr. Marlin Eckhoff  
300 W 4th Street  
Craig, Colorado 81625

Dear Mr. Marlin Eckhoff,

I am writing in response to the letter I received dated October 23, 2023 in regards to the appeal notice for 702 Ashley Road.

My response to the request for an appeal is clear. In no way should the appeal presented, be approved based upon the circumstances I have personally witnessed as described below.

The incidents described within this letter are indicative of someone disrespecting and destructive of property and neighbors. Not of someone whose intention is to build a home.

Our neighborhood cannot withstand the torment of this situation any further; something needs to be done about this continuance of this disruption and illegal activity, as the matter affects the entire neighborhood.



There are residents that are trying to sell their homes in this area and we have come to the realization that houses are not selling due to the eyesore, noise and disturbances at 702 Ashley Road.

Please read on to review the documented issues below.

#### Unused equipment on the property

There are several pieces of heavy equipment on the property, a shipping container and other items that are not being utilized to build a home. It appears to be more of a savage yard than a lot to build a home. This eyesore is devaluing our property all around the area. Causing us all to lose thousands of dollars on our houses in revenue from sales.

#### Third week of July, 2023

I witnessed the property owner and other individuals at 702 Ashley shooting off fireworks into the sky for over an hour; not on the 4th of July, as this was the third week. Because this is an illegal act that could not be handled in any other manner, I had to call the City Police to make an incident report. Any and all fireworks that explode or leave the ground, are illegal in Colorado.

#### First week of August 2023

A Deputy from the Sheriff's office was talking to me in front of my house when an individual from 702 Ashley pulled up in a jeep and jumped out. The jeep started to jump gears and began to roll from the property onto 7th Street and would have run over two little girls that were playing and also, most likely into Roy Tipton's house. Nothing could have prevented a potentially deadly tragedy once the jeep was in motion.

### Last week of August, 2023

While I had a friend visiting me at my home, we were chatting in my front yard. Suddenly the owner of 702 Ashley pulled up in a red truck with a trailer attached. He then irresponsibly attempted to load something too heavy onto the trailer. Since he was not performing this action with due care, the load was too great and lifted the front of the red truck completely off the ground, almost causing the pickup to roll over on its side.

Every week, primarily on weekends: I witness individuals continuously racing up and down 7th street and Ashley Road at extremely and dangerously high rates of speed. The red truck blows toxic black smoke and is quite a loud disturbance.

### Continually:

I have witnessed the owner at 702 Ashley pull up onto the property and proceed to throw unwanted materials out into the street. Illegal dumping that is yet another illegal act in Colorado.

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This concludes the list of documented antagonistic, dangerous and reckless acts I have witnessed since July 2023. Everything we have witnessed and continue to document has dramatically impacted the sales of homes in the neighborhood such as Mr. Tipton's home.

It is my belief that it will also have a detrimental affect on my own home sale once I choose to list it. This neighborhood has been clean, well kept and quiet for the 26 years I have been a resident here.

We are next to the cemetery which commands a great deal of respect for not only those attending funerals but those visiting loved ones gravesites. These actions are not permissible in such close proximity to a cemetery where families loved ones are at peace and rest.



The individuals at 702 Ashley have shown nothing but pure disrespect, lawlessness, a blatant disregard for our neighborhood children and inconsiderate actions towards this entire area of Craig. It is absolutely abhorrently unacceptable on every level.

We have all worked very hard to be one of the best neighborhoods in Craig. We maintain our lawns and homes in a respectable manner.

When one indicates that a home will be built on a property, the owner and assistants then proceed to break ground and begin to build a foundation. It's unusual and incongruent to be racing up and down city streets and tipping vehicles instead of the typical home building activities.

We have never had anything such as this happening in this area and it needs to be immediately and permanently stopped. Residents in this area should not have to watch over not only their children but their shoulders for rolling vehicles, extreme racing and so on, it makes being a pedestrian up here nearly impossible.

Thus far, nothing on the property of 702 Ashley has been utilized to break ground for a foundation on a home. The vehicles, trailers, equipment and certainly not the 40 foot metal storage container.

Most importantly, these acts are illegal (**Section 16.03.040 (E) of the Land Use Code**) and allowing it is only inviting more of the same.

Respectfully,

*Adrienne Reeves*

Adrienne Reeves

cc: meckhoff@ci.craig.co.us

November 3, 2023

Mr. Marlin Eckhoff  
City of Craig  
300 W. 4th Street  
Craig, CO 81625

Re: Formal Appeal Concerning Property at 702 Ashley Road

Dear Mr. Eckhoff,

We are writing to formally submit our objection to the appeal in relation to the property situated across the street from our residence. Over the recent months, the property owner has been utilizing the premises as an industrial storage lot, frequently moving heavy equipment and vehicles, even during late hours, often accompanied by the noise of large trucks, as if it were the end of their workday. This situation demonstrates a clear lack of consideration for their neighbors. We believe it is important to note that the property in question is designated as residential, and this industrial-like activity is incongruent with the character of our neighborhood. Notably, the property owners are not actively engaged in constructing a home on the premises, which would be a more suitable use for the area.

We vehemently oppose the owner's request for continued industrial-like activity on this property. Should you require any further information or have additional questions, please do not hesitate to contact us at 970-629-3219.

Thank you for your attention to this matter.

Sincerely,

Roy and Jamie Tipton  
1790 E. 7th Street  
Craig, CO 81625

## Marlin Eckhoff

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**From:** Jeff Mcpherson <mcphersonjdv@gmail.com>  
**Sent:** Wednesday, November 1, 2023 7:45 AM  
**To:** Marlin Eckhoff  
**Subject:** Consern 702 Ashley Rd

Marlin this Jeff and Vicki Mcpherson at 715 Jeremiah Ave, next to 702 Ashley.

As per my phone call and the sent letter concerning the 702 Ashley property our concerns are as follows.

1 - of course the main concern is the devaluation of the adjacent properties with what looks like a commercial type storage yard with back hoes, skid steers, flat bed and box trailers along with a 40ft storage container.

2 - A safety concerning issue as to the 702 Ashley is across the street from a children's park and I have seen kids playing on this equipment without any adult in site. Safety again is a issue when moveing heavy equipment in and out of the property as it moves lots of mud onto Ashley dr and creates a large muddy patch at the corner of 7th and Ashley.

Sincerely

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Mcpherson s  
715 Jeremiah Ave  
Craig

817-694-8945

Warning! this email originated from outside of the organization