AGENDA

BOARD OF REVIEW
CITY OF WOODLAND PARK, BUILDING DEPARTMENT
CITY HALL COUNCIL CHAMBERS
220 W. SOUTH AVENUE, WOODLAND PARK, CO
TUESDAY, July 14, 2026 – 2:30 P.M.

AGENDA

This meeting is a hybrid in-person & Zoom meeting. The Zoom meeting link is in the calendar section at the bottom of the City's website homepage (www.city-woodlandpark.org) - click on the specific date of this meeting, then "More Details" for the "Board of Review Meeting, then the link for "Participate via zoom". Please call the Planning & Building Department at (719) 687-5202 with questions or comments.

I. CALL TO ORDER AND ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MEETING MINUTES – May 12, 2026

IV. CONSENT ITEMS – None

V. COMPLAINTS – None

VI. VARIANCE OR APPEALS HEARINGS:

A. #A26-0137 – 209 E. Midland Avenue; Andrew Nguyen requests an appeal of a "Dangerous Building" declaration by the Pikes Peak Regional Building Department (PPRBD) pursuant to the Pikes Peak Regional Building Code (RBC) Section RBC112.1.7. NOTICE AND ORDER and NOTICE TO VACATE issued by PPRBD dated May 28, 2026. *(QJ)*

VII. UNFINISHED BUSINESS – None

VIII. NEW BUSINESS – None

IX. OPEN DISCUSSION

X. ADJOURNMENT

PREVIOUS MEETING MINUTES FROM 5/12/2026

WOODLAND PARK BOARD OF REVIEW
MEETING MINUTES
City Hall Council Chambers
Regular Meeting on May 12, 2026
2:30 PM

I. CALL TO ORDER AND ROLL CALL: The meeting was called to order at 2:30 p.m. In attendance were Chair Mac McVicker, Vice-Chair Jeff Smith, Regular members Jeff Cahill, and Martine Vogel. Alternate Member Cole Swanson was absent. Others in attendance were City Planning Director Karen Schminke and Planner David Burgess. NETCO Fire Chief, Tyler Lambert, was absent.

II. PLEDGE OF ALLEGIANCE: Chair McVicker led the Pledge of Allegiance.

III. APPROVAL OF MEETING MINUTES: The February 10, 2026, meeting minutes were approved unanimously as presented.

IV. CONSENT ITEMS: None.

V. COMPLAINTS: None.

VI. VARIANCE OR APPEAL HEARINGS: None.

VII. UNFINISHED BUSINESS: None.

VIII. NEW BUSINESS:

A. Fire Code Update – Review and recommendation regarding a request from Northeast Teller County Fire Protection District (a.k.a. NETCO), to update the City of Woodland Park fire code by adopting the 2021 International Fire Code (IFC) with Amendments; to be effective no later than June 30, 2026. (L)

Chair McVicker asked for discussion from the Board. Mr. Cahill stated he had skimmed through the 83 pages of the Amendments, and noted numerous grammatical errors and misspellings, and suggested they be corrected. Chair McVicker asked if he had marked up a copy, which Mr. Cahill replied he had not.

Director Schminke stated that since there was little discussion on this matter at the joint work session between the Board and the City Council on May 7, 2026, the city attorneys had already begun drafting the ordinance, and she did not know if they would be making corrections to the amendment document that was provided by NETCO. Mr. Cahill acknowledged that the content was comprehensible, but he did not know if it would be legally binding with the errors, and desired to provide this information for the city attorneys to consider.

Chair McVicker asked Mr. Cahill whether he could quickly identify and mark the errors. Mr. Cahill said he could not review the entire document in the time remaining. Mr. Smith stated that based on his experience on local building code review boards, he was confident the attorneys would make the corrections. Chair McVicker added that because the document originated in El Paso County, it refers to the El Paso County Sheriff's Office, but for Woodland Park and NETCO it should refer to the Teller

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County Sheriff's Office. He said he had raised this with Fire Chief Tyler Lambert, who agreed the reference should be corrected.

Director Schminke referenced the memorandum sent to the Board in their packets that delineated the timeline to pass the adoption by June 30, 2026. The first reading of the ordinance to City Council would be on May 21, 2026, with the public hearing occurring on June 4, 2026.

Mr. Cahill stated that he would not mind assisting with the corrections but did not have the capability to print the pages. Director Schminke offered to print the pages for his review and markup. Chair McVicker also offered to assist by dividing the amendment document so that he and Mr. Cahill could each review and markup half of the document.

Planner Burgess added that all the other 18 fire districts had adopted the amendments as written. He further stated that he did not know who would be responsible for correcting the 83 pages of amendments and questioned the merit of undertaking the markup effort. Director Schminke added that she would email the city attorneys at the conclusion of this meeting to relay the Board's recommendation and any requested corrections of the document.

Chair McVicker stated that, with this information, he agreed with Mr. Smith's recommendation to send the document to the attorneys as written. Director Schminke confirmed that she would instruct them to reference the correct sheriff's department.

Ms. Vogel asked about the fee schedule referenced in the code. She noted that the amendments appeared to rely on SOPs and referenced adoption of a fee schedule, and she asked whether the fee schedules themselves had been provided. She further questioned whether the Board would be required to abide by changing schedules and fees and how such changes might impact the affected code provisions.

Chair McVicker stated that he was aware the fee schedule was referenced but did not know the specifics of the schedule itself. He noted that, since the Board's inception in 2013, it had never been necessary to consider any provisions of any version of the IFC. He added that he took some comfort in the fact that 18 fire departments had already approved the code with the amendments. He further offered to contact Fire Chief Lambert to inquire about the fee schedule.

Director Schminke added that she was unsure about the specific fees being referenced but was aware that NETCO had recently adopted impact fees for new structures. She explained that many building codes adopt fee schedules separately through resolutions in order to simplify future modifications as fees change over time.

Mr. Cahill stated that he had recently experienced a fee increase for a permit he obtained from the City of Colorado Springs, noting that the fee had increased by twenty dollars within a three-and-a-half-month period. He stated that he understood why static fees could not be adopted within the code.

Director Schminke noted that, in her experience, fee increases related to codes must be approved through a properly noticed public meeting. Chair McVicker acknowledged Mr. Cahill's point but stated that the matter was beyond the scope of the Board.

Ms. Vogel asked whether fire code appeals would come before the Fire Board, which Chair McVicker confirmed, noting that the Fire Department enforces the fire code. She further noted that as part of this

update the 2025 Colorado Wildfire Resiliency Code (CWRC) was being adopted for reference purposes, while the permit, construction document, and inspection enforcement appendices were being adopted in their entirety. She then asked whether the CWRC itself would be enforceable or whether it would serve only as a reference for determining enforcement. Chair McVicker stated this was the subject of an email he sent yesterday to city staff as to how we address the CWRC, and that that may be the next code adoption for the Board to consider.

MOTION: Mr. Cahill moved that the Board of Review recommend that City Council adopt the 2021 IFC along with the NETCO amendments and authorize the city attorneys to correct typographical errors that may be found in the amendments while preparing the ordinance for City Council; seconded by Mr. Smith. Motion passed unanimously.

IX. OPEN DISCUSSION: Chair McVicker stated that the Board will be meeting in the future to discuss the CWRC. This began with Senate Bill 23-166 which formed the Colorado Wildfire Resiliency Code Board who authorized the CRWC, consisting of 42 total pages.

X. ADJOURNMENT: Chairman McVicker adjourned the meeting at approximately 2:51 p.m.

Recorded by:

_____
David J. Burgess, Planner II, City of Woodland Park

Approved this _____day of _____, 2026

_____
Mac McVicker, Chairman

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APPEAL APPLICATION

Project Information

General Information

Project #	A26-0137	**Parcel #**	6329.241490040	**Building ID**	
Location	209 E MIDLAND AVE				
Project Type	Board of Review		**Project Use**	Building Code Determination Appeals	
Parent Project #			**Subdivision**		
Applicant Name	NGUYEN, ANDREW V		**Address**	9380 Burgess Rd., Colorado Springs, CO 80908	
Applicant Email	Nguyean168@gmail.com	**Phone**	719-201-8583	**Cell**	719-201-8583
Owner Name	NGUYEN, ANDREW V		**Address**	5565 BROADMOOR BLUFFS DR COLORADO SPRINGS CO 809067972	
Owner Email	Nguyean168@gmail.com	**Phone**	7192018583	**Cell**	719-201-8583
Contractor			**Address**		
Contractor Email		**Phone**		**Cell**	

Property Information

Type/Improvement		**Accessory/Structure**	
Current Use		**Proposed Use**	
Current Zoning		**Proposed Zoning**	
Project Cost		**Project Value**	
Current Use And Proposed Changes			
Lot Width	**Lot Depth**	**Map Number**	3029-24
Total Area of Building & Accessory		**Total Area of All Man-made Improvements**	

Woodland Park COLORADO
Planning and Building

2026 BUILDING CODE VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2026)

Project #_____
Date Received: 6/5/26
Fee: $75.00
Check # 20473

TYPE: ☐ Variance ☑ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. **Applicant Information**
   a. Applicant Name Andrew Nguyen
   b. Contractor ☐ Property Owner ☑
2. **Property Owner Information**
   a. Name Andrew Nguyen Project Contact: Yes ☑ No ☐
   b. Mailing Address 9380 Burgess Rd., Colorado Springs, BO 80908
   c. E-mail Address Nguyean@168@gmail.com
   d. Phone Numbers: Home _____ Work _____ Mobile 719-201-8583
3. **Contractor Information**
   a. Name TBD / TBA Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
   e. Contractor License # _____ WP Business License # _____
4. **Site Information**
   a. Site Address 209 E Midland Ave., Woodland Park, CO 80863
   b. Lot 7-9 Block 12 Subdivision Steffas
   c. Property Zoning C Lot Size 0.17 Acres ☑ Square Feet ☐
5. **Request**
   a. Cite applicable Code sections: **RBC 112.1.7**
   b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) **Building is vacant. See attached detailed response**

Builder/Applicant Signature _____ Date _____

Property Owners Signature [signature] Date 06/05/2026

The applicant MUST ATTEND meetings to represent the request.

LANGLEY
ARCHITECTS

(719) 687-3415
(719) 686-0500
(719) 687-9003 Fax

p.o. box 5858
350 w. henrietta
woodland park, colorado
80866

In Response to "NOTICE AND ORDER and NOTICE TO VACATE"

Regarding *"Pursuant to Section RBC 112 of the Pikes Peak Regional Building Code (the "Code"), this Property has been deemed to meet one or more conditions or defects that endanger the life, limb, health, property, safety, or welfare of the public or occupants of the building."* **No public affected, No occupants.**

Building is already vacant. Structural inspection by licensed P.E. is scheduled. Reported load bearing wall needs to be investigated. The original Architect on the addition reports load bearing is provided by a GluLam beam of sufficient value. It is the intention of the owner to apply for permit to bring the building into conformance with Regional Building code.

Responses to *"For this Property, in accordance with Section RBC112.1.7 of the Code, the following specific conditions or defects have been found to exist"* **detailed below in red:**

RBC 112.1.7(1)- Staircase to upper level has been removed;
Must be replaced with code conforming stair with building permit.

RBC 112.1.7(2)-Load-bearing wall in the kitchen, which supported the second floor, has been removed;

Load-bearing beam is in place as permitted 1995.

RBC 112.1.7(4)-Load-bearing wall, which supported a portion of the second floor, has been removed;

Load-bearing beam is in place as permitted 1995.

RBC 112.1. 7 (7 .2) -Building materials in multiple portions of the building have been removed;

Yes, according to an approved Demo permit # M76582, some building materials have been removed. Since then, the building has been cleaned up, and a new demo plan will be submitted to RBD for Permit.

and
RBC 112.1.7(15)-The Fire Chief of the Northeast Teller County Fire Protection District has determined that "the structure currently constitutes a dangerous and unsafe building under Section 110 of the 2003 International Fire Code" and "presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel." **Section 110 included below.**

The building must be designed and permitted in conformance with proposed occupancy and building code.

SECTION 110

UNSAFE BUILDINGS

110.1 General. If during the inspection of a premises, a building or structure or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe .

110.1.2 Structural hazards. When an apparent structural hazard is caused by the faulty installation, operation or malf1mction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

110.2 Evacuation. The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has ~hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

110.3 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the fire code official or fire department official in charge of the incident is authorized to abate summarily such hazardous conditions that are in violation of this code.

110.4 Abatement. The owner, operator, or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

Andrew Nguyean
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906

CITY OF WOODLAND PARK

BOARD OF REVIEW

Receipt of document(s) received

I have received "2026 BUILDING CODE VARIANCE REQUEST", and supporting documents from the above mentioned applicant.

Dated this day 5th of June, 2026

Signed

ADDENDUM & SUPPORTING DOCUMENTS

LANGLEY
ARCHITECTS

(719) 687-3415
(719) 686-0500
(719) 687-9003 Fax

p.o. box 5858
350 w. henrietta
woodland park, colorado
80866

June 29, 2026

Addendum to Appeal and Response filed on June 5, 2026
NOTICE OF ORDER and NOTICE TO VACATE
209 E Midland Ave, Woodland Park CO
Owner: Andrew Nguyen

Request: To appeal the NOTICE OF ORDER and NOTICE TO VACATE with the Board of review. To address the issues cited in the certified notice by Luke Sanderson especially in regard to "Dangerous Building Certification". The designated stipulation of time for building repair and work covered by permits is not feasible.

RESPONSE TO ITEMS INCLUDED IN NOTICES AND INSPECTIONS

I. NOTICE TO VACATE. The building has been vacant and unoccupied since the owner's purchase of the property. There is no one to vacate.
    a. Do not Occupy: There will be no occupancy until normal design permitting, construction and approved Occupancy documents are complete.

II. Dangerous Building Worksheet
    a. Permits for repair, rehabilitation or repair must be secured within 60 days.
        i. Demo and Structural stabilization plans have been submitted as of June 29, 2026. Electronic plan No. 302812.
        ii. Plan check is not guaranteed and is indeterminate due to the requirements of responding to comments, circulating to all departments and processing resubmittals. Therefore, requiring a permit within 60 days should be reevaluated. Recent experience with permit submittals on small projects have been taking up 60 days, sometimes more.
    b. Regarding requirement for work covered by such permits to be completed within 90 days thereafter. In today's construction environment it is difficult to guarantee performance within that time period due to delays in materials and acts of God.
    c. The first submittal is for Demo and structural repair only. Permit for occupancy with professional design and permit submittal process could be six (6) months or more.

    Hence, ordering the City Engineer to have the building demolished is unwarranted.

III. NETC Fire letter, Section 110 of the IFC
    a. Teller Health, see new photos.
    b. Interior Demolition work was done according to plans by a contractor who failed in the completion of work as permitted. Final inspection did not occur then permit lapsed.
    c. Current plans submitted for permit cure the safety issues for structural stability regarding the life safety of the occupants.
    d. There are NO OCCUPANTS and will not be until professional design, permitting, construction and approved Occupancy documents are completed.

LANGLEY
ARCHITECTS

(719) 687-3415
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(719) 687-9003 Fax

p.o. box 5858
350 w. henrietta
woodland park, colorado
80866

June 29, 2026

e. Where bearing wall has been removed a properly designed beam on columns is included in the current permit submittal.
f. The stairway shall be designed and constructed in conformance with the future occupancy.
g. Safety rails will be installed at the crawl space access hole prior to future work.
h. According to an independent Structural Engineer inspection, a sagging floor system was identified at the top of the original stair location. This sagging floor system is addressed by the Structural Engineer with the repair permit submittal.
i. Existing circuitry to be abandoned, secured and/or locked out for safety. Complete electrical systems will be designed for future occupancies.
j. Exposed framing members are similar to any building under construction.
k. Regarding exit pathways and doors obstructed, there are NO OCCUPANTS.
l. Any food service equipment including, but not limited to, kitchen hood, and fire extinguisher(s) must all be properly designed for future application(s) if the owner chooses to retain food service as the approved occupancy.

IV. PUBLIC HEALTH AND ENVIRONMENT

a. The building is NOT OCCUPIED by residence, food service or any other use. While all items noted are correct it was inspected while *assuming it is occupied*.
b. It is a moot point until proper professional design is completed, building permit is in place and construction including repairs are complete and proper approved Occupancy documents are issued.

Respectfully Submitted,

David A. Langley

Attachments:

1. NOTICE OF ORDER and NOTICE TO VACATE. Dated May 28, 2026
2. 2026 BUILDING CODE VARIANCE REQUEST, Appeal. Dated June 5, 2026
3. OFFICIAL NOTIFICATION AND PROJECT UPDATE. Dated June 3, 2026
4. Pictures taken during independent inspection by Structural Engineer.
5. Timeline of events
6. Schedule of upcoming events
7. Permit submittal documents; Code Study, Demo plan, Structural Plan

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: jina@pprbd.org
Web address – www.pprbd.org

May 28, 2026

VIA U.S. FIRST-CLASS AND CERTIFIED U.S. MAIL (RETURN RECEIPT REQUESTED)

Andrew V. Nguyen
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906
Nguyean168@gmail.com

Abram C. Edewards & Marilyn G. Edewards
177 Chastain Way
Newnan, GA 30263

RE: 209 E. Midland Avenue, Woodland Park, CO 80863

Andrew V. Nguyen and Person(s) with legal interest:

The enclosed Notice and Order and Notice to Vacate dated May 28, 2026 notifies you that the building on the Property referenced within the Notice and Order has been declared a dangerous building. Sections 15.01.030 and 15.02.180 of the Woodland Park Municipal Code provide that a person aggrieved by any order, decision, or determination of the Building Official may appeal such order, decision, or determination to the Woodland Park Board of Review. A copy of the Woodland Park Board of Review Rules of Procedure is enclosed for your information and review.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Virjinia V. Koultchitzka
Regional Building Attorney

VVK/rlk

Enclosures:
Notice and Order and Notice to Vacate
Copy of Woodland Park Board of Review Rules of Procedure
Woodland Park Board of Review Request (blank form)

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: roger@pprbd.org
Web address – www.pprbd.org

May 28, 2026

NOTICE AND ORDER and NOTICE TO VACATE

VIA U.S. FIRST-CLASS AND CERTIFIED U.S. MAIL (RETURN RECEIPT REQUESTED)

Andrew V. Nguyen
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906
nguyean168@gmail.com

Abram C. Edewards & Marilyn G. Edewards
177 Chastain Way
Newnan, GA 30263

RE: 209 E. Midland Avenue, Woodland Park, CO 80863

According to public records, you are the record owner(s) or persons with legal interests in the property located and described below ("Property"):

Address:	209 E. Midland Avenue Woodland Park, CO 80863
Legal Description:	LOTS 7, 8 AND 9, BLOCK 12, STEFFA'S SUBDIVISION OF ADDITION NO. 1 TO THE TOWN OF MANITOU PARK, NOW KNOWN AS WOODLAND PARK, EXCEPT THAT PART LYING WITHIN THE BOUNDS OF HIGHWAY 24, COUNTY OF TELLER, STATE OF COLORADO
Schedule Number:	R0000710

Pursuant to Section RBC112 of the Pikes Peak Regional Building Code (the "Code"), this Property has been deemed to meet one or more conditions or defects that endanger the life, limb, health, property, safety, or welfare of the public or occupants of the building.

Section RBC112.1.7 of the Code defined "dangerous building" as follows:

Dangerous Building. For the purpose of this Section, any building or structure that has one or more of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that the conditions or defects exist to the extent that the life, limb, health, property, safety, or welfare of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire, earthquake, wind, flood, explosion, emergency, any other cause, or panic.
2. Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half (1 ½) times the working stress or stresses allowed in this Code for new buildings of similar structure, purpose, or location.
3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, explosion, or by any other cause, to an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose, or location.
4. Whenever any portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
5. Whenever any portion of a building or structure, or any member, appurtenance, or ornamentation on the exterior thereof is found to be of insufficient strength or stability, or it is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half (½) of that specified in this Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in this Code for new buildings.
6. Whenever any portion thereof has cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
7. Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of:
   - **7.1** Dilapidation, deterioration, or decay;
   - **7.2** Faulty construction;
   - **7.3** Removal, movement, or instability of any portion of the ground necessary for the purpose of supporting the building or structure;
   - **7.4** Deterioration, decay, or inadequacy of the foundation; or
   - **7.5** Any other cause.
8. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose of which it is being used.

9. Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (⅓) of the base.

10. Whenever the building or structure, exclusive of the foundation, shows thirty-three percent (33%) or more damage, deterioration, or decay of its supporting member or members, or fifty percent (50%) damage, deterioration, or decay of its non-supporting members, enclosing or outside walls or coverings.

11. Whenever the building or structure has been so damaged by fire, earthquake, wind, flood, explosion, or by any other cause, or has become so dilapidated, deteriorated, or decayed as to become:

11.1 An attractive nuisance to child(ren);

11.2 A harbor for vagrants, trespassers, criminals, or immoral persons, or as to

11.3 Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

12. Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to the building or structure provided by this Code, the Housing Code, or of any law, ordinance, rule or regulation of the State or the Jurisdiction relating to the condition, location, use, occupancy, or structure of building.

13. Whenever any building or structure that, whether or not erected in accordance with the provisions of this Code and all other applicable laws, ordinances, rules, and regulations has in any non-supporting part, member or portion, less than fifty percent (50%), or in any supporting part, member or portion, less than sixty percent (60%) of the:

13.1 Strength;

13.2 Fire-resistance rating characteristics; or

13.3 Weather-resisting qualities or characteristics required by the provisions of this Code and all other applicable laws, ordinances, rules, and regulations in the case of a newly constructed building of like area, height, and occupancy in the same location.

14. Whenever a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, deterioration, decay damage, faulty construction, or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Health Officer to be unsanitary, unfit for human habitation, or in a condition that is likely to cause sickness or disease.

15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, decay damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or any other cause, is determined by the Fire Chief of the Fire Authority to be a fire hazard.

16. Whenever any building or structure is in a condition to constitute a public nuisance known to the common law or in equity jurisprudence.

17. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is

abandoned for a period in excess of six (6) months so as to constitute a building or portion thereof as an attractive nuisance or hazard to the public.

For this Property, in accordance with Section RBC112.1.7 of the Code, the following specific conditions or defects have been found to exist:

RBC112.1.7(1) – Staircase to upper level has been removed;
RBC112.1.7(2) – Load-bearing wall in the kitchen, which supported the second floor, has been removed;
RBC112.1.7(4) – Load-bearing wall, which supported a portion of the second floor, has been removed;
RBC112.1.7(7.2) – Building materials in multiple portions of the building have been removed; and
RBC112.1.7(15) – The Fire Chief of the Northeast Teller County Fire Protection District has determined that "the structure currently constitutes a dangerous and unsafe building under Section 110 of the 2003 International Fire Code" and "presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel."

As a result, the building must be repaired, rehabilitated, or demolished. The building must also be vacated forthwith and remain so. This further will act as your notice to vacate:

DANGEROUS BUILDING

DO NOT OCCUPY

It is a misdemeanor to occupy the building or structure, or to remove or deface this notice

Building Official

Pikes Peak Regional Building Department

Permits for repair, rehabilitation, or demolition must be secured within sixty (60) calendar days of this Notice and Order, and all work covered by such permits must be completed within ninety (90) days thereafter. If the building is not secured within the time periods specified above, I will order the City Engineer to have the building secured against entry and charge the costs of such work to the owner, which will include a lien on the Property for payment of the costs. If the building is not repaired, rehabilitated, or demolished in the time period specified above, I will order the City Engineer to have the building demolished under the provisions of the Code and charge the costs of such demolition to the owner, which will include a lien on the Property for the payment of costs.

Any person aggrieved by an order, decision, or determination of the Building Official may appeal such order, decision, or determination to the Woodland Park Board of Review pursuant to Woodland Park Municipal Code §§ 15.01.030; 15.02.180 by filing a written notice of appeal with the Woodland Park Board of Review and the Building Official within ten (10) days from the date of the order, decision, or determination. The written notice of appeal must specify the grounds for appeal and must be accompanied by payment of the filing fee established by Woodland Park City Council. Failure to appeal may constitute a waiver of your right(s) to an administrative hearing on the matter.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Roger N. Lovell, P.E.
Regional Building Official

RNL/rlk

Cc (w/ enclosures):

Karen L. Schminke – Planning Director, City of Woodland Park (*via email only*)
Richard Dieter – Code Compliance Specialist, City of Woodland Park (*via email only*)
Kip Wiley – Public Works/Utilities Director, City of Woodland Park (*via email only; also on behalf of vacant City Engineer*)
Aaron Vassalotti – City Manager, City of Woodland Park (*via email only*)
Nina Williams & Mikaela Szilagyi – Contracted Attorneys, City of Woodland Park (*via email only*)
Chris Deisler – Chief of Police, City of Woodland Park (*via e-mail only*)
Tyler Lambert – Fire Chief, Northeast Teller County Fire Protection District (*via email only*)
Kurt Schoenberger – Teller County Assessor (*via email only*)
Krystal Brown – Teller County Treasurer (*via email only*)

RULES OF PROCEDURE
BOARD OF REVIEW

These rules of procedure shall govern the Board of Review upon their adoption in accordance with the provisions of Section 15.01.010 of the City of Woodland Park Municipal Code, and Ordinance No. 1198, Series 2013. For the purposes of these rules of procedure the Board of Appeals shall be known as the Board of Review.

SECTION 1.0 ESTABLISHMENT AND MEMBERSHIP.

The City Council of the City of Woodland Park established the Board of Appeals (a.k.a. Board of Review) on December 5, 2013, pursuant to Ordinance No. 1198, Series 2013, of the City of Woodland Park

1.1 **Membership**. The Board shall consist of five regular members and two alternate members appointed by the City Council. Members of the Board may be residents of the City, but residency is not required to serve on the Board. Members of the Board must demonstrate qualifications by experience and training to pass on matters pertaining to building construction. No member of the Board shall be an employee of the City.

1.2 **Terms.** Terms shall be for three years, except that in order to achieve terms that are staggered, two of the members originally appointed shall serve a term of three years, two of the members originally appointed shall serve a term of two years and one member originally appointed shall serve a term of one year. Appointments shall be made by the City Council at the Council's second meeting in January or as determined by the City Council.

1.3 **Alternate Members.** Alternate members shall meet the membership qualifications as stated above. Terms shall be for three years except that in order to achieve terms that are staggered, one alternate member originally appointed shall serve a term of 2 years and the other alternate member originally appointed shall serve a term of 1 year. In the absence of a regular member, the Chairperson of the Board shall designate at the commencement of the meeting or hearing an alternate member to serve as, and fulfill the responsibility of, the regular member during his absence. Once so designated, the alternate member shall not be replaced by a returning member other than at the commencement of a different item.

1.4 **Compensation.** All members and alternate members of the Board shall serve without compensation.

1.5 **Removal and Vacancy.** A regular member or alternate member of the Board, once qualified, shall be removed during his term of office for just cause and upon two-thirds majority vote of the City Council. Unexcused absence by a regular member from three consecutive meetings shall be deemed just cause. In the event of the death, resignation, or removal of any regular member or alternate member before the expiration of his term, a successor shall be appointed by the City Council for the unexpired portion of such term.

SECTION 2.0 OFFICERS.

The Board of Review shall select from its membership two officers: A Chairperson and Vice Chairperson.

2.1 **Selection.** At the first meeting of the calendar year, the Board will select its officers from its regular membership. All officers are eligible for reelection.

2.2 **Tenure.** The Chairperson and Vice Chairperson shall take office immediately following their election and shall hold office for a term of one-year or until their successors are selected and assume office.

2.3 **Duties.** The Chairperson shall preside at all meetings and hearings of the Board, shall decide all points of order or procedure, and shall appoint any committees that may be found necessary. The Vice Chairperson shall assume the duties of the Chairperson in the absence of the Chairperson.

2.4 **Secretary to the Board.** The Secretary will be the Building Department Permit Technician or as designated by the Planning Director and the City Clerk's official designee. The Secretary shall conduct all official correspondence subject to these rules of procedure at the direction of the Board, send out all notices required, keep the minutes of the Board's proceedings, keep a file on each case that comes before the Board, be in charge of issuing the proper application forms and insure that information is compiled and ready for Board's review; and perform such other duties as determined by the Board.

SECTION 3.0 MEETINGS.

The following rules shall apply to the scheduling and the conducting of Board of Review meetings.

3.1 **Regular Meetings.** Regular meetings shall be held the third (3rd) Thursday of each month when a request is submitted that requires Board action, or at the call of the Chairperson, or as determined by a majority of the regular members.

3.2 **Special Meetings.** Special meetings may be called by the Chairperson, or at the request of three regular members of the Board, or at the request of the Building Official or at the request of the Planning Director.

3.3 **Notice of Meetings.** Notice of meetings shall be given by the Secretary to the members of the Board at least six days prior to meetings and shall state the purpose, time, and place of the meeting, except if a special meeting is called, in which case notice shall be given as soon as practicable.

3.4 **Quorum.** A quorum of the Board shall consist of three (3) members.

3.5 **Public.** All meetings, public hearings, and records shall be open to the public.

3.7 **Order of Business.** The Secretary shall prepare an agenda for each meeting and send it to each Board member as part of the notification process. The order of business may be as follows:

I. CALL TO ORDER AND ROLL CALL
II. PLEDGE OF ALLEGIANCE
III. CONSIDERATION OF THE MINUTES OF PREVIOUS MEETING
IV. VARIANCE OR APPEALS HEARINGS
V. COMPLAINTS
VI. UNFINISHED BUSINESS
VII. NEW BUSINESS
VIII. DISCUSSION OR COMMENT
IX. ADJOURNMENT

3.8 **Voting.** Voting will be by voice with yeas, or nays. All regular members of the Board present, including the Chairperson, are required to cast a vote for each motion, subject to the provisions of the conflict of interest Rule 3.9 of these rules of procedure.

3.9 **Conflict of Interest.** Any member of the Board who has an interest, other than the common public interest, in any property or in the decision relating to such property, may notify the Chairperson in advance of any discussion of the agenda item, and may be disqualified from participating in the discussion, decision, or proceedings of the Board in connection therewith. When a conflict is determined then the disqualified member shall recuse themselves and vacate the hearing room unless the regular member is the applicant or representative for the applicant and must assume the role to testify on the case. An alternate member shall be appointed by the Chairperson of the Board of Review to serve in place of that regular member having a conflict of interest, for only the purpose and time of resolving the question in which the conflict of interest for that regular member exists.

3.10 **Unfinished Business.** Where all applications cannot be disposed of on the day set, due to length of meeting or extenuating circumstances, the Board may adjourn to a time and place certain or until the next regular or special meeting, as the Board may decide.

SECTION 4.0 POWERS AND DUTIES.

The Board of Review shall have the following powers and duties.

4.1 **Powers.** The Board shall have the authority granted by Ordinance No. 1198, Series 2013, as the same may be amended from time to time.

4.2 **Duties.** The Board shall have the following duties in duly exercising their powers.

A. **Appeals.** Any person aggrieved by any order, decision, or determination of the Building Official may appeal to the Board of Appeals (a/k/a Board of Review). Such appeal shall be filed within ten days after the date of the order, decision,

or determination by filing with the Board of Appeals and the Building Official a written notice of appeal specifying the grounds for the appeal, and by paying a filing fee, as established by Resolution of the City Council and subsequent amendments thereof, at the time the notice is filed. The Building Official shall forthwith transmit to the Board certified copies of all the papers constituting the record of the matter, together with a copy of the order, decision or determination from which such appeal is taken. (Section 15.01.030 of Woodland Park Municipal Code.)

B. **Variances.** The Board of Review may grant minor variances from the provisions of the Building Code provided the Board finds that at least one of the following conditions exists:

a. The true intent of the applicable code has been incorrectly interpreted.
b. The provisions of the applicable code do not fully apply.
c. An equally good or better form of construction is proposed.

(Section 15.01.020 of the Woodland Park Municipal Code.)

C. **Complaints.** The Board of Review may act upon a complaint by issuing an incident report, letter of reprimand, six month suspension of the contractor's license or revocation of the contractor's license in accordance with Section RBC201.11 of the Pikes Peak Regional Building Code 2011 Edition, adopted by Ordinance No. 1198, Series 2013. The Board of Review may also decide to take no action.

SECTION 5.0 PROCEDURES FOR HEARING CASES, RENDERING DECISIONS, DETERMINATION OF FINDINGS, AND THE APPEAL OF BOARD DECISIONS.

The following procedural rules shall apply to all requests coming before the Board of Review:

5.1 **Application.** Application shall be made in accordance with Section 15.01.030 of the Woodland Park Municipal Code. The applicant shall cause to be filed with the Planning Director upon application forms provided by the Planning and Building Department.

5.2 **Public Hearing Requirements**. The Board of Review shall hold a public hearing on all applications subject to the notice provisions established by these Rules of Procedures.

5.3 **Public Hearing Rules and Order.** The public hearing of the Board of Review shall be held subject to the following general rules and order.

A.) At the time of the public hearing the applicant shall appear in his/her own behalf or be represented by an agent or counsel.

B.) Generally, the order of the hearing will be as follows:

1. The Chairperson presents the order of the hearing, introduces the application and opens the Public Hearing.
2. The applicant states his/her reason and justification for the application.

3. The Building Department staff reviews the application, regulation provisions, City policy, impacts, correspondence, and may offer his/her concerns, opinions and recommendations.
4. Any interested person may offer their concerns and opinions
5. The applicant offers rebuttal.
6. The Board entertains discussion and may seek answers to questions raised by the presentation, at any time.
7. The Chairperson shall close the public comment portion of the hearing and Board shall deliberate the application.
8. The Chairperson shall request the Board to render a decision in the form of a motion with a stated justification and vote.
9. Prior to the vote, the Chairperson may solicit the majority and minority rationales for discussion.

5.4 **Applicant May Withdraw Application**. The applicant or appellant may withdraw his/her application at any time prior to the decision by the Board of Review.

5.5 **Rehearing (tabling) of Application.** A rehearing of any decision of the Board may be made if the following occur during the same meeting or no later than the next regular meeting after the decision is issued: The motion to reconsider is made by a member of the Board and carried by a majority of votes and the case is put on the agenda for rehearing at the next Board meeting.

SECTION 6.0 STAY OF PROCEEDING.
Stays shall be as provided in Section 15.01.040 of the Woodland Park Municipal Code.

SECTION 7.0 INFORMAL ADVICE.

The Board or individual members will not consider a request, informal or not, for advice on theoretical or actual situations which potentially may later come before the Board as an application for an appeal or a variance.

SECTION 8.0 AMENDMENTS.

A majority vote of all the members of the Board shall be necessary to amend these supplemental rules of procedure. Such proposed amendments must be presented in writing at any regular meeting of the Board of Review.

These Rules of Procedure may be amended by majority vote of approval by the Board of Review, followed by majority vote of approval by the City Council.

In Witness Whereof, the City of Woodland Park Board of Review has Approved, Adopted and Signed these Rules of Procedure of the City of Woodland Park Board of Review Upon the Day, Month and Year Specified Below.

Approved and Adopted by the Board of Review this ____ day of _____, 2014.

_____
Chairperson

Passed by the City Council:

This _____ day of _____, 2014

_____
Mayor

Attest:

_____
City Clerk

2026 BUILDING CODE VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2026)

Project #_____
Date Received: _____
Fee: $75.00

TYPE: ☐ Variance ☐ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. **Applicant Information**
   a. Applicant Name _____
   b. Contractor ☐ Property Owner ☐
2. **Property Owner Information**
   a. Name _____ Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
3. **Contractor Information**
   a. Name _____ Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
   e. Contractor License # _____ WP Business License # _____
4. **Site Information**
   a. Site Address _____
   b. Lot _____ Block _____ Subdivision _____
   c. Property Zoning _____ Lot Size _____ Acres ☐ Square Feet ☐
5. **Request**
   a. Cite applicable Code sections: _____
   b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) _____

_____

_____

_____

Builder/Applicant Signature _____ Date _____

Property Owners Signature _____ Date _____

The applicant MUST ATTEND meetings to represent the request.

Woodland Park
COLORADO
Planning and Building

2026 BUILDING CODE VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2026)

Project #_____
Date Received: _____
Fee: $75.00

TYPE: ☐ Variance ☑ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. **Applicant Information**
   a. Applicant Name Andrew Nguyen
   b. Contractor ☐ Property Owner ☑
2. **Property Owner Information**
   a. Name Andrew Nguyen Project Contact: Yes ☑ No ☐
   b. Mailing Address 9380 Burgess Rd., Colorado Springs, BO 80908
   c. E-mail Address Nguyean@168@gmail.com
   d. Phone Numbers: Home _____ Work _____ Mobile 719-201-8583
3. **Contractor Information**
   a. Name TBD / TBA Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
   e. Contractor License # _____ WP Business License # _____
4. **Site Information**
   a. Site Address 209 E Midland Ave., Woodland Park, CO 80863
   b. Lot 7-9 Block 12 Subdivision Steffas
   c. Property Zoning C Lot Size 0.17 Acres ☑ Square Feet ☐
5. **Request**
   a. Cite applicable Code sections: **RBC 112.1.7**
   b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) **Building is vacant. See attached detailed response**

Builder/Applicant Signature _____ Date _____

Property Owners Signature [signature] Date 06/05/2026

The applicant MUST ATTEND meetings to represent the request.

LANGLEY
ARCHITECTS

(719) 687-3415
(719) 686-0500
(719) 687-9003 Fax

p.o. box 5858
350 w. henrietta
woodland park, colorado
80866

In Response to "NOTICE AND ORDER and NOTICE TO VACATE"

Regarding *"Pursuant to Section RBCI 12 of the Pikes Peak Regional Building Code (the "Code"), this Property has been deemed to meet one or more conditions or defects that endanger the life, limb, health, property, safety, or welfare of the public or occupants of the building."* **No public affected, No occupants.**

Building is already vacant. Structural inspection by licensed P.E. is scheduled. Reported load bearing wall needs to be investigated. The original Architect on the addition reports load bearing is provided by a GluLam beam of sufficient value. It is my intention as the owner to apply for permit to bring the building into conformance with Regional Building code.

Responses to *"For this Property, in accordance with Section RBC112.1.7 of the Code, the following specific conditions or defects have been found to exist"* **detailed below in red:**

RBC 112.1.7(1)- Staircase to upper level has been removed;
Must be replaced with code conforming stair with building permit.

RBC 112.1.7(2)-Load-bearing wall in the kitchen, which supported the second floor, has been removed;

Load-bearing beam is in place as permitted 1995.

RBC 112.1.7(4)-Load-bearing wall, which supported a portion of the second floor, has been removed;

Load-bearing beam is in place as permitted 1995.

RBC 112.1. 7 (7 .2) -Building materials in multiple portions of the building have been removed;

The building was cleaned up, and a demo plan will be submitted to RBD for Permit.

and
RBC 112.1.7(15)-The Fire Chief of the Northeast Teller County Fire Protection District has determined that "the structure currently constitutes a dangerous and unsafe building under Section 110 of the 2003 International Fire Code" and "presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel." **Section 110 included below.**

The building must be designed and permitted in conformance with proposed occupancy and building code.

SECTION 110

UNSAFE BUILDINGS

110.1 General. If during the inspection of a premises, a building or structure or any building system, in whole or in part, constitutes a clear and inimical threat to human life, safety or health, the fire code official shall issue such notice or orders to remove or remedy the conditions as shall be deemed necessary in accordance with this section and shall refer the building to the building department for any repairs, alterations, remodeling, removing or demolition required.

110.1.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure which is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe .

110.1.2 Structural hazards. When an apparent structural hazard is caused by the faulty installation, operation or malf1mction of any of the items or devices governed by this code, the fire code official shall immediately notify the building code official in accordance with Section 110.1.

110.2 Evacuation. The fire code official or the fire department official in charge of an incident shall be authorized to order the immediate evacuation of any occupied building deemed unsafe when such building has ~hazardous conditions that present imminent danger to building occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the fire code official or the fire department official in charge of the incident.

110.3 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the fire code official or fire department official in charge of the incident is authorized to abate summarily such hazardous conditions that are in violation of this code.

110.4 Abatement. The owner, operator, or occupant of a building or premises deemed unsafe by the fire code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.

OFFICIAL NOTIFICATION & PROJECT UPDATE

Property: 209 E. Midland Ave, Woodland Park, CO 80863

Ownership / Project Management Team
209 E. Midland Ave
Woodland Park, CO 80863

Date: June 3, 2026

To:
City Administration & Planning Department
City of Woodland Park
P.O. Box 9007 / 220 W. South Ave
Woodland Park, CO 80863

SUBJECT: FORMAL NOTIFICATION OF SEVERE HARDSHIP, CURRENT BUILDING STATUS, AND HISTORICAL REVITALIZATION PLAN FOR 209 E. MIDLAND AVE

To the City Administration, Planning Department, and Members of the City Council:

This letter serves as a formal notification and comprehensive update regarding the commercial property located at **209 E. Midland Ave, Woodland Park, CO 80863**. The purpose of this communication is to outline the severe, compounding hardships—both personal and financial—that have profoundly impacted our family and halted the progress of this construction project, to explain the exact circumstances behind the building's current state, and to present our concrete forward-looking plan to revitalize the structure with the assistance of the State Historical Society.

Over the past several years, our family has endured an unprecedented series of catastrophic events that completely derailed our operational capacity and resources. Between 2019 and 2024, we suffered the devastating loss of four immediate family members who were integral to our lives and our business stability:

- **Grandma (2019):** The passing of our family matriarch, which shook our foundational emotional and logistical support systems.
- **Stepfather (December 28, 2021):** A sudden and profound loss that stripped away critical leadership and guidance during a pivotal phase of the project.
- **Brother-in-Law (May 1, 2024):** A tragic loss that deeply impacted our immediate family dynamic and operational focus.
- **Auntie (May 26):** An additional, recent bereavement that has further compounded our family's collective grief and hardship.

Simultaneously, the physical and financial integrity of the project was severely compromised by external bad actors and infrastructure failures entirely outside of our control. We were victimized by a fraudulent and non-compliant contractor, Richard Ornelas (operating under "Hansen, and Hansen"), whose severe misconduct and abandoned

work resulted in a direct loss exceeding **$270,000**. Compounding this, the property continues to carry an ongoing tax burden of **$10,000 per year**, draining remaining reserves while the building sits unable to generate revenue.

Furthermore, in 2023, the property suffered extensive, catastrophic **City sewage back-up damage**. This municipal infrastructure failure flooded the structure, resulting in over **$250,000** in additional physical and structural damages, completely decimating the interior progress that had been achieved and paralyzing our ability to move forward under standard timelines.

DESCRIPTION OF HARDSHIP / FINANCIAL IMPACT ELEMENT	ESTIMATED FINANCIAL LOSS
Contractor Fraud & Defective Work (Richard Ornelas, "Hansen, and Hansen")	$270,000+
City Sewage Infrastructure Backup & Flooding Damage (2023 Incident)	$250,000+
Accumulated Annual Property Tax Burden (Assessed at $10,000/year)	$10,000 / year
Total Direct Documented Capital Losses	**$520,000+**

> ***Our Commitment to Woodland Park:*** *Despite this overwhelming adversity, we have absolutely no intention of abandoning this property. Our explicit goal is to restore 209 E. Midland Ave to its historical prominence and transform it into a vibrant, beneficial asset for the Woodland Park community.*

To achieve this responsibly and sustainably, we have pivotally shifted our approach toward historic preservation. We have officially **submitted our application for Historical Designation.** Securing this designation will unlock vital rehabilitation grants and funding channels through the Historical Society, allowing us to acquire the necessary capital to properly remediate the sewage damage, correct the structural deficiencies left by the fraudulent contractor, and bring the building back to its former glory.

Our Request to the City:

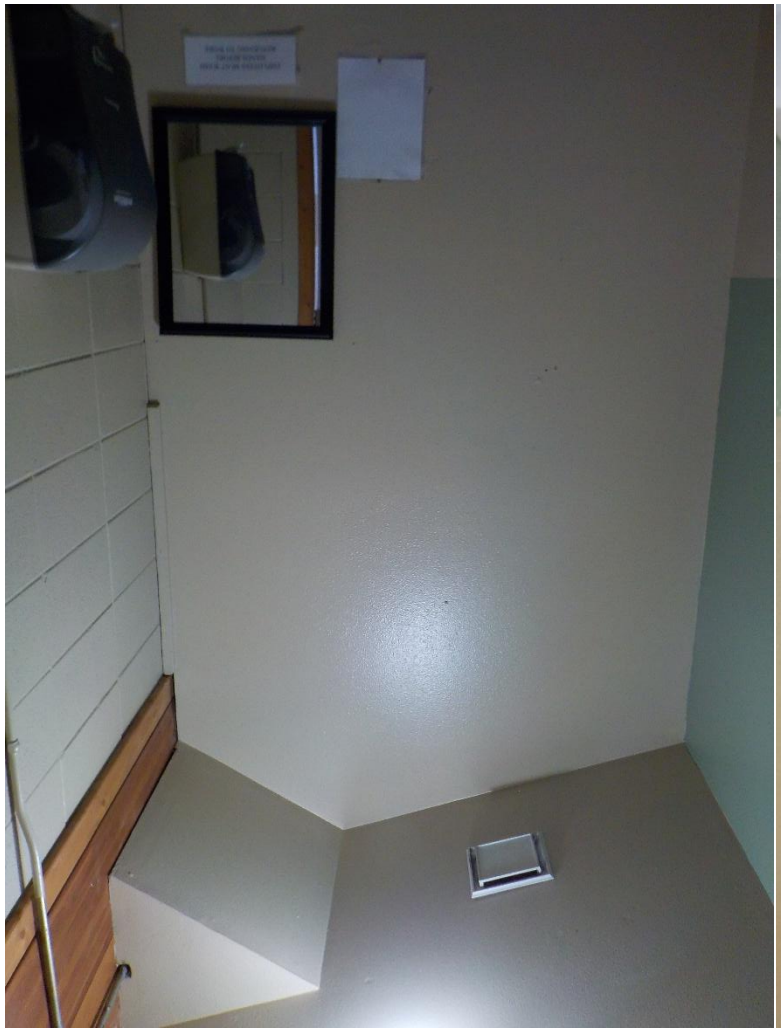
We respectfully request that the City of Woodland Park grant us a reasonable extension of time and a temporary reprieve from code enforcement penalties or aggressive timelines. This grace period will allow us to successfully coordinate with the Historical Society, finalize the designation process, and secure the grant funding necessary to safely and legally resume construction. Working against us with punitive measures will only hinder a project that is poised to ultimately beautify and add substantial historical and economic value to our downtown district.

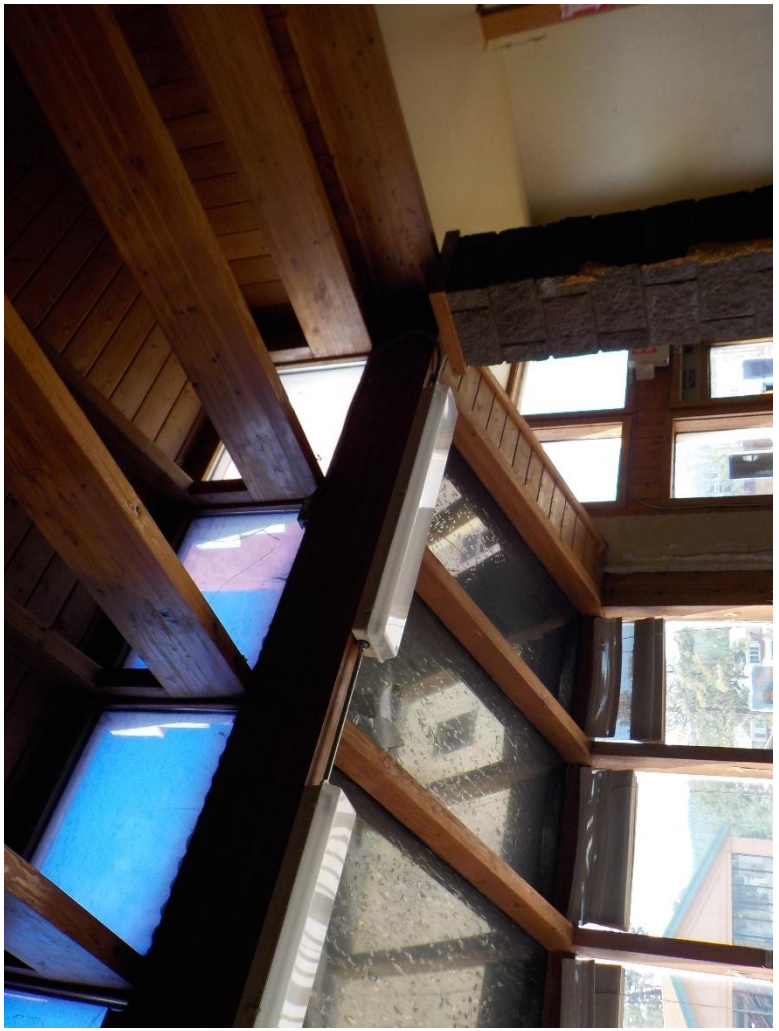
We are fully prepared to provide documentation regarding the contractor fraud, sewage damage reports, and our active historical society application upon request. Thank you for your compassion, understanding, and partnership as we navigate these hardships to deliver a beautiful, restored landmark to Woodland Park.

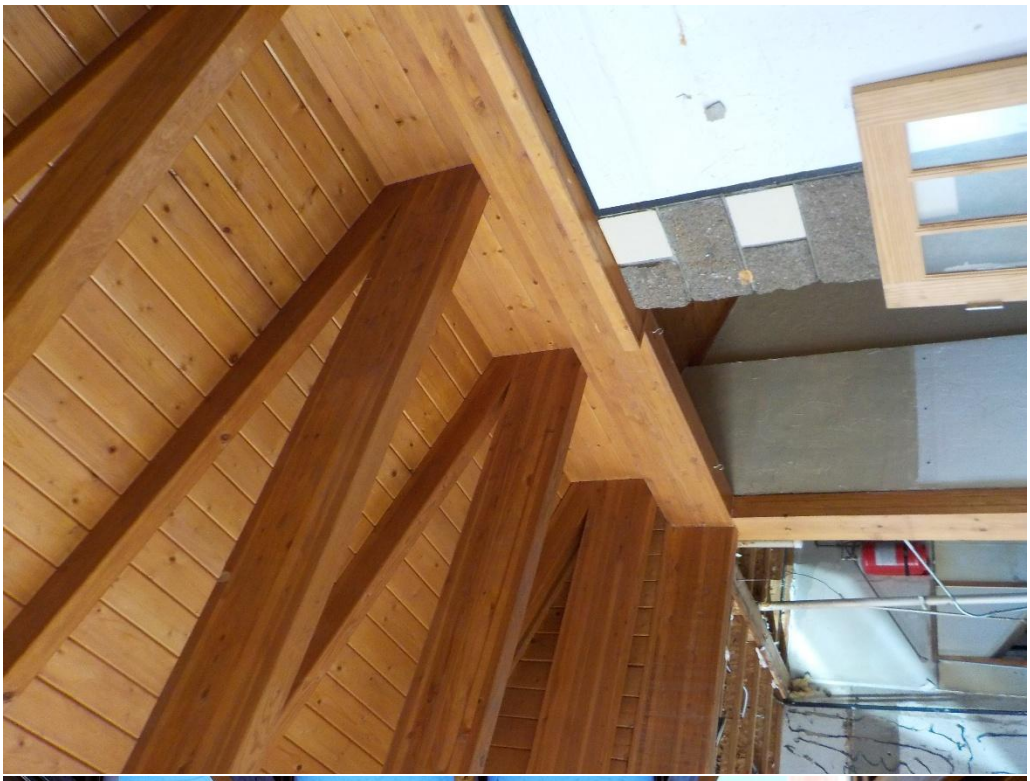
Respectfully submitted,

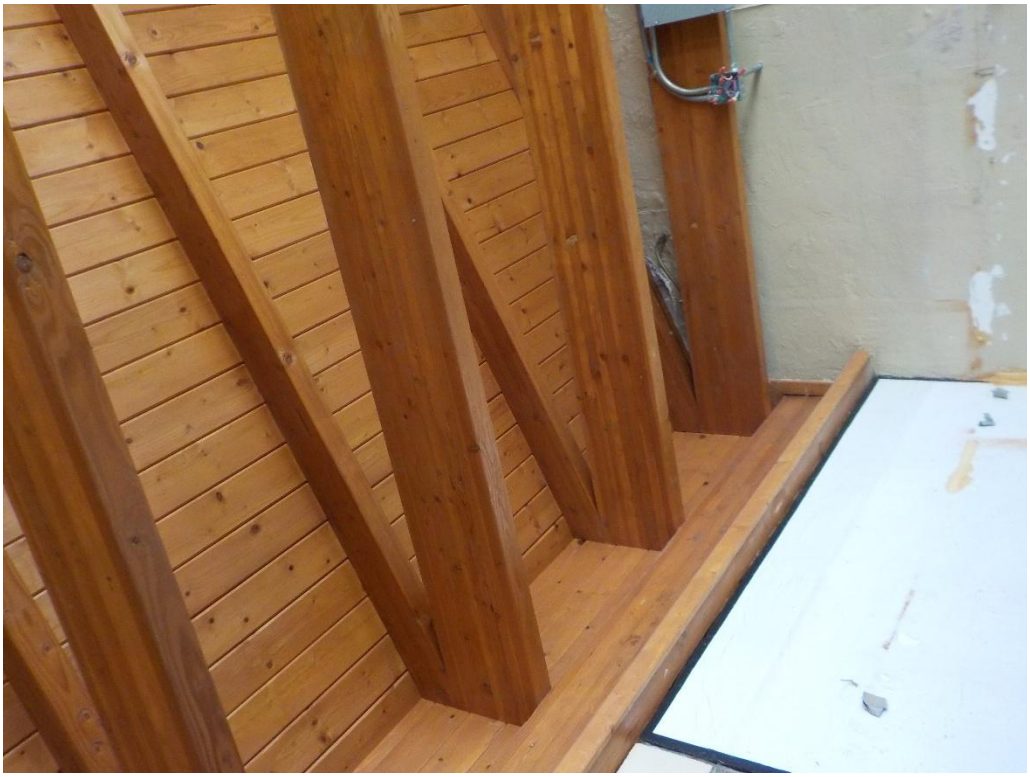
Ownership & Management Team
209 E. Midland Ave Property Restoration Project
Contact Phone / Email: [Insert Contact Information]

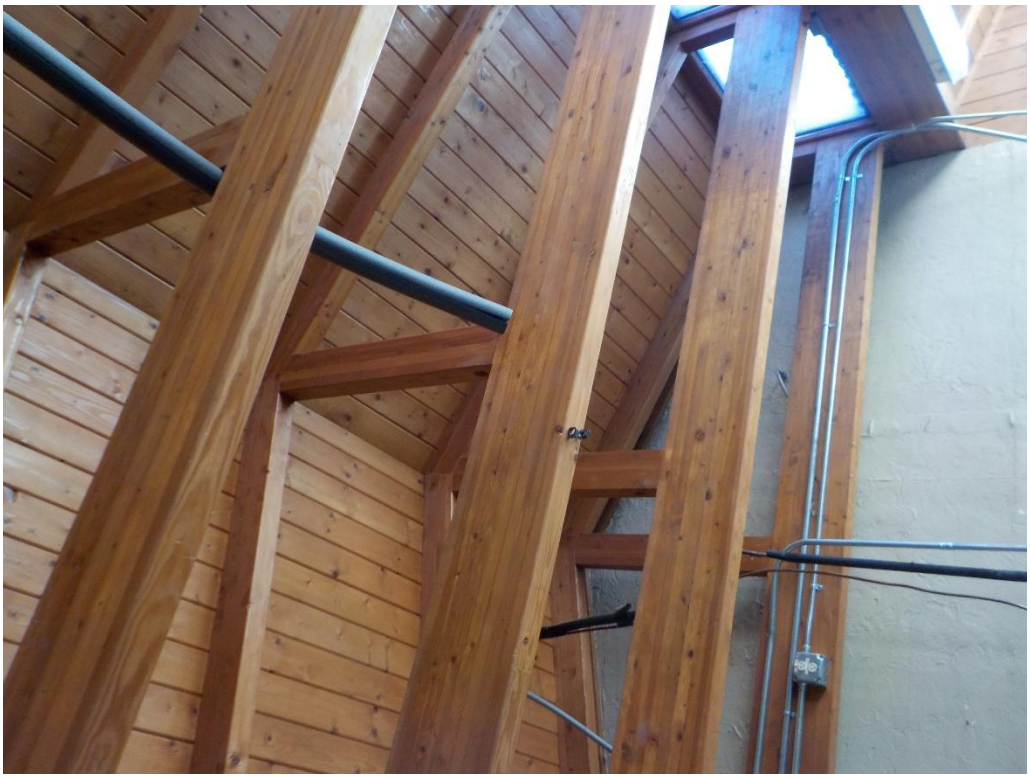
EXIT











Date	occurance	Note by CLR
1939	Year Built	
1968	Adj Year Built	
1993	Addition	
2005	Remodel	
8/21/2013	Permit issued	
2/17/2015	Letter Regarding UL Listing of Brew Kettle	
3/3/2015	Final inspection	
8/15/2019	Purchased by Andrew Nguyen	
3/19/2020	Permit for non bearing demo issued - M76582 - Drawings originally showed removal of a bearing wall. Contractor removed bearing wall according to plans, ignoring "non-bearing" note and unbeknownst by owner	
9/14/2020	Construction permit extended - M76582	
3/16/2021	Inspection failed "Failed: Met with contractor on site / Building keys removed from lockbox, no access / Waived trip fee this time / Discussed interior demo status / Reschedule when access is granted"	
3/3/2022	"CNC paperwork rejected for HANSON & HANSON, INC. COMMENT: Letter states mailed out day is February 22nd// must wait minimum of 30 day to submit CNC paperwork// also need front and back copy of green return card"	
3/9/2022	"CNC paperwork received for HANSON & HANSON, INC.'s attachment from 3/9/2022 on 3/9/2022"	
4/27/2022	Certificate of Noncompliance Issued RE: Permit #M76582	No detailed reason given
5/6/2022	"Certificate of Noncompliance - VOIDED"	
5/12/2022	Uploaded filed with ElPaso County. "Certificate of Noncompliance - VOIDED"	

04/01/2026 filed	Verified application for Administrative Inspection	
04/01/2026 filed	Affidavit of PPRBD in support of application for Administrative Inspection	
04/08/2026 filed	Administrative Inspection warrant	
4/13/2026	1st Inspection	Owner was present.
04/14/2026 filed	Affidavit of service	Served in person to owner, Andrew Nguyen at 209 E Midland not the person's given address. Also posted on the building.
4/16/2026	2nd Inspection	
5/28/2026	NOTICE AND ORDER and NOTICE TO VACATE	
6/15/2026	"Notice and order w enclosures"	No TRUE inspection report or photos had been provided before this date. Only the notice dated 05/28/2026. CLR was told by Lsanderson that the owner would receive an inspection report with in a couple of week from the inspection day. Owner was expected to receive something by 4/30/2026.

Electronic Plan Details

Back Home

Electronic Plan: 302812

Save Changes Reset to Incomplete

Status: Submitted (Construction)

Type of Submittal: Plan Tracking

New/Remodel: Commercial Alteration

Type of Plan: Commercial Int. Non-load bearin

Don't see your project? It may not require plans.

Contact: David Langley

Phone: (719) 686-0500

Email:(Separate multiples by ;) david@davidalangley.com

Plan #:

Permit #:

Project: NON BEARING DEMO AND STRUCTURAL REPAIR

Code Version: 2023 PPRBC

IECC Version: N/A

YES. Send me email alerts for Plan Review events.

Comment to Reviewer (OPTIONAL):

Enter address information first and the owner information should populate automatically.

Owner: NGUYEN, ANDREW V

Owner Ph: (719) 201-8583

Parcel: 6329.241490040

Project Valuation: 15000

Estimated Plan Check Fee: Plancheck fee needs to be paid after submitting before the review will begin. Please note, the fee amount will not be determined until this plan has been acknowleged by a plan reviewer. This only takes place during regular business hours. Please check back during that time in order to pay the review fee.

Project Address:

Address #	Dir	Street Name	Type	Suite	City	Zip Code
209	E	MIDLAND	AVE		WOODLAND PARK	80863

Allowable Jurisdictions: COLORADO SPRINGS, EL PASO COUNTY, FOUNTAIN, GREEN MOUNTAIN FALLS, MANITOU SPRINGS,

Save Changes Reset to Incomplete

Plan Images

NOTETHE DISAPPROVED SET WILL BE ACCESSIBLE UPON COMPLETION OF ALL DEPARTMENT REVIEWS. To view or download the disapproved set (which contains all examiner review comments), double-click on the disapproved "Review Set" file below or select the file and click "View Image" and select "In Browser" or "Download". Make sure pop-ups are not blocked for PPRBD.org.

Add Images | Add Single Image | Edit Comment | Delete Image | View Image

Type	Status	Comment	PDF	Image Issues
Non-bearing Demolition Plans	Uploaded	V1 6/29/2026 3:05 PM:		6/29/2026 3:05 PM
Structural Plans	Uploaded	V1 6/29/2026 3:02 PM:		6/29/2026 3:02 PM
Architectural Plans	Uploaded	V1 6/29/2026 3:02 PM:		6/29/2026 3:02 PM

Code Study Form	Uploaded	6/29/2026 3:02 PM

Pikes Peak REGIONAL Building Department

CODE STUDY FORM

SECTION 1.0

This form is intended to be completed using a PDF reader and must be stamped by the design professional of record. This form must be included as an attachment, or as part of the second page of the plans for all commercial projects. All information must be provided.

Address: 209 E Midland Ave City: Woodland Park Zip: 80863

Tax Schedule Number:(1) R0000710

Legal Description:(1)

L7-9 B12 STEFFAS 1 EXC PT HWY

ZONING DISTRICT: (1) WOODLAND PARK

FIRE JURISDICTION: (1) NORTHEAST TELLER COUNTY **IF OTHER, SPECIFY**

(1) *This information may be found HERE*

SCOPE OF PROJECT:

PHASED PROJECTS:

☐ Foundation Only ☐ Superstructure ☐ Core/Shell ☐ Finish

REGULAR PROJECTS:

☐ Interior Remodel ☐ Interior Finish ☐ Addition ☐ Complete Building

☐ Change of Occupancy ☒ Other Non-bearing Demo and Structural Repair

DESCRIPTION OF WORK:

Building is unoccupied and occupancy will be determined during the design and construction document phase
Structural stabilization of load bearing wall(s) previously removed and insufficient stair landing(s).
Minimum exterior finish at exposed building wrap +/- 64 SF.
General interior clean up.

PRINCIPAL USE OF BUILDING: Unoccupied / use to be determined

TYPE OF CONSTRUCTION: *(International Building Code)*

☐ I-A ☐ II-A ☐ III-A ☐ IV-A ☐ IV-C ☐ V-A

☐ I-B ☐ II-B ☐ III-B ☐ IV-B ☐ IV-HT ☒ V-B

COMPLETION OF THIS FORM DOES NOT TAKE THE PLACE OF REQUIRED CODE DATA ON THE PLAN SET

SECTION 2.0

BUILDING HEIGHTS AND AREAS*:

Total Building Area:	3283	Ft^2	Existing Building Area:	3283	Ft^2
First Floor:	1894	Ft^2	New Building Area:	N/A	Ft^2
Second Floor:	1389	Ft^2	Total Height:	20	Ft
Third Floor:		Ft^2	Number of Stories:	2	
Fourth Floor:		Ft^2	Basement Area:		Ft^2
Fifth Floor:		Ft^2	Number of Mezzanines:		
Sixth Floor:		Ft^2	Mezzanine Area:		Ft^2
Seventh Floor:		Ft^2	Unlimited Area:	CHOOSE UNLIMITED AREA PROVISION	

TOTAL AREA FOR SCOPE OF WORK: 3283 **Ft^2**

**Provide per floor details, height increase (IBC 504), and area increase (IBC 506) calculations on plans if applicable. If additional stories are required, provide an additional sheet.*

OCCUPANCIES: *Specify all occupancies that apply and indicate the square footage of each*

CHOOSE OCCUPANCY	Unoccupied / use to be determined	Ft^2	CHOOSE OCCUPANCY		Ft^2
CHOOSE OCCUPANCY		Ft^2	CHOOSE OCCUPANCY		Ft^2
CHOOSE OCCUPANCY		Ft^2	CHOOSE OCCUPANCY		Ft^2

SPECIAL USE AND OCCUPANCIES ☐ ***YES*** ☒ ***NO***

CHOOSE SPECIAL USE AND OCCUPANCIES

List all, if more than one applies: N/A

SEPARATION OF OCCUPANCIES:

☐ Nonseparated Occupancies ☐ Separated Occupancies ☒ No Mixed Occupancies

If Nonseparated Occupancies, specify worst case occupancy: CHOOSE WORST CASE OCCUPANCY

INCIDENTAL USE AREAS: *Maximum allowed is 10%*

CHOOSE INCIDENTAL USE PROVISION	Separation:	CHOOSE INCIDENTAL USE SEPAR
CHOOSE INCIDENTAL USE PROVISION	Separation:	CHOOSE INCIDENTAL USE SEPAR
CHOOSE INCIDENTAL USE PROVISION	Separation:	CHOOSE INCIDENTAL USE SEPAR

ACCESSORY OCCUPANCY AREAS: *Maximum allowed is 10%*

CHOOSE ACCESSORY OCCUPANCY	Accessory Area:		Ft^2
CHOOSE ACCESSORY OCCUPANCY	Accessory Area:		Ft^2
CHOOSE ACCESSORY OCCUPANCY	Accessory Area:		Ft^2

SECTION 3.0

FIRE SPRINKLER SYSTEM: [X] Non-Sprinklered [ ] Sprinklered CHOOSE SPRINKLER REASON

CLASSIFICATION OF FIRE SPRINKLER SYSTEM: CHOOSE CLASSIFICATION OF SYSTEM

FIRE ALARM SYSTEM: [X] Not Required [ ] Required CHOOSE ALARM SYSTEM TYPE

MEANS OF EGRESS: *For scope of work*

Exits Required:	TBD		Exits Provided:	3	
Occupant Load:	TBD		Number of Interior Exit Stairways:	0	
Actual Max. Travel Distance:	TBD	Ft	Interior Exit Stairway Rating:	TBD	Hrs
Actual Common Path of Travel:	TBD	Ft	Number of Fire Walls:	TBD	
Corridor Rating:	TBD	Hrs.	Fire Wall Rating:	TBD	Hrs

SHAFTS: *If this building contains rated shafts, specify required shaft support*

Shaft Construction Rating: _____ Hrs Supporting Construction Rating: _____ Hrs

RATED HORIZONTAL ASSEMBLIES: *Location, if applicable* [ ] Structure [ ] Dropped Ceiling

BUILDING RISK CATEGORY: [ ] I [X] II [ ] III [ ] IV

Colorado Licensed Design

As the design professional of record, I certify this information is correct to the best of my knowledge. I further acknowledge my stamp pertains to Sections 1.0, 2.0, and 3.0 only.

Signature

June 29, 2026

Date

Professional Stamp

SECTION 4.0

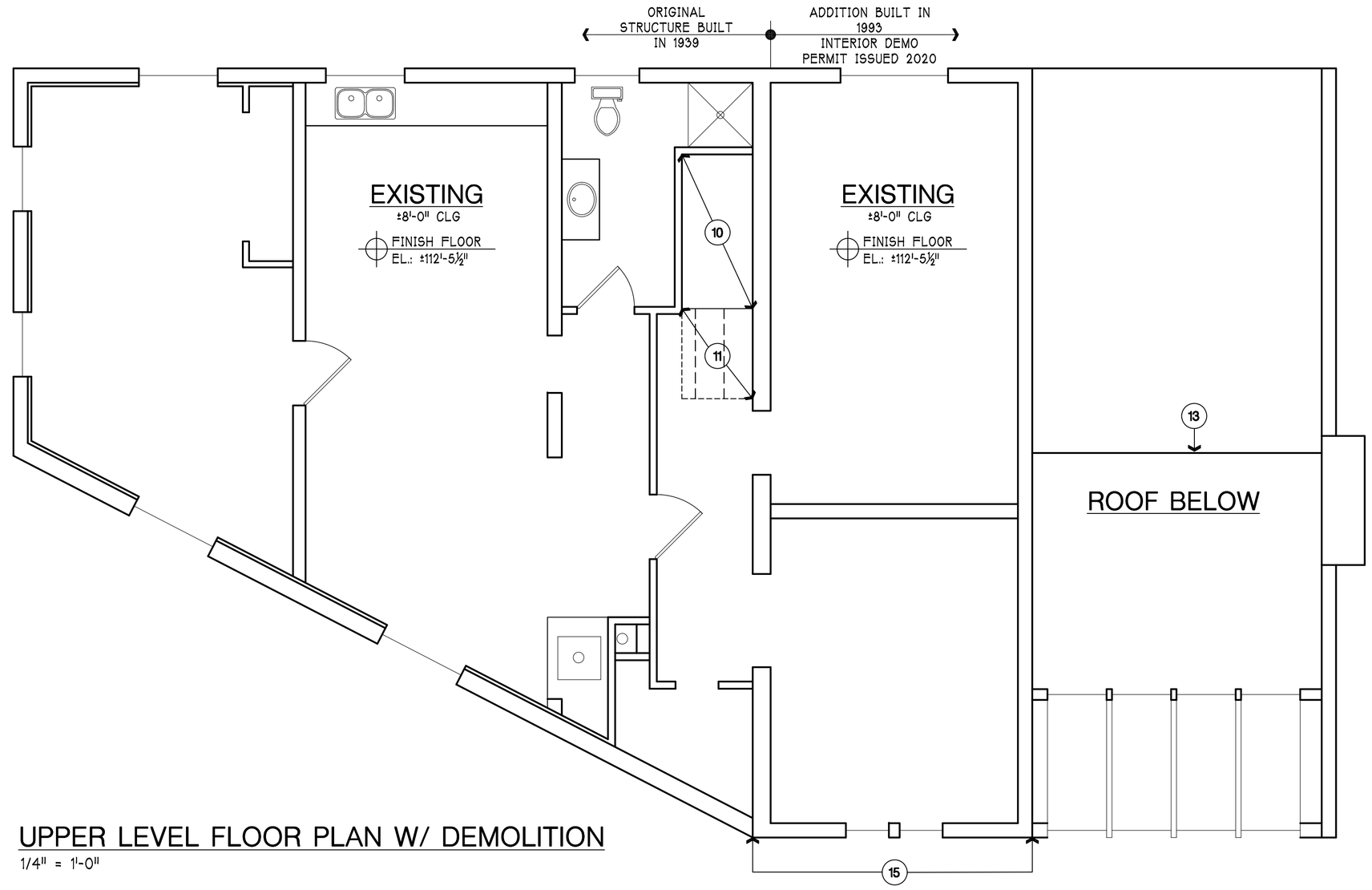
	Yes	No
Does the scope of work involve a change of occupancy classification? If yes, what was the most recent existing use? _____ Proposed use? _____		
Will marijuana be cultivated, processed or dispensed at this location? If yes, mark all activities that will apply: ☐ Dispensary ☐ Cultivation ☐ Processing ☐ Extraction For more information visit: https://coloradosprings.gov/fire-department/page/medical-marijuana-extraction-operations		
If applicable, is the **approved** Development Plan included with this submittal?		
Does this project disturb 1 or more acres, or have construction activities that are a part of a larger common plan of development or sale? If yes, a City of Colorado Springs, Stormwater Enterprise Division, Grading and Erosion Control Permit and plan is required: https://coloradosprings.gov/stormwater-enterprise/page/grading-and-erosion-control-permit?mlid=6156		X
Does this project include an elevator, escalator, platform lift, chair lift, dumbwaiter, or other method of conveyance?		X
Is this permit for the purposes of finishing an existing core and shell permit (first time finish of the space)?		
Is this a food establishment (equipment locations must be shown on plans)?		X
Does the scope of work include a swimming pool?		
Does the scope of work have venting equipment (hoods, catalytic oxidizers, scrubbers)?		X
If applicable, are the approved civil construction drawings (including utility service plan) included in submittal?		X
Will there be any new utility meters or changes to existing meters? If yes, which are affected (check): ☐ **Gas** ☐ **Electric** ☐ **Water** Gas: Existing load _____ Proposed load _____ Electric: Existing load _____ Proposed load _____ Water: Existing load _____ Proposed load _____ Note: Commercial Water Meter Sizing Form required if any changes to water meter or significant fixture count changes are proposed		X
Will vehicle maintenance or vehicle storage (parking garage) activities occur? If yes, state square footage of area this will occur: _____		X
Will Electric Vehicle (EV) charging stations be installed? If yes, specify location and level (1, 2, or 3): _____		X
Is a sand/oil or grease interceptor proposed? If yes, state size: _____		X
Is an internal grease trap proposed? *If yes, contact CSU at FOG@csu.org to discuss a variance*		X
Is there a backflow prevention device indicated (hose bib locations must be shown on plan)?		X

SECTION 4.0 (CONT)

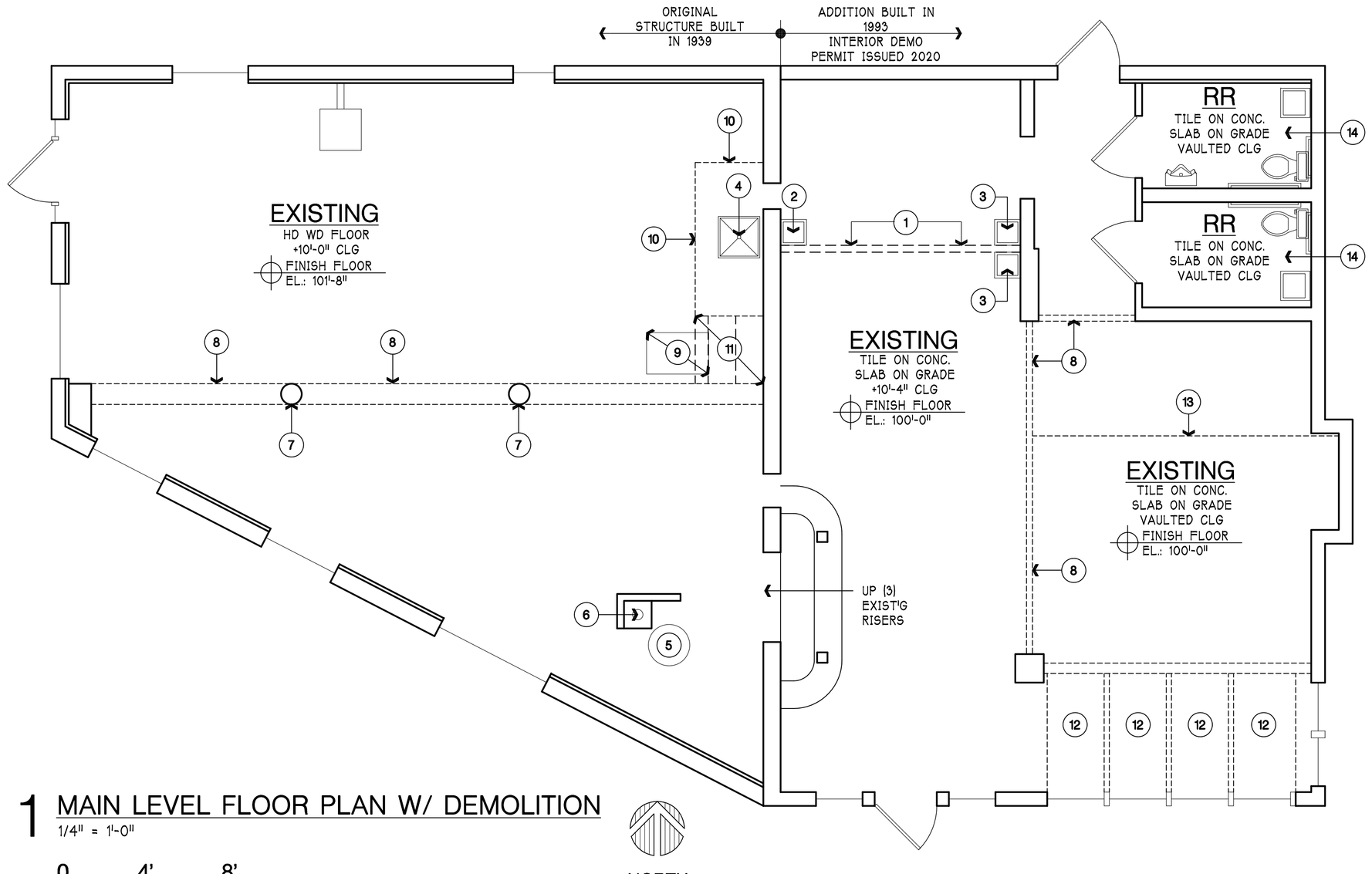
	Yes	No
Per IFC Chapter 50, does the scope of work include any hazardous materials? If the project is located within the City of Colorado Springs, attach a Hazardous Material Inventory Statement (HMIS) - available at https://coloradosprings.gov/hazmat?mlid=42381 **If the project is outside the City of Colorado Springs, contact the appropriate Fire Jurisdiction**		X
Per IFC Chapter 32, does the scope of work involve the stacking of commodities higher than 12' or high hazard commodities higher than 6' AFF? If the project is located within the City of Colorado Springs, attach a High Pile Storage Questionnaire form– available at https://coloradosprings.gov/fire-department/page/high-pile-combustible-storage-hpcs-permit **If the project is outside the City of Colorado Springs, contact the appropriate Fire Jurisdiction**		
Per IFC 905, does the scope of work require fire protection standpipes? If yes, indicate reason and cite code reference:		X
Per IBC 904, does the scope of work or building require a fixed fire protection system?		X
Per IBC 909, does the scope of work include a smoke control system? If yes, indicate type (check): ☐ **Passive** ☐ **Active**		X
Does the scope of the work include a childcare facility?		X
Does the scope of the work include a Body Art (tattoo, piercing, etc.) facility?		X
Specify total earthmoving area of project in square feet:		
Will the disturbance be at least 1 acre, but less than 25 acres of land, and the disturbance period will be 6 months or less? If yes, submit a construction Activity Permit Application to EPC Public Health: https://www.elpasocountyhealth.org/licenses-permits-inspections-water-testing/construction-land-use/construction-activity-permit/		X
Will the disturbance be 25 or more acres of land, or the disturbance period will exceed 6 months? If yes, submit an Air Pollution Emission Notice to the Colorado Department of Public Health and Environment: https://www.colorado.gov/pacific/cdphe/air/apens-and-permits		X
Was a formal Pre-Submittal Consultation with Pikes Peak Regional Building Department performed for this project? With Whom:		X
Is this project designated as official RAPID RESPONSE? If Yes, attach the RAPID RESPONSE CERTIFICATE to the form prior to submittal		X

REQUIRED CONTACT INFORMATION:

Project Contact Name:	Christine Rogers
Email address:	David@davidalangley.com
Phone Number:	719-686-0500



2 UPPER LEVEL FLOOR PLAN W/ DEMOLITION
1/4" = 1'-0"



1 MAIN LEVEL FLOOR PLAN W/ DEMOLITION
1/4" = 1'-0"

0 4' 8'

NORTH

Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

3 VICINITY MAP
NOT TO SCALE

ACCOUNT NO:
R0000710

PARCEL NO:
6329.241490040

OWNER:
ANDREW V NGUYEN

PHYSICAL ADDRESS:
209 E MIDLAND AVE
WOODLAND PARK, CO

BRIEF LEGAL:
L7-9 B12 STEFFAS 1 EXC PT HWY

ZONING:
CBD

EXISTING SQ. FOOTAGE:

ORIGINAL 1929 STRUCTURE:	
MAIN LEVEL GROSS S.F.	954 S.F.
UPPER LEVEL GROSS S.F.	954 S.F.
1993 ADDITION:	
MAIN LEVEL GROSS S.F.	940 S.F.
UPPER LEVEL GROSS S.F.	435 S.F.
TOTAL GROSS S.F.	3283 S.F.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING UTILITES AND METER LOCATIONS WITH THE UTILITY COMPANY OR GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

2. DISCOVERY OF ANY UTILITY DURING CONSTRUCTION SHALL BE CAPPED AND LEFT AVAILABLE FOR RECONNECTION DURING NEW CONSTRUCTION WHERE POSSIBLE.

3. REMOVE WALLS AS SHOWN. COORDINATE WITH STRUCTURAL ENGINEER FOR ALL TEMPORARY & NEW STRUCTURAL SUPPORT INCLUDING SHORING & BRACING.

4. THE CONTRACTOR SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

5. NO ELECTRICAL, PLUMBING OR HVAC WORK SCHEDULED FOR THIS PHASE

6. OTHER THAN EXTERIOR 'REPAIR' INDICATED (±64 S.F.) NO EXTERIOR WORK IS SCHEDULED FOR THIS PHASE.

CODED NOTES:

1. PROVIDE TEMPORARY STRUCTURAL SHORING WHERE LOAD BEARING WALL WAS PREVIOUSLY REMOVED. SEE STRUCTURAL DWGS. CLEAN UP BEARING SURFACES @ FLOOR AS REQUIRED
2. EXISTING GREASE TRAP
3. EXISTING FLOOR DRAIN
4. EXISTING MOP SINK
5. EXISTING WATER HEATER
6. EXISTING FLUE FROM BELOW
7. EXISTING LOG COLUMN TO REMAIN
8. EXISTING DROPPED BEAM TO REMAIN
9. EXISTING CRAWL SPACE ACCESS
10. EXISTING OPENING FOR STAIR PREVIOUSLY REMOVED. REFER TO BUILDING COMMENTARY, THIS SHEET
11. UPPER LEVEL FLOOR FRAMING @ TOP OF STAIR LANDING TO BE REPLACED. SEE STRUCTURAL DWGS.
12. EXISTING SUNROOM WINDOWS ABOVE
13. EXISTING RIDGE
14. NO WORK SCHEDULED FOR THIS AREA. REFER TO BUILDING COMMENTARY, THIS SHEET
15. WHERE EXTERIOR FINISHES WERE PREVIOUSLY REMOVED, REPLACE WITH NEW HORIZONTAL SIDING. PAINT TO MATCH. AREA OF EXTERIOR IMPROVEMENT AND REPAIR = ±64 S.F.

LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

LANGLEY ARCHITECTS
David Langley Architects PC
P.O. Box 5858
350 W. Henrietta Ave.
Woodland Park, Colorado 80866
Tel: 719-686-0500
Fax: 719-687-9003
w w w . d a v i d a l a n g l e y . c o m

© 2026

STATE OF COLORADO
DAVID A LANGLEY
201422
LICENSED ARCHITECT

ANDREW NGUYEN - VOS BUILDING
209 E. MIDLAND AVE.
WOODLAND PARK, COLORADO 80866
DEMOLITION PLANS

PRELIM DATE:	06.15.26
BID DATE:	
RELEASE DATE:	
REVISION DATE:	

SHEET: A1.1

PROJECT NUMBER: 26-07

GENERAL NOTES

1. THE STRUCTURAL DRAWINGS IN THIS SET ARE INTENDED TO BE USED WITH THE ASSOCIATED ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PROVIDED BY OTHERS.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING THE PLANS AND ANY CHANGES THEREOF TO THE SUBCONTRACTORS WORKING THE PROJECT.
3. ALL DIMENSIONS, CODE REQUIREMENTS, AND SITE CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO STARTING WORK.
4. FOUNDATION DETAILS AND PLANS ARE TO BE VERIFIED WITH THE ARCHITECTURAL FLOOR PLAN PRIOR TO STARTING WORK.
5. IF ANY DEVIATION FROM THIS DESIGN OR THESE DRAWINGS IS TO BE MADE, THE ENGINEER SHALL BE CONTACTED AND NOTIFIED OF THE CHANGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL LOCAL AND FEDERAL SAFETY CODES ARE FOLLOWED WHILE CONDUCTING WORK ASSOCIATED WITH THESE PLANS.
7. THIS DESIGN AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
   - 7.1. INTERNATIONAL BUILDING CODE (IBC): 2021 EDITION
   - 7.2. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7) 2016 EDITION
   - 7.3. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) 2014 EDITION

CONCRETE NOTES

1. ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI 301-10, OR THE LATEST EDITION.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH OVER A 28 DAY SET, UNO.
3. REINFORCING SHOULD BE CONTINUOUS AROUND THE BUILDING, AS SHOWN. MINIMUM LAP OF REINFORCING SHOULD BE 30 BAR DIAMETERS.
4. ALL FOUNDATION PADS, FOOTINGS, AND PIERS MUST BE FORMED TO THE PROPER DIMENSIONS.
5. FLOOR SLABS MUST BE SEPARATED FROM ALL STRUCTURAL PORTIONS OF THE BUILDING WITH AN EXPANSION JOINT AT A MINIMUM OF 1/2" THICK OR WITH 45# FELT, UNO. ALL NON-BEARING PARTITIONS ABOVE FLOOR SLABS MUST BE CONSTRUCTED WITH A MINIMUM 1-1/2" GAP AT THE BOTTOM TO PERMIT VERTICAL MOVEMENT OF FLOOR SLABS.
6. SAWN OR FORMED CONTROL JOINTS IN SLABS ON-GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE, BUT NO LONGER THAN 6 HOURS. DEPTH OF JOINT SHALL BE A MINIMUM OF 25% OF THE SLAB THICKNESS.
7. STAIRWAYS SHOULD NOT BE CONSTRUCTED AS RIGID CONNECTIONS BETWEEN FLOORS BUT SHOULD ALLOW FOR VERTICAL MOVEMENT OF SLABS.
8. DOOR JAMBS SHOULD NOT BE BUILT TIGHT TO SLABS ON-GRADE.
9. ALL BACKFILL SHALL BE COMPACTED TO A 95% MODIFIED PROCTOR DENSITY PER ASTM D-1557.
10. WALLS HAVING BACKFILL ON BOTH THE INTERIOR AND EXTERIOR FACES SHOULD HAVE THE BACKFILL ON EITHER SIDE BROUGHT UP APPROXIMATELY TOGETHER. OTHERWISE, WHERE POSSIBLE, FLOOR SLAB OR FLOOR JOISTS SHALL BE IN PLACE, OR SOME OTHER MEANS OF BRACING, BEFORE APPLYING BACKFILL.
11. FOUNDATION FORMS SHOULD REMAIN IN PLACE A MINIMUM OF 3 DAYS.
12. BACKFILL SHALL BE SLOPED AWAY FROM THE BUILDING BY 12" FOR THE FIRST 10'. ROOF DRAINS SHALL DISCHARGE WELL AWAY FROM FOUNDATION WALLS AND CLEAR OF ANY PLACED BACKFILL. CAUTION SHALL BE TAKEN TO PREVENT STANDING WATER IN BACKFILL.
13. THIS DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH PERTINENT STANDARDS, RECOMMENDED SOIL PARAMETERS, AND ACCEPTED ENGINEERING DESIGN PROCEDURES, AND IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF COMPLETION. THE DESIGN IS INTENDED TO MINIMIZE DIFFERENTIAL MOVEMENT AS A RESULT OF EXPANSIVE SOIL INDUCED MOISTURE CHANGES.
14. ALL REINFORCING BARS ARE TO CONSIST OF #4, GRADE 60 STEEL UNO. #5, GRADE 40 REINFORCING BARS MAY BE USED IN PLACE OF #4, GRADE 60 REINFORCING BARS, IF DESIRED.
15. ALL REBAR TO BE 3 INCHES MIN FROM EDGE OF CONCRETE. ALL FOOTING REINFORCEMENT TO BE WITHIN 3 INCHES OF BOTTOM OF FOOTING.
16. REINFORCING SHALL REMAIN CONTINUOUS ABOVE ALL WINDOWS, DOORS, AND OPENINGS IN THE FOUNDATION WALL PER DETAILS IN THIS DRAWING.
17. ALL STRUCTURAL STEEL AND REINFORCING DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO CURRENT AISC STANDARDS.
18. COLUMN BASE PLATES SHALL BE SET USING A MINIMUM 6" EMBEDMENT OF ANCHOR BOLTS, DIAMETER TO MATCH BASE PLATE, UNO. SET ANCHOR BOLTS W/ APPROVED HIGH STRENGTH EPOXY TESTED PER ASTM C579.
19. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

SOIL NOTES

1. FOUNDATION ELEMENTS SHALL REST ON UNDISTURBED SOIL OR STRUCTURAL FILL MATERIAL.
2. BACKFILL AGAINST FOUNDATION ELEMENTS SHALL BE PLACED IN 8" MAXIMUM UNIFORM LIFTS, ON EACH SIDE OF THE ELEMENTS UNTIL FINAL GRADE ELEVATION IS OBTAINED.
3. A SUB-SURFACE FOUNDATION DRAIN OR EQUIVALENT PROTECTION MEASURE IS RECOMMENDED TO DIRECT GROUNDWATER AWAY FROM THE FOUNDATION SYSTEM. THE SOILS REPORT SHALL BE REFERENCED FOR FOUNDATION DRAIN REQUIREMENTS AND SPECIFICATIONS.
4. THE FOUNDATION WAS DESIGNED USING A MINIMUM SOIL BEARING CAPACITY OF 1,500 PSF.
5. ALL DETAILS OF THIS DRAWING MUST BE FOLLOWED TO MITIGATE ANY DAMAGE TO THE STRUCTURE FROM THE SHIFTING OF SOIL.
6. FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER OR ARCHITECT SHALL BE ON HAND AT TIME OF FIRST INSPECTION.

DESIGN CRITERIA	
FLOOR DEAD LOAD	10 psf
ROOF DEAD LOAD	15 psf
FLOOR LIVE LOAD - COMMERCIAL SPACE	100 psf
FLOOR LIVE LOAD - RESIDENTIAL SPACE	40 psf
ROOF LIVE LOAD	20 psf
WALL DEAD LOAD	16 psf
GROUND SNOW LOAD (Pg)	57 psf
ROOF SNOW LOAD (Pr)	40 psf
GROUND EXPOSURE FACTOR (Ce)	1
THERMAL FACTOR (Ct)	1
IMPORTANCE FACTOR (I)	1
WIND SPEED (Vult)	130 mph
WIND EXPOSURE CATEGORY	C

NOTES:
- ALL COLUMNS TO BE 6X6 UNO. MOUNT COLUMNS TO BEAMS W/ AC6/LCE4 POST CAP AND TO FOUNDATION W/ ABW66Z POST BASE
- ALL COLUMNS TO EXTEND TO FOUNDATION. COLUMNS TO BE MOUNTED TO FLOOR SYSTEM OR WALL PLATE AND CONTINUED IN WALL FRAMING BENEATH
- HANGERS SPECIFIED ARE SIMPSON STRONG-TIE. EQUIVALENT HANGERS MAY BE SUBSTITUTED.
- PROVIDE BLOCKING BETWEEN JOISTS OVER DROPPED BEAMS
- **FIELD VERIFY ALL DIMENSIONS**

BEAM SCHEDULE	
BEAM SIZE	MARK
5-1/8" X 9" GLULAM 20F-V12 DROPPED	B1

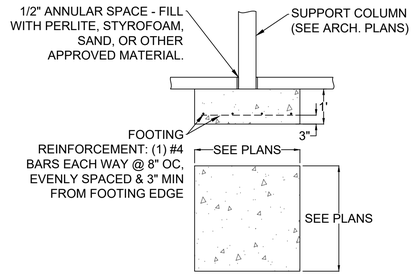
STRUCTURAL NOTES

1. ALL MATERIALS TO COMPLY WITH WWPA, AMERICAN PLYWOOD ASSOCIATION, NDS, AND 2021 INTERNATIONAL BUILDING CODE.
2. ALL LUMBER SHALL BE DOUG-FIR #2 OR BETTER: Fb = 850 PSI E = 1,300,000 PSI, UNO
3. ROOF SHEATHING SHALL BE 15/32" OSB UNO. FLOOR SHEATHING SHALL BE 3/4" APA RATED PLYWOOD OR T&G OSB UNO. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB. ALL SHEATHING TO BE FASTENED TO SUPPORTS WITH 8d NAILS AT 6" OC AT EDGES AND 12" OC INTERMEDIATELY.
4. ALL GIRDERS/BEAMS SHALL BE SUPPORTED BY POSTS OF EQUAL OR GREATER WIDTH THAN THE MEMBER BEING SUPPORTED.
5. FOR OPENINGS LESS THAN 4', USE 1T/1K. FOR OPENINGS GREATER THAN OR EQUAL TO 4', USE 2T/2K.
6. LUMBER STANDARD TO BE AMERICAN SOFTWOOD LUMBER STANDARD PS20 (US DEPT. OF COMMERCE). S45, MC15, MOISTURE CONTENT AT TIME OF DRESSING.
7. ALL CONNECTOR HARDWARE IS TO BE MANUFACTURED BY THE SIMPSON COMPANY. HARDWARE SHALL BE SIZED BY THE MANUFACTURER FOR LOADS DESIGNATED ON THE STRUCTURAL DRAWINGS AVAILABLE FROM THE STRUCTURAL ENGINEER.
8. PROVIDE SOLID BLOCKING OF THE SAME SIZE AS RAFTERS OR JOISTS AT LINES NOT TO EXCEED 8' O.C.
9. FASTENING SHALL CONFORM TO THE FOLLOWING SCHEDULE:

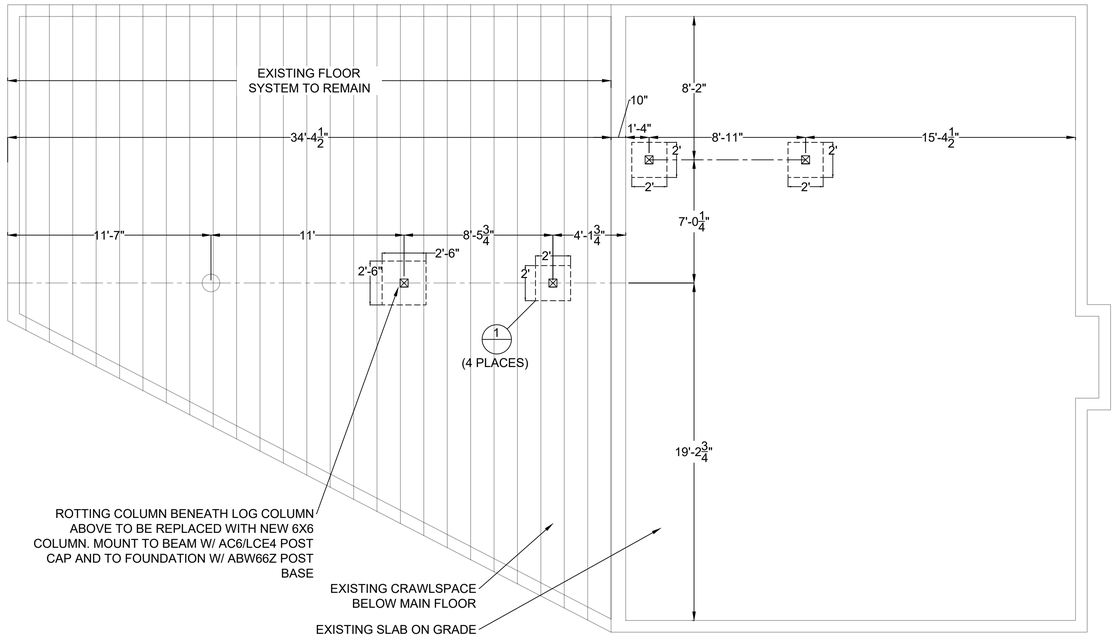
9.1.	JOIST TO SILL OR GIRDER, TOENAIL	3-8d
9.2.	BRIDGING TO JOIST, TOENAIL EACH END	2-8d
9.3.	1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
9.4.	1" X 6" SUBFLOOR OR GREATER TO EACH JOIST, FACE NAIL	3-8d
9.5.	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
9.6.	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d @ 16" O.C.
9.7.	TOP PLATE TO STUD, END NAIL	2-16d
9.8.	SOLE PLATE TO STUD, TOENAIL	4-8d
9.9.	SOLE PLATE TO STUD, END NAIL	2-16d
9.10.	DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
9.11.	DOUBLED TOP PLATES, FACE NAIL	16d @ 16" O.C.
9.12.	TOP PLATES, LAPS, AND INTERSECTIONS, FACE NAIL	2-16d
9.13.	CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EA EDGE
9.14.	CEILING JOISTS TO PLATE, TOENAIL	3-8d
9.15.	CONTINUOUS HEADER TO STUD, TOENAIL	3-8d
9.16.	CEILING JOISTS, LAPS OVER PARTITION, FACE NAIL	3-16d
9.17.	CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
9.18.	RAFTER TO PLATE, TOENAIL	3-8d
9.19.	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
9.20.	WIDER THAN 1" X 8" SHEATHING, FACE NAIL EACH BEARING	3-8d
9.21.	EXTERIOR SHEATHING	8d @ 6" O.C. EDGE & 12" O.C. FIELD
9.22.	BUILT UP CORNER STUDS	16d @ 24" O.C.
9.23.	BUILT UP GIRDERS AND BEAMS	20d @ 32" AT TOP & BOTTOM AND STAGGERED 2-20d AT ENDS AND EACH SPLICE
9.24.	2" PLANKS	2-16d AT EACH BEARING

FASTENING TO FOLLOW SCHEDULE UNO

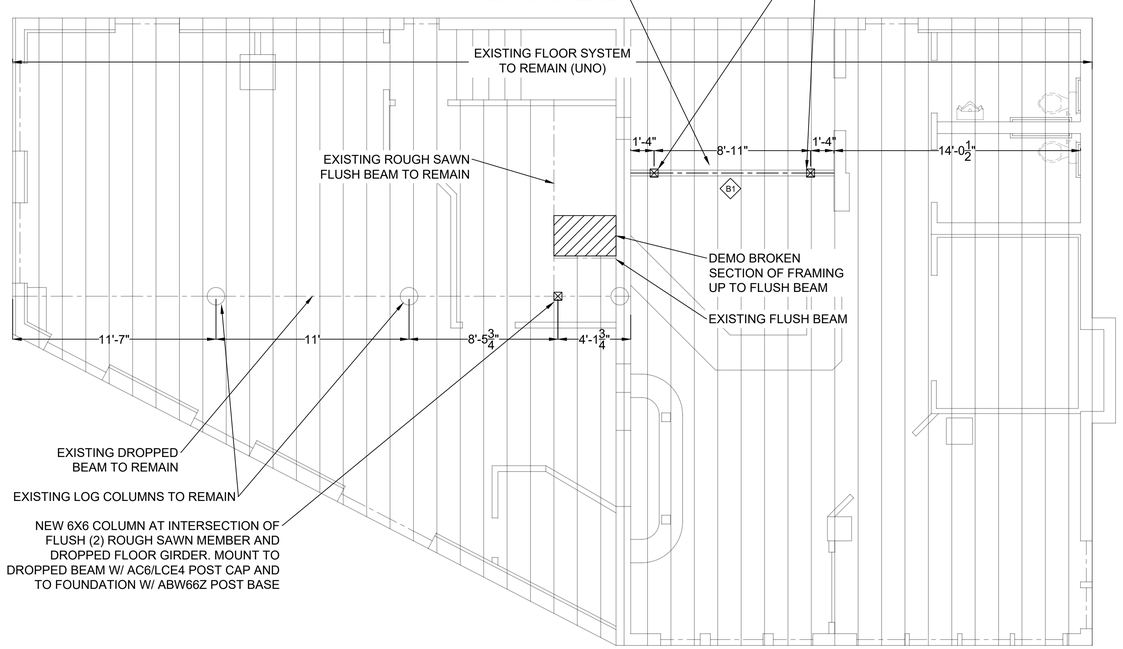
10. FLOOR SHEATHING TO BE GLUED PER APA RECOMMENDATIONS.
11. STAIRWAY RISER HEIGHT SHALL NOT EXCEED 7" AND TREAD DEPTH SHALL NOT BE LESS THAN 11". STAIRWAY WIDTH SHALL BE A MINIMUM 44" WIDE. STAIRS SERVING AN OCCUPANT LOAD OF FEWER THAN 50 PEOPLE CAN BE 36" WIDE.
12. ALL BUILT UP GIRDERS, BEAMS, AND HEADERS SHALL BE GLUED PER APA RECOMMENDATION AND NAILED PER SCHEDULE.
13. FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARALLEL WALL PARTITIONS.
14. ALL GLULAMS AND MICROLAMS EXPOSED TO EXTERIOR CONDITIONS REQUIRE PERMANENT PRESERVATIVE TREATMENT IN ACCORDANCE WITH AWPA STD C1 & C2.
15. SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH A MINIMUM OF 1/2" X 10" ANCHOR BOLTS SPACED PER FOUNDATION DETAILS AND EMBEDDED 7" INTO THE CONCRETE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
16. TRUSSES AND TRUSS CONNECTION SHALL BE CONSTRUCTED PER THE ATTACHED TRUSS LAYOUT AND PROFILES.
17. VERTICAL WALLS AND WALL ADJACENT TO STAIR STRINGERS SHALL BE FRAMED WITH SOLID 2x FRAMING AND ARE NOT TO EXCEED 10' VERTICAL SPAN.
18. ALL ENGINEERED WOOD PRODUCTS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
19. ALL NON-STRUCTURAL PARTITION WALLS BEARING ON SLAB-ON-GRADE SHALL BE FLOATED WITH A MINIMUM 1-1/2" VOID EXPANSION SPACE BETWEEN WALL BOTTOM PLATE AND SLAB MOUNTED PRESSURE TREATED BASE PLATE.
20. GRADE IS ASSUMED TO BE 6" FROM THE TOP OF FOUNDATION WALLS. ACTUAL CONDITIONS MAY NOT CONFORM WITH ASSUMED FINAL GRADE ELEVATIONS. THIS DESIGN ASSUMES THE STRUCTURE IS BEING CONSTRUCTED ON LEVEL GROUND.



1. INTERIOR POST FOOTING DETAIL
(NOT TO SCALE)



MAIN FLOOR FRAMING PLAN
(COMMERCIAL AREA)
SCALE 1/4" = 1'-0"



UPPER FLOOR FRAMING PLAN
(RESIDENTIAL AREA)
SCALE 1/4" = 1'-0"

MEC
Morrison Engineering Colorado
Morrison Engineering Colorado, LLC
905 Columbine Ave
Colorado Springs, CO 80904
http://www.morrisonec.com

VOSS BUILDING
STRUCTURAL REPAIR PLANS
209 E MIDLAND AVE
WOODLAND PARK, CO 80863

S1

COLORADO LICENSED
RYAN MORRISON
54436
PROFESSIONAL ENGINEER

6/26/26

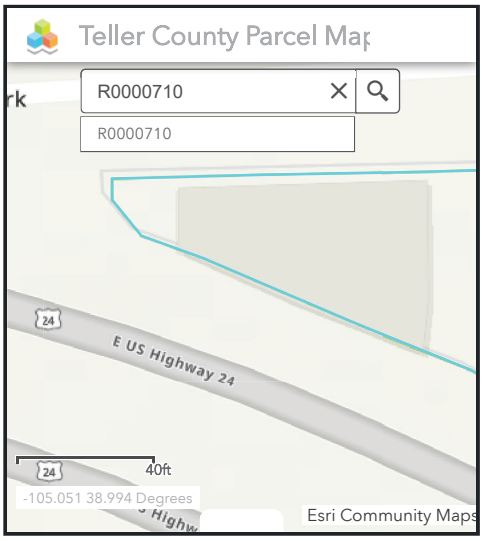
TELLER COUNTY RECORD & STREET VIEWS

Teller County Property Records

Property Record

Acct No:R0000710

Map



Full Screen Map Commercial Sales Map Comps List

Ownership

Account No	R0000710
Parcel Id	6329.241490040
Notice of Value	PDF of 2025 Notice of Value
Actual	$431,130
Assessed	$116,410
Acct Type	Commercial
Owner Name	NGUYEN, ANDREW V

Location

Physical Address	209 E MIDLAND AVE
School Dist	RE-2
Acres	0.170000
Map No.	3029
Tax Dist	63
Area	STEFFAS
Brief Legal	L7-9 B12 STEFFAS 1 EXC PT HWY

Mailing Address 5565 BROADMOOR BLUFFS DR

COLORADO SPRINGS, CO 809067972

Brief Legal Description is not intended for use on legal documents

Zoning

City Controlled Zoning
Zoning Information (provided by City of Woodland Park for Questions call 719-687-5202).

Land Attributes

Land Type	Abst Code	Acres
Commercial	2130	0.17

Building Information (provided by Assessor)

Building ID	1
Occupancy	Restaurant
Style	Restaurant
SQFT	3195
Bed Rooms	0.00
Rooms	5
Exterior	
Interior	
Quality	Average
Abst code	2212
% Occ	100%
Baths	0.00
Stories	1.5
Story Ht	9
Foundation	
Condition	Badly Worn
Year built	1939
Adj Yr Blt	1968
Remodeled	2005
% Remodeled	44%
Roof Type	Flat
Roof	
HeatType	None

Inventory Bldg Type	Description	Units	Year
Add On	Concrete Avg	123	1993
Add On	Asphalt Fair	2196	1993
Add On	Concrete Fair	247	1993

Transfers (provided by Assessor)

Sale Date	Reception No	Deed Type	Sale Price
05/09/1994	422927	Quit Claim	$0

08/30/1994	425877	Quit Claim	$0
08/30/2002	538263	Public Trustee's Deed	$0
12/19/2002	543436	Special Warranty Deed	$200,000
07/12/2004	568404	Warranty Deed	$450,000
10/28/2008	622199	Quit Claim	$0
11/05/2008	622198	Quit Claim	$0
05/20/2010	636072	Easement	$0
08/15/2019	718474	Special Warranty Deed	$240,000

Building Permits

Date	Permit No.	Description	Permit Issued By
	A25505	None	Teller County
08/11/2003	A26029	VENT 2 GAS STOVES, RUN OUTSIDE GAS LINE FOR ONE STOVE..BM	Teller County
	A27757	None	Teller County
08/17/2004	A27782	Sign	Teller County
07/07/2005	A29148	Commercial	Teller County
05/24/2005	A29154	COMMERCIAL	Teller County
01/01/2005	A29598	Commercial	Teller County
08/21/2013	A45952	TENANT FINISH	Teller County
02/09/2014	J06591	REROOF	Woodland Park
03/06/2015	J08443	TENANT FINISH	Woodland Park
03/19/2020	M76582	INTERIOR NON BEARING DEMO	Woodland Park

Property Tax History (provided by Treasurer)

Delinquent taxes are not shown on this website.

Tax detail on Treasurers Web Site (Note: Select Public User Login Button if prompted)
Tax Payment Web site

Authority	Mil Levy	Amount
TELLER COUNTY	14.653	$1,705.75
RE-2 SCHOOL DIST	29.341	$3,415.60
CITY OF WOODLAND PARK	15.75	$1,833.46
NE TELLER COUNTY FIRE	13.214	$1,538.25
RAMPART LIBRARY	4.127	$480.42
WOODLAND PARK DDA	0	$0.00
UTE PASS REGIONAL HEALTH	4.001	$465.76
TOTAL	81.08600	$9,439.24

Tax Year	Tax Amount	Value Type
2025	$6,023.64	Non-School
2025	$3,415.60	School

2024	$7,270.88	Standard
2023	$6,904.52	Standard
2022	$7,469.04	Standard
2021	$7,431.66	Standard

Beginning with the 2025 tax year, new legislation requires tax amounts to be calculated separately by school and non-school value type. Please note that you must now combine the school and non-school amounts to determine your total tax amount for the year. Please call 719-689-2985 for questions about your tax bill.

About

The contributing Teller County Offices keep the information shown on this web site as current and as accurate as possible

Disclaimer

The Information Provided on this site is as accurate and complete as reasonably possible. Use of this information is the sole responsibility of the user, and Teller County assumes no liability associated with the use or misuse of this information.

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This page contains documents that may not be fully accessible to individuals using assistive technologies. We are actively working to remediate these issues. Teller County is committed to providing a timely response to reports of inaccessible digital content or requests for reasonable accommodation. If you need assistance accessing any content on this page, please fill out our Website Accessibility Form.

Contributors

Assessor

Treasurer

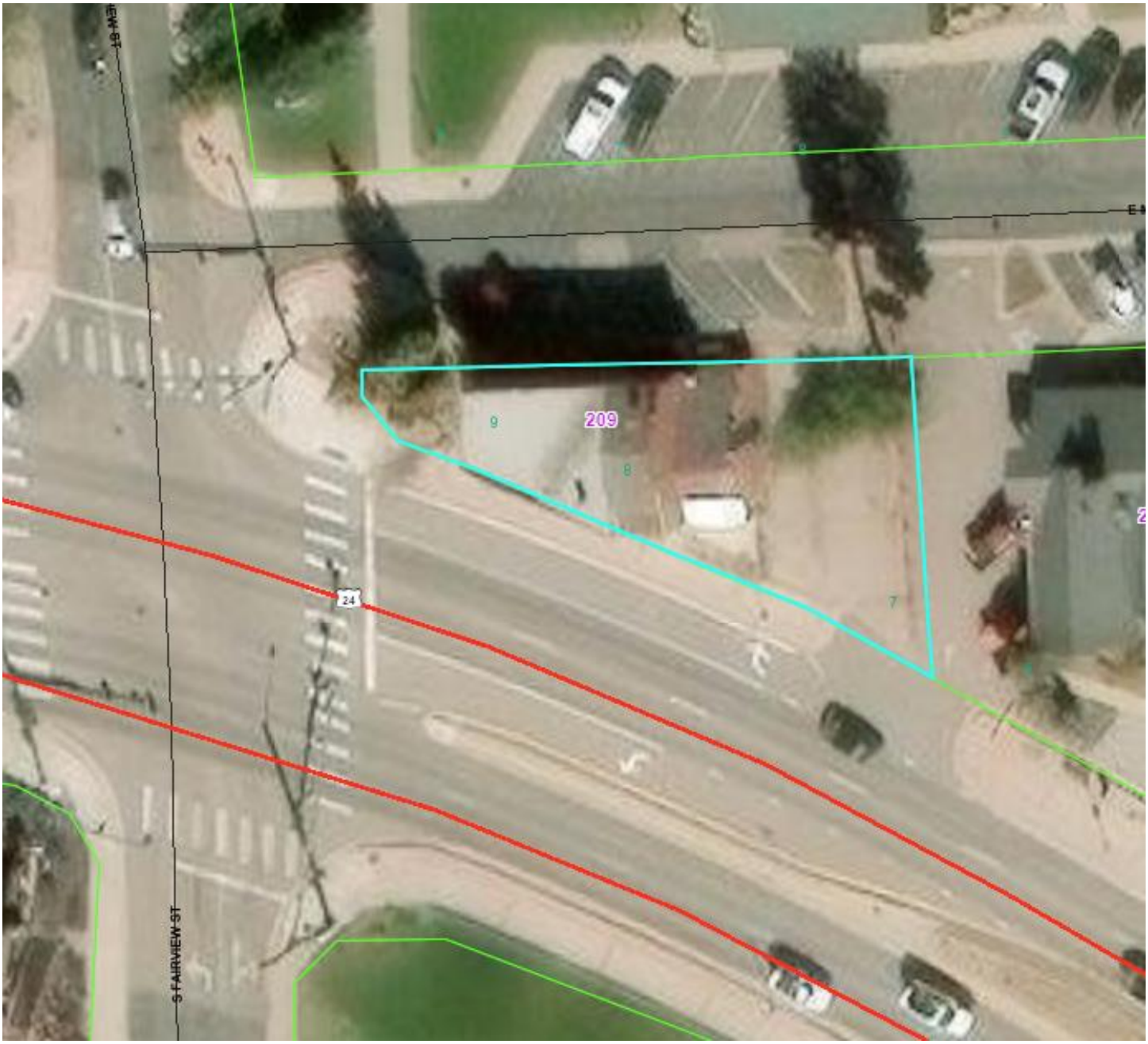
Clerk and Recorder

Community Development Department (CDD)

Mail comments or suggestions to web developer

Teller County Information Technology © 2022

Woodland Park
E US Highway 24
E Midland Ave
Woodland Park Public Library
SCHOOL
(EXEMPT)
Bierwerks
Rocky Mountain Dinosaur Resource Center
E Grace Ave
N Park St
S Park St
N Fairview St
S Fairview St
N Laurel St
S Laurel St
Laurel St
Esri Community Maps Contributors, County of Teller, © OpenStreetMap, Microsoft, Esri, TomTom, G


209
9
8
7
24
S FAIRVIEW ST

E Midland Ave
Woodland Park, Colorado
Google Street View
Sep 2024
See more dates
Aquatic Center
Google Maps

E Midland Ave
Google Maps

Maps
idland Ave
d Park, Colorado
ogle Street View
See more dates
Share
© 2025
4X4
quatic Center
S Boundar
Google Maps
Image capture: Sep 2024
© 2026 Google
United States
Terms
Privacy
Report a problem

E Midland Ave
Google Maps

CERTIFICATION OF RECORD ON APPEAL

CERTIFICATION

I, Luke Sanderson, Non-Compliance Supervisor, do hereby certify that the attached documents, comprised of 121 pages total, pertaining to the property addressed at 209 E. Midland Avenue in Woodland Park, Colorado, consisting of:

- Notice and Order and Notice to Vacate, dated May 28, 2026 (5 pages)
- Property Owner/Legal Interest Letter (incl. enclosures), dated May 28, 2026 (13 pages)
- Certificate of Dangerous Building, dated May 28, 2026 and recorded at Reception No. 781614 in Teller County (2 pages)
- Affidavit of Service, dated June 1, 2026 (2 pages)
- Dangerous Building Inspection Worksheet, dated April 13, 2026 (3 pages)
- Northeast Teller County Fire Protection District Letter, dated May 8, 2026 (2 pages)
- Teller County Public Health & Environment Letter, dated April 20, 2026 (2 pages)
- Dangerous Building Inspection Photographs, taken April 13, 2026 (86 pages)
- Stop Work Order, dated April 13, 2026 (1 page)
- Land Title Guarantee ONE Report, dated April 13, 2026 (2 pages)
- Permit List – 209 E. Midland Avenue (3 pages)

are true and accurate copies of the documents maintained in the records of Pikes Peak Regional Building Department through June 15, 2026, as posted and retained in the regular course of business of Pikes Peak Regional Building Department.

Dated this 15th day of June, 2026.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: _____
Luke Sanderson
Non-Compliance Supervisor

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

Signed and sworn to [or affirmed] before me on June 15, 2026 by Luke Sanderson, Non-Compliance Supervisor

DELISA JACKSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204002926
MY COMMISSION EXPIRES APRIL 2, 2028

_____
Notary Public

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: roger@pprbd.org
Web address – www.pprbd.org

May 28, 2026

NOTICE AND ORDER and NOTICE TO VACATE

VIA U.S. FIRST-CLASS AND CERTIFIED U.S. MAIL (RETURN RECEIPT REQUESTED)

Andrew V. Nguyen
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906
nguyean168@gmail.com

Abram C. Edewards & Marilyn G. Edewards
177 Chastain Way
Newnan, GA 30263

RE: 209 E. Midland Avenue, Woodland Park, CO 80863

According to public records, you are the record owner(s) or persons with legal interests in the property located and described below ("Property"):

Address:	209 E. Midland Avenue Woodland Park, CO 80863
Legal Description:	LOTS 7, 8 AND 9, BLOCK 12, STEFFA'S SUBDIVISION OF ADDITION NO. 1 TO THE TOWN OF MANITOU PARK, NOW KNOWN AS WOODLAND PARK, EXCEPT THAT PART LYING WITHIN THE BOUNDS OF HIGHWAY 24, COUNTY OF TELLER, STATE OF COLORADO
Schedule Number:	R0000710

Pursuant to Section RBC112 of the Pikes Peak Regional Building Code (the "Code"), this Property has been deemed to meet one or more conditions or defects that endanger the life, limb, health, property, safety, or welfare of the public or occupants of the building.

Section RBC112.1.7 of the Code defined "dangerous building" as follows:

Dangerous Building. For the purpose of this Section, any building or structure that has one or more of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that the conditions or defects exist to the extent that the life, limb, health, property, safety, or welfare of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire, earthquake, wind, flood, explosion, emergency, any other cause, or panic.
2. Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half (1 ½) times the working stress or stresses allowed in this Code for new buildings of similar structure, purpose, or location.
3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, explosion, or by any other cause, to an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose, or location.
4. Whenever any portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
5. Whenever any portion of a building or structure, or any member, appurtenance, or ornamentation on the exterior thereof is found to be of insufficient strength or stability, or it is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half (½) of that specified in this Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in this Code for new buildings.
6. Whenever any portion thereof has cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
7. Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of:
   - **7.1** Dilapidation, deterioration, or decay;
   - **7.2** Faulty construction;
   - **7.3** Removal, movement, or instability of any portion of the ground necessary for the purpose of supporting the building or structure;
   - **7.4** Deterioration, decay, or inadequacy of the foundation; or
   - **7.5** Any other cause.
8. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose of which it is being used.

9. Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (⅓) of the base.

10. Whenever the building or structure, exclusive of the foundation, shows thirty-three percent (33%) or more damage, deterioration, or decay of its supporting member or members, or fifty percent (50%) damage, deterioration, or decay of its non-supporting members, enclosing or outside walls or coverings.

11. Whenever the building or structure has been so damaged by fire, earthquake, wind, flood, explosion, or by any other cause, or has become so dilapidated, deteriorated, or decayed as to become:

11.1 An attractive nuisance to child(ren);

11.2 A harbor for vagrants, trespassers, criminals, or immoral persons, or as to

11.3 Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

12. Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement or prohibition applicable to the building or structure provided by this Code, the Housing Code, or of any law, ordinance, rule or regulation of the State or the Jurisdiction relating to the condition, location, use, occupancy, or structure of building.

13. Whenever any building or structure that, whether or not erected in accordance with the provisions of this Code and all other applicable laws, ordinances, rules, and regulations has in any non-supporting part, member or portion, less than fifty percent (50%), or in any supporting part, member or portion, less than sixty percent (60%) of the:

13.1 Strength;

13.2 Fire-resistance rating characteristics; or

13.3 Weather-resisting qualities or characteristics required by the provisions of this Code and all other applicable laws, ordinances, rules, and regulations in the case of a newly constructed building of like area, height, and occupancy in the same location.

14. Whenever a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, deterioration, decay damage, faulty construction, or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Health Officer to be unsanitary, unfit for human habitation, or in a condition that is likely to cause sickness or disease.

15. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, decay damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or any other cause, is determined by the Fire Chief of the Fire Authority to be a fire hazard.

16. Whenever any building or structure is in a condition to constitute a public nuisance known to the common law or in equity jurisprudence.

17. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is

abandoned for a period in excess of six (6) months so as to constitute a building or portion thereof as an attractive nuisance or hazard to the public.

For this Property, in accordance with Section RBC112.1.7 of the Code, the following specific conditions or defects have been found to exist:

RBC112.1.7(1) – Staircase to upper level has been removed;

RBC112.1.7(2) – Load-bearing wall in the kitchen, which supported the second floor, has been removed;

RBC112.1.7(4) – Load-bearing wall, which supported a portion of the second floor, has been removed;

RBC112.1.7(7.2) – Building materials in multiple portions of the building have been removed; and

RBC112.1.7(15) – The Fire Chief of the Northeast Teller County Fire Protection District has determined that "the structure currently constitutes a dangerous and unsafe building under Section 110 of the 2003 International Fire Code" and "presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel."

As a result, the building must be repaired, rehabilitated, or demolished. The building must also be vacated forthwith and remain so. This further will act as your notice to vacate:

DANGEROUS BUILDING

DO NOT OCCUPY

It is a misdemeanor to occupy the building or structure, or to remove or deface this notice

Building Official

Pikes Peak Regional Building Department

Permits for repair, rehabilitation, or demolition must be secured within sixty (60) calendar days of this Notice and Order, and all work covered by such permits must be completed within ninety (90) days thereafter. If the building is not secured within the time periods specified above, I will order the City Engineer to have the building secured against entry and charge the costs of such work to the owner, which will include a lien on the Property for payment of the costs. If the building is not repaired, rehabilitated, or demolished in the time period specified above, I will order the City Engineer to have the building demolished under the provisions of the Code and charge the costs of such demolition to the owner, which will include a lien on the Property for the payment of costs.

Any person aggrieved by an order, decision, or determination of the Building Official may appeal such order, decision, or determination to the Woodland Park Board of Review pursuant to Woodland Park Municipal Code §§ 15.01.030; 15.02.180 by filing a written notice of appeal with the Woodland Park Board of Review and the Building Official within ten (10) days from the date of the order, decision, or determination. The written notice of appeal must specify the grounds for appeal and must be accompanied by payment of the filing fee established by Woodland Park City Council. Failure to appeal may constitute a waiver of your right(s) to an administrative hearing on the matter.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Roger N. Lovell, P.E.
Regional Building Official

RNL/rlk

Cc (w/ enclosures):

Karen L. Schminke – Planning Director, City of Woodland Park (*via email only*)
Richard Dieter – Code Compliance Specialist, City of Woodland Park (*via email only*)
Kip Wiley – Public Works/Utilities Director, City of Woodland Park (*via email only; also on behalf of vacant City Engineer*)
Aaron Vassalotti – City Manager, City of Woodland Park (*via email only*)
Nina Williams & Mikaela Szilagyi – Contracted Attorneys, City of Woodland Park (*via email only*)
Chris Deisler – Chief of Police, City of Woodland Park (*via e-mail only*)
Tyler Lambert – Fire Chief, Northeast Teller County Fire Protection District (*via email only*)
Kurt Schoenberger – Teller County Assessor (*via email only*)
Krystal Brown – Teller County Treasurer (*via email only*)

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: jina@pprbd.org
Web address – www.pprbd.org

May 28, 2026

VIA U.S. FIRST-CLASS AND CERTIFIED U.S. MAIL (RETURN RECEIPT REQUESTED)

Andrew V. Nguyen
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906
Nguyean168@gmail.com

Abram C. Edewards & Marilyn G. Edewards
177 Chastain Way
Newnan, GA 30263

RE: 209 E. Midland Avenue, Woodland Park, CO 80863

Andrew V. Nguyen and Person(s) with legal interest:

The enclosed Notice and Order and Notice to Vacate dated May 28, 2026 notifies you that the building on the Property referenced within the Notice and Order has been declared a dangerous building. Sections 15.01.030 and 15.02.180 of the Woodland Park Municipal Code provide that a person aggrieved by any order, decision, or determination of the Building Official may appeal such order, decision, or determination to the Woodland Park Board of Review. A copy of the Woodland Park Board of Review Rules of Procedure is enclosed for your information and review.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Virjinia V. Koultchitzka
Regional Building Attorney

VVK/rlk

Enclosures:
Notice and Order and Notice to Vacate
Copy of Woodland Park Board of Review Rules of Procedure
Woodland Park Board of Review Request (blank form)

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: roger@pprbd.org
Web address – www.pprbd.org

May 28, 2026

NOTICE AND ORDER and NOTICE TO VACATE

VIA U.S. FIRST-CLASS AND CERTIFIED U.S. MAIL (RETURN RECEIPT REQUESTED)

Andrew V. Nguyen
5565 Broadmoor Bluffs Drive
Colorado Springs, CO 80906
nguyean168@gmail.com

Abram C. Edewards & Marilyn G. Edewards
177 Chastain Way
Newnan, GA 30263

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Schedule Number:	R0000710

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2. Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half (1 ½) times the working stress or stresses allowed in this Code for new buildings of similar structure, purpose, or location.
3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, explosion, or by any other cause, to an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of this Code for new buildings of similar structure, purpose, or location.
4. Whenever any portion of a member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.
5. Whenever any portion of a building or structure, or any member, appurtenance, or ornamentation on the exterior thereof is found to be of insufficient strength or stability, or it is not anchored, attached, or fastened in place so as to be capable of resisting a wind pressure of one-half (½) of that specified in this Code for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted in this Code for new buildings.
6. Whenever any portion thereof has cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.
7. Whenever the building or structure, or any portion thereof, is likely to partially or completely collapse because of:
   - **7.1** Dilapidation, deterioration, or decay;
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11.3 Enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

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13. Whenever any building or structure that, whether or not erected in accordance with the provisions of this Code and all other applicable laws, ordinances, rules, and regulations has in any non-supporting part, member or portion, less than fifty percent (50%), or in any supporting part, member or portion, less than sixty percent (60%) of the:

13.1 Strength;

13.2 Fire-resistance rating characteristics; or

13.3 Weather-resisting qualities or characteristics required by the provisions of this Code and all other applicable laws, ordinances, rules, and regulations in the case of a newly constructed building of like area, height, and occupancy in the same location.

14. Whenever a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, deterioration, decay damage, faulty construction, or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the Health Officer to be unsanitary, unfit for human habitation, or in a condition that is likely to cause sickness or disease.

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RBC112.1.7(2) – Load-bearing wall in the kitchen, which supported the second floor, has been removed;

RBC112.1.7(4) – Load-bearing wall, which supported a portion of the second floor, has been removed;

RBC112.1.7(7.2) – Building materials in multiple portions of the building have been removed; and

RBC112.1.7(15) – The Fire Chief of the Northeast Teller County Fire Protection District has determined that "the structure currently constitutes a dangerous and unsafe building under Section 110 of the 2003 International Fire Code" and "presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel."

As a result, the building must be repaired, rehabilitated, or demolished. The building must also be vacated forthwith and remain so. This further will act as your notice to vacate:

DANGEROUS BUILDING

DO NOT OCCUPY

It is a misdemeanor to occupy the building or structure, or to remove or deface this notice

Building Official

Pikes Peak Regional Building Department

Permits for repair, rehabilitation, or demolition must be secured within sixty (60) calendar days of this Notice and Order, and all work covered by such permits must be completed within ninety (90) days thereafter. If the building is not secured within the time periods specified above, I will order the City Engineer to have the building secured against entry and charge the costs of such work to the owner, which will include a lien on the Property for payment of the costs. If the building is not repaired, rehabilitated, or demolished in the time period specified above, I will order the City Engineer to have the building demolished under the provisions of the Code and charge the costs of such demolition to the owner, which will include a lien on the Property for the payment of costs.

Any person aggrieved by an order, decision, or determination of the Building Official may appeal such order, decision, or determination to the Woodland Park Board of Review pursuant to Woodland Park Municipal Code §§ 15.01.030; 15.02.180 by filing a written notice of appeal with the Woodland Park Board of Review and the Building Official within ten (10) days from the date of the order, decision, or determination. The written notice of appeal must specify the grounds for appeal and must be accompanied by payment of the filing fee established by Woodland Park City Council. Failure to appeal may constitute a waiver of your right(s) to an administrative hearing on the matter.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Roger N. Lovell, P.E.
Regional Building Official

RNL/rlk

Cc (w/ enclosures):

Karen L. Schminke – Planning Director, City of Woodland Park (*via email only*)
Richard Dieter – Code Compliance Specialist, City of Woodland Park (*via email only*)
Kip Wiley – Public Works/Utilities Director, City of Woodland Park (*via email only; also on behalf of vacant City Engineer*)
Aaron Vassalotti – City Manager, City of Woodland Park (*via email only*)
Nina Williams & Mikaela Szilagyi – Contracted Attorneys, City of Woodland Park (*via email only*)
Chris Deisler – Chief of Police, City of Woodland Park (*via e-mail only*)
Tyler Lambert – Fire Chief, Northeast Teller County Fire Protection District (*via email only*)
Kurt Schoenberger – Teller County Assessor (*via email only*)
Krystal Brown – Teller County Treasurer (*via email only*)

RULES OF PROCEDURE
BOARD OF REVIEW

These rules of procedure shall govern the Board of Review upon their adoption in accordance with the provisions of Section 15.01.010 of the City of Woodland Park Municipal Code, and Ordinance No. 1198, Series 2013. For the purposes of these rules of procedure the Board of Appeals shall be known as the Board of Review.

SECTION 1.0 ESTABLISHMENT AND MEMBERSHIP.

The City Council of the City of Woodland Park established the Board of Appeals (a.k.a. Board of Review) on December 5, 2013, pursuant to Ordinance No. 1198, Series 2013, of the City of Woodland Park

1.1 **Membership**. The Board shall consist of five regular members and two alternate members appointed by the City Council. Members of the Board may be residents of the City, but residency is not required to serve on the Board. Members of the Board must demonstrate qualifications by experience and training to pass on matters pertaining to building construction. No member of the Board shall be an employee of the City.

1.2 **Terms.** Terms shall be for three years, except that in order to achieve terms that are staggered, two of the members originally appointed shall serve a term of three years, two of the members originally appointed shall serve a term of two years and one member originally appointed shall serve a term of one year. Appointments shall be made by the City Council at the Council's second meeting in January or as determined by the City Council.

1.3 **Alternate Members.** Alternate members shall meet the membership qualifications as stated above. Terms shall be for three years except that in order to achieve terms that are staggered, one alternate member originally appointed shall serve a term of 2 years and the other alternate member originally appointed shall serve a term of 1 year. In the absence of a regular member, the Chairperson of the Board shall designate at the commencement of the meeting or hearing an alternate member to serve as, and fulfill the responsibility of, the regular member during his absence. Once so designated, the alternate member shall not be replaced by a returning member other than at the commencement of a different item.

1.4 **Compensation.** All members and alternate members of the Board shall serve without compensation.

1.5 **Removal and Vacancy.** A regular member or alternate member of the Board, once qualified, shall be removed during his term of office for just cause and upon two-thirds majority vote of the City Council. Unexcused absence by a regular member from three consecutive meetings shall be deemed just cause. In the event of the death, resignation, or removal of any regular member or alternate member before the expiration of his term, a successor shall be appointed by the City Council for the unexpired portion of such term.

SECTION 2.0 OFFICERS.

The Board of Review shall select from its membership two officers: A Chairperson and Vice Chairperson.

2.1 **Selection.** At the first meeting of the calendar year, the Board will select its officers from its regular membership. All officers are eligible for reelection.

2.2 **Tenure.** The Chairperson and Vice Chairperson shall take office immediately following their election and shall hold office for a term of one-year or until their successors are selected and assume office.

2.3 **Duties.** The Chairperson shall preside at all meetings and hearings of the Board, shall decide all points of order or procedure, and shall appoint any committees that may be found necessary. The Vice Chairperson shall assume the duties of the Chairperson in the absence of the Chairperson.

2.4 **Secretary to the Board.** The Secretary will be the Building Department Permit Technician or as designated by the Planning Director and the City Clerk's official designee. The Secretary shall conduct all official correspondence subject to these rules of procedure at the direction of the Board, send out all notices required, keep the minutes of the Board's proceedings, keep a file on each case that comes before the Board, be in charge of issuing the proper application forms and insure that information is compiled and ready for Board's review; and perform such other duties as determined by the Board.

SECTION 3.0 MEETINGS.

The following rules shall apply to the scheduling and the conducting of Board of Review meetings.

3.1 **Regular Meetings.** Regular meetings shall be held the third (3rd) Thursday of each month when a request is submitted that requires Board action, or at the call of the Chairperson, or as determined by a majority of the regular members.

3.2 **Special Meetings.** Special meetings may be called by the Chairperson, or at the request of three regular members of the Board, or at the request of the Building Official or at the request of the Planning Director.

3.3 **Notice of Meetings.** Notice of meetings shall be given by the Secretary to the members of the Board at least six days prior to meetings and shall state the purpose, time, and place of the meeting, except if a special meeting is called, in which case notice shall be given as soon as practicable.

3.4 **Quorum.** A quorum of the Board shall consist of three (3) members.

3.5 **Public.** All meetings, public hearings, and records shall be open to the public.

3.7 **Order of Business.** The Secretary shall prepare an agenda for each meeting and send it to each Board member as part of the notification process. The order of business may be as follows:

I. CALL TO ORDER AND ROLL CALL
II. PLEDGE OF ALLEGIANCE
III. CONSIDERATION OF THE MINUTES OF PREVIOUS MEETING
IV. VARIANCE OR APPEALS HEARINGS
V. COMPLAINTS
VI. UNFINISHED BUSINESS
VII. NEW BUSINESS
VIII. DISCUSSION OR COMMENT
IX. ADJOURNMENT

3.8 **Voting.** Voting will be by voice with yeas, or nays. All regular members of the Board present, including the Chairperson, are required to cast a vote for each motion, subject to the provisions of the conflict of interest Rule 3.9 of these rules of procedure.

3.9 **Conflict of Interest.** Any member of the Board who has an interest, other than the common public interest, in any property or in the decision relating to such property, may notify the Chairperson in advance of any discussion of the agenda item, and may be disqualified from participating in the discussion, decision, or proceedings of the Board in connection therewith. When a conflict is determined then the disqualified member shall recuse themselves and vacate the hearing room unless the regular member is the applicant or representative for the applicant and must assume the role to testify on the case. An alternate member shall be appointed by the Chairperson of the Board of Review to serve in place of that regular member having a conflict of interest, for only the purpose and time of resolving the question in which the conflict of interest for that regular member exists.

3.10 **Unfinished Business.** Where all applications cannot be disposed of on the day set, due to length of meeting or extenuating circumstances, the Board may adjourn to a time and place certain or until the next regular or special meeting, as the Board may decide.

SECTION 4.0 POWERS AND DUTIES.

The Board of Review shall have the following powers and duties.

4.1 **Powers.** The Board shall have the authority granted by Ordinance No. 1198, Series 2013, as the same may be amended from time to time.

4.2 **Duties.** The Board shall have the following duties in duly exercising their powers.

A. **Appeals.** Any person aggrieved by any order, decision, or determination of the Building Official may appeal to the Board of Appeals (a/k/a Board of Review). Such appeal shall be filed within ten days after the date of the order, decision,

or determination by filing with the Board of Appeals and the Building Official a written notice of appeal specifying the grounds for the appeal, and by paying a filing fee, as established by Resolution of the City Council and subsequent amendments thereof, at the time the notice is filed. The Building Official shall forthwith transmit to the Board certified copies of all the papers constituting the record of the matter, together with a copy of the order, decision or determination from which such appeal is taken. (Section 15.01.030 of Woodland Park Municipal Code.)

B. **Variances.** The Board of Review may grant minor variances from the provisions of the Building Code provided the Board finds that at least one of the following conditions exists:

a. The true intent of the applicable code has been incorrectly interpreted.
b. The provisions of the applicable code do not fully apply.
c. An equally good or better form of construction is proposed.

(Section 15.01.020 of the Woodland Park Municipal Code.)

C. **Complaints.** The Board of Review may act upon a complaint by issuing an incident report, letter of reprimand, six month suspension of the contractor's license or revocation of the contractor's license in accordance with Section RBC201.11 of the Pikes Peak Regional Building Code 2011 Edition, adopted by Ordinance No. 1198, Series 2013. The Board of Review may also decide to take no action.

SECTION 5.0 PROCEDURES FOR HEARING CASES, RENDERING DECISIONS, DETERMINATION OF FINDINGS, AND THE APPEAL OF BOARD DECISIONS.

The following procedural rules shall apply to all requests coming before the Board of Review:

5.1 **Application.** Application shall be made in accordance with Section 15.01.030 of the Woodland Park Municipal Code. The applicant shall cause to be filed with the Planning Director upon application forms provided by the Planning and Building Department.

5.2 **Public Hearing Requirements**. The Board of Review shall hold a public hearing on all applications subject to the notice provisions established by these Rules of Procedures.

5.3 **Public Hearing Rules and Order.** The public hearing of the Board of Review shall be held subject to the following general rules and order.

A.) At the time of the public hearing the applicant shall appear in his/her own behalf or be represented by an agent or counsel.

B.) Generally, the order of the hearing will be as follows:

1. The Chairperson presents the order of the hearing, introduces the application and opens the Public Hearing.
2. The applicant states his/her reason and justification for the application.

3. The Building Department staff reviews the application, regulation provisions, City policy, impacts, correspondence, and may offer his/her concerns, opinions and recommendations.
4. Any interested person may offer their concerns and opinions
5. The applicant offers rebuttal.
6. The Board entertains discussion and may seek answers to questions raised by the presentation, at any time.
7. The Chairperson shall close the public comment portion of the hearing and Board shall deliberate the application.
8. The Chairperson shall request the Board to render a decision in the form of a motion with a stated justification and vote.
9. Prior to the vote, the Chairperson may solicit the majority and minority rationales for discussion.

5.4 **Applicant May Withdraw Application**. The applicant or appellant may withdraw his/her application at any time prior to the decision by the Board of Review.

5.5 **Rehearing (tabling) of Application.** A rehearing of any decision of the Board may be made if the following occur during the same meeting or no later than the next regular meeting after the decision is issued: The motion to reconsider is made by a member of the Board and carried by a majority of votes and the case is put on the agenda for rehearing at the next Board meeting.

SECTION 6.0 STAY OF PROCEEDING.
Stays shall be as provided in Section 15.01.040 of the Woodland Park Municipal Code.

SECTION 7.0 INFORMAL ADVICE.

The Board or individual members will not consider a request, informal or not, for advice on theoretical or actual situations which potentially may later come before the Board as an application for an appeal or a variance.

SECTION 8.0 AMENDMENTS.

A majority vote of all the members of the Board shall be necessary to amend these supplemental rules of procedure. Such proposed amendments must be presented in writing at any regular meeting of the Board of Review.

These Rules of Procedure may be amended by majority vote of approval by the Board of Review, followed by majority vote of approval by the City Council.

In Witness Whereof, the City of Woodland Park Board of Review has Approved, Adopted and Signed these Rules of Procedure of the City of Woodland Park Board of Review Upon the Day, Month and Year Specified Below.

Approved and Adopted by the Board of Review this ____ day of _____, 2014.

_____
Chairperson

Passed by the City Council:

This _____ day of _____, 2014

_____
Mayor

Attest:

_____
City Clerk

2026 BUILDING CODE VARIANCE REQUEST
Woodland Park Board of Review
(Revised 1/1/2026)

Project #_____
Date Received: _____
Fee: $75.00

TYPE: ☐ Variance ☐ Appeal ☐ Complaint

Note: The City relies upon information found in this application. You are encouraged to obtain a proper survey to verify lot lines and other information.

1. **Applicant Information**
   a. Applicant Name _____
   b. Contractor ☐ Property Owner ☐
2. **Property Owner Information**
   a. Name _____ Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
3. **Contractor Information**
   a. Name _____ Project Contact: Yes ☐ No ☐
   b. Mailing Address _____
   c. E-mail Address _____
   d. Phone Numbers: Home _____ Work _____ Mobile _____
   e. Contractor License # _____ WP Business License # _____
4. **Site Information**
   a. Site Address _____
   b. Lot _____ Block _____ Subdivision _____
   c. Property Zoning _____ Lot Size _____ Acres ☐ Square Feet ☐
5. **Request**
   a. Cite applicable Code sections: _____
   b. Description and reason of request (Attach appropriate materials, photographs, sketches or plans) _____

_____

_____

_____

Builder/Applicant Signature _____ Date _____

Property Owners Signature _____ Date _____

The applicant MUST ATTEND meetings to represent the request.

781614 Page 1 of 2
06/05/2026 11:02 AM Fees: $43.00 Doc Fee: 0.00
Stephanie Kees, Clerk and Recorder, Teller, CO

Pikes Peak
REGIONAL
Building Department
2880 International Circle, Colorado Springs, Colorado 80910
Telephone 719-327-2880
Email Address: jina@pprbd.org
Web address – www.pprbd.org

May 28, 2026

CERTIFICATE OF DANGEROUS BUILDING

Teller County Clerk and Recorder
101 W. Bennett Avenue
Cripple Creek, CO 80813

RE: Certificate of Dangerous Building
209 E. Midland Avenue, Woodland Park, CO 80863

Dear Sir or Madam:

This is to certify that a dangerous building exists on the property listed below. The owner(s) of record are being notified, in accordance with Section RBC112.2.7 of the Pikes Peak Regional Building Code, 2023 Edition (the "Code"), that the building or structure(s) must be secured and subsequently repaired, rehabilitated, or demolished.

The record owner(s) have also been advised that if they do not take affirmative action regarding the condition of the building or structure(s), the Regional Building Official may order the building or structure(s) secured against entry and subsequently demolished. The cost of such securing and demolition work may be made a **special assessment against the property**, as allowed for in the Code. The subject property is described as follows:

Address:	209 E. Midland Avenue Woodland Park, CO 80863
Legal Description:	LOTS 7, 8 AND 9, BLOCK 12, STEFFA'S SUBDIVISION OF ADDITION NO. 1 TO THE TOWN OF MANITOU PARK, NOW KNOWN AS WOODLAND PARK, EXCEPT THAT PART LYING WITHIN THE BOUNDS OF HIGHWAY 24, COUNTY OF TELLER, STATE OF COLORADO
Schedule Number:	R0000710

Please take notice that a Notice and Order and Notice to Vacate dated May 28, 2026, has been issued to the record owner(s) and to any and all known interested parties.

Respectfully,

PIKES PEAK REGIONAL BUILDING DEPARTMENT

By: Virjinia V. Koultchitzka
Regional Building Attorney

AFFIDAVIT OF SERVICE

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I declare under oath that I served the Notice and Order and the Notice to Vacate dated May 28, 2026, and the Woodland Park Board of Review Request (blank form) (the "Documents") on:

Andrew V. Nguyen
209 E. Midland Avenue
Woodland Park, CO 80863

and any and all other occupants of the
premises at 301 S. Union Boulevard,
Colorado Springs, CO 80910 (collectively, "Person")

On the 28th day of May, 2026, at approximately 4:26 p.m. at the following location: **209 E. Midland Avenue, Woodland Park, CO 80863** (the "Property").

I served the Person by the following means pursuant to: (i) Sections RBC112.2.5 and RBC 112.2.6 of the Pikes Peak Regional Building Code; and (ii) Rule 4(e) of the Colorado Rules of Civil Procedure:

☒ **By posting the Documents in a conspicuous place on the Property**

☐ By hand-delivering a copy of the Documents to Person

☐ By leaving a copy of the Documents at Person's usual place of abode with a member of Person's family who is over the age of eighteen. The name of the family member is _____

☐ By leaving a copy of the Documents at Person's usual place of business with the Person's secretary, bookkeeper or chief clerk. The name of the secretary, bookkeeper or chief clerk is _____

☐ By delivering a copy of the Documents to Person's agent who was authorized to receive service of process. The name of the agent is _____

☐ By delivering a copy of the Documents to a partner or member of the Person's partnership or unincorporated association. The name of the partner or member is _____

☐ By delivering a copy of the Documents to an officer, manager, general agent or agent for process of the Person. The name of the officer, manager, general agent or agent for process is _____.

☐ Person refused service of the Documents after I saw Person, identified the documents to be served on him/her, and offered to deliver a copy of the Documents to him/her

☐ Other: _____

_____

I am over the age of eighteen and am not an interested party or otherwise involved in this action.

Luke Sanderson
Non-Compliance Supervisor

Signed and sworn to [or affirmed] before me this 1st day of June, 2026, by Luke Sanderson, Non-Compliance Supervisor.

Witness my hand and official Seal.

DELISA JACKSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204002926
MY COMMISSION EXPIRES APRIL 2, 2028

Notary Public
Address: 2880 International Circle
Colorado Springs, CO 80910

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Dangerous Building Inspection Worksheet

Address: 209 E Midland Ave **[RBC112.1.7]**

1. Is any door, aisle, passageway, stairway, or other means of exit not of sufficient width or size, or not so arranged as to provide safe and adequate means of exit in case of fire or panic?

Yes X No ___ If yes, explain: Staircase to upper level has been Removed

2. Is the stress in any materials, member or portion thereof, due to all dead and live loads, more than one and one-half (1 ½) times the working stress or stresses allowed in the Code for new buildings of similar structure, purpose or location?

Yes X No ___ If yes, explain: load bearing wall in kitchen has been Removed // wall was supporting second floor

3. Is any portion thereof damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Code for new buildings of similar structure, purpose or location?

Yes ___ No X If yes, explain: ___

4. Is any portion of a member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property?

Yes X No ___ If yes, explain: load bearing wall has been Removed that supports a portion of second floor

5. Is any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof of insufficient strength or stability, or not anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one-half (1/2) of that specified in the Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Code for new building.

Yes ___ No X If yes, explain: ___

6. Is any portion thereof cracked, warped, buckled, or settled to an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction?

Yes ___ No X If yes, explain: ___

7. Is the building or structure, or any portion thereof, likely to partially or completely collapse because of:
   7.1. Dilapidation, deterioration or decay;
   7.2. Faulty construction;
   7.3. Removal, movement or instability of any portion of the ground necessary for the purpose of supporting the building;
   7.4. Deterioration, decay or inadequacy of the foundation; or
   7.5. Any other cause?

Yes X No ___ If yes, check items 7.1. ___, 7.2. X, 7.3. ___, 7.4. ___, and/or 7.5. ___, as applicable, and explain: Building material have been Removed in multiple areas of building

8. For any reason, is the building or structure, or any portion thereof, manifestly unsafe for the purpose for which it is being used?

Yes ___ No X If yes, explain: ___

9. Do the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third (1/3) of the base?

Yes ___ No X If yes, explain: ___

10. Does the building or structure, exclusive of the foundation, show 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside walls or coverings?

Yes___ No_X_ If yes, explain: _____

11. Has the building or structure been so damaged by fire, wind, earthquake or flood, or become so dilapidated or deteriorated as to become:

11.1. An attractive nuisance to children;

11.2. A harbor for vagrants, criminals or immoral persons; or

11.3. As to enable persons to resort thereto for the purpose of committing unlawful or immoral acts?

Yes___ No_X_ If yes, check items 11.1._____, 11.2._____, and/or 11.3._____, as applicable, and explain: _____

12. Has any building or structure been constructed, or does any building or structure exist, or is any building or structure maintained in violation of any specific requirement or prohibition applicable to the building or structure provided by the Code, the Housing Code, or of any law or ordinance of the State or City relating to the condition, location or structure of buildings?

Yes___ No_X_ If yes, explain: _____

13. Does any building or structure, whether or not erected in accordance with all applicable laws and ordinances, have in any non-supporting part, member or portion, less than 50%, or in any supporting part, member or portion, less than 66% of the:

13.1. Strength;

13.2. Fire-resistance rating characteristics; or

13.3. Weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location?

Yes___ No_X_ If yes, check items 13.1._____, 13.2._____, and/or 13.3._____, as applicable, and explain: _____

14. Is a building or structure, used for dwelling purposes, because of inadequate maintenance, dilapidation, decay damage, faulty construction or arrangement, inadequate light, air or sanitation facilities or otherwise, determined by the Health Officer to be unsanitary, unfit for human habitation or in a condition that is likely to cause sickness or disease?

Yes___ No_X_ If yes, explain: _____

15. Is any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, determined by the Fire Chief to be a fire hazard?

Yes_X_ No___ If yes, explain: Received letter from teller county fire Chief

16. Is any building or structure in a condition to constitute a public nuisance known to the common law or in equity jurisprudence?

Yes___ No_X_ If yes, explain: _____

17. Does any portion of a building or structure remain on a site after the demolition or destruction of the building or structure or is any building or structure abandoned for a period in excess of 6 months so as to constitute a building or portion thereof as an attractive nuisance or hazard to the public?

Yes___ No X If yes, explain: _____

Is the building occupied? Yes ____ No X

Be absolutely certain that the address is correct. Submit any other comments that you might have on a separate sheet of paper. PLEASE write legibly or print.

Date of Inspection April 13th 2026

Luke W Sanderson
Inspectors Name (PRINT)

Revised March 12, 2018 VVK

W:\Dangerous Buildings\ZZLetters & Process/Forms 2018 Version/N&O Blue Sheet - Revised

NORTHEAST TELLER COUNTY FIRE PROTECTION DISTRICT

OFFICE OF THE CHIEF
Tyler Lambert

5-8-2026

City of Woodland Park
Pikes Peak Regional Building Department

RE: Fire and Life Safety Inspection – 209 E. Midland Ave., Woodland Park, Colorado

On Thursday, April 16, 2026, Northeast Teller County Fire Protection District was requested by the City of Woodland Park and the Pikes Peak Regional Building Department to conduct a fire and life safety inspection of the structure located at 209 E. Midland Ave., Woodland Park, Colorado, regarding concerns that the building may constitute a dangerous and unsafe structure.

The inspection was conducted pursuant to the 2003 International Fire Code (IFC), Section 110.

2003 IFC Section 110 – Unsafe Buildings

Section 110.1 – General:
Where the fire code official determines that a building, structure, premises, or equipment is unsafe, constitutes a fire hazard, or is otherwise dangerous to human life due to inadequate means of egress, inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage, or abandonment, the fire code official is authorized to order such unsafe conditions or equipment to be removed or remedied in accordance with the provisions of this code.

Section 110.1.1 – Unsafe Conditions:
Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress, inadequate fire protection, or which constitute a fire hazard are hereby deemed unsafe.

During the inspection, the following conditions were observed:

- The natural gas meter had been removed and locked out by the gas utility provider.
- The electrical meter remained installed; however, it could not be confirmed whether electrical service to the structure remained active.
- Significant interior demolition work had been performed throughout the building, creating substantial concerns regarding structural stability and overall life safety for occupants and emergency responders.

1010 EVERGREEN HEIGHTS DRIVE • WOODLAND PARK, COLORADO 80863
BUSINESS 719-687-1866 • FAX 719-687-1885
tlambert@netellerfire.org

- Apparent removal of a concrete bearing wall and additional load-bearing walls without visible replacement or structural support.
- Removal of the stairway providing access to the upper level.
- Sagging floor systems with multiple openings creating fall hazards into the crawlspace area.
- Multiple exposed electrical conduits, dangling wiring, and open electrical junction boxes observed throughout the structure.
- Extensive removal of drywall and interior finish materials from walls and ceilings, exposing roof rafters and structural framing members.
- These exposed combustible structural components would contribute to rapid fire spread in the event of a fire.
- Several egress pathways and doors were obstructed, blocked, or appeared incapable of being readily opened.
- The commercial kitchen hood suppression system was observed in place; however, records indicate the last documented inspection occurred in 2014.
- Fire extinguishers on site also appeared to have last been inspected in 2014 and are no longer considered compliant or serviceable.

Based on the conditions observed during this inspection, it is my professional opinion that the structure currently constitutes a dangerous and unsafe building as defined under Section 110 of the 2003 International Fire Code. The building presents significant fire, life safety, and structural hazards to occupants, the public, and emergency response personnel.

It is recommended that the structure remain unoccupied until all identified hazards, code deficiencies, and structural concerns have been evaluated and corrected in accordance with applicable building and fire code requirements.

Respectfully,

Tyler Lambert, Fire Chief

1010 Evergreen Heights Drive • Woodland Park, Colorado 80863
Business 719-687-1866 • FAX 719-687-1885
tlambert@netellerfire.org

Teller County Public Health & Environment

PO Box 928 * Divide, CO 80814 * (719) 687-6416 *
https://www.tellercounty.gov/Environmental-Health-Department

4/20/2026

Regarding: 209 E. Midland Ave.Woodland Park, CO 80863
Unsafe Building Determination: PIKES PEAK REGIONAL BUILDING DEPARTMENT, et seq. v. ANDREW V. NGUYEN

Dear Concerned Parties,

On Thursday April 16, 2026, the Teller County Environmental Health Officer (EHO) visited 209 E. Midland Ave, with representatives of the City of Woodland Park and Pike's Peak Regional Building Department (PPRBD), to conduct a walk-through inspection to determine if the building shall fall under the RBC112.7-14 definition of a Dangerous Building.

On the second floor is a space that appears to be designated as dwelling space-with a kitchen, bath, private and common areas. An extension ladder stood in place of the missing stairs, reaching into the vaulted ceiling.. This potential living space was not easily nor safely accessible, so a representative of the PPRBD had made the assent and taken photographs. In those images it was observed to have significant damage to the ceiling in the bathroom. Per definition, if a building used for dwelling purposes is found unfit for human habitation due to unsafe or unsanitary conditions, or the likelihood of causing disease, that determination authority falls, in part, with the designated Health Officer. There is currently no established Residential Health Program within Teller County..

However, this building has been most recently used as a Retail Food Establishment (RFE), to which Teller County has a program overseen by the EHO. Upon entering the building, a commercial kitchen with evidence of an unfinished remodel was observed.. Extensive demolition had been started with no further effort put forth to complete the project. All plumbing fixtures and gas/electrical equipment had been uninstalled and relocated to the other room. Plumbing was left open and exposed. The hood and fire suppression system was last inspected in 2014 and is no longer adequate for commercial use under current code requirements.

A flood line several inches up the wall was observed from a previously reported sewage back-up. Sewage saturated floors and subfloors were peeling and crumbling, unrecognizable of their original material. Unable to be disinfected, these could pose a health hazard while removing. The walls have been stripped to the studs and flat board insulation; ceiling exposed to the rafters and electric lines. Unknown microscopic hazards arising from water damage, old paint, and insulation materials may be a potential health risk.

Water, gas, and electricity have all been turned off. Unsecured utility remains from the demolition could lead to significant safety concerns if power or water were restored. It is presumed that the toilet cannot be flushed, making sanitation an issue.

Based upon the current condition of this building, it is reasonable to conclude that a person could not move into the building to live or to operate a business safely. However, all observations are believed to be repairable, given adequate time, money, and safety precautions. This is assuming the other departments determine the facility to be structurally sound. While all floors, walls, and ceiling would need to be removed and replaced to be damage free, nonporous, and easily cleanable, replacement of the hood ventis another financial obstacle a future entrepreneur must address. EHO is happy to provide a more detailed report of findings based upon the Colorado Retail Food Establishment Regulations.

Kindly,

Keri Ptak
Environmental Health Officer

Coca-Cola
enMotion
89460

POLICE

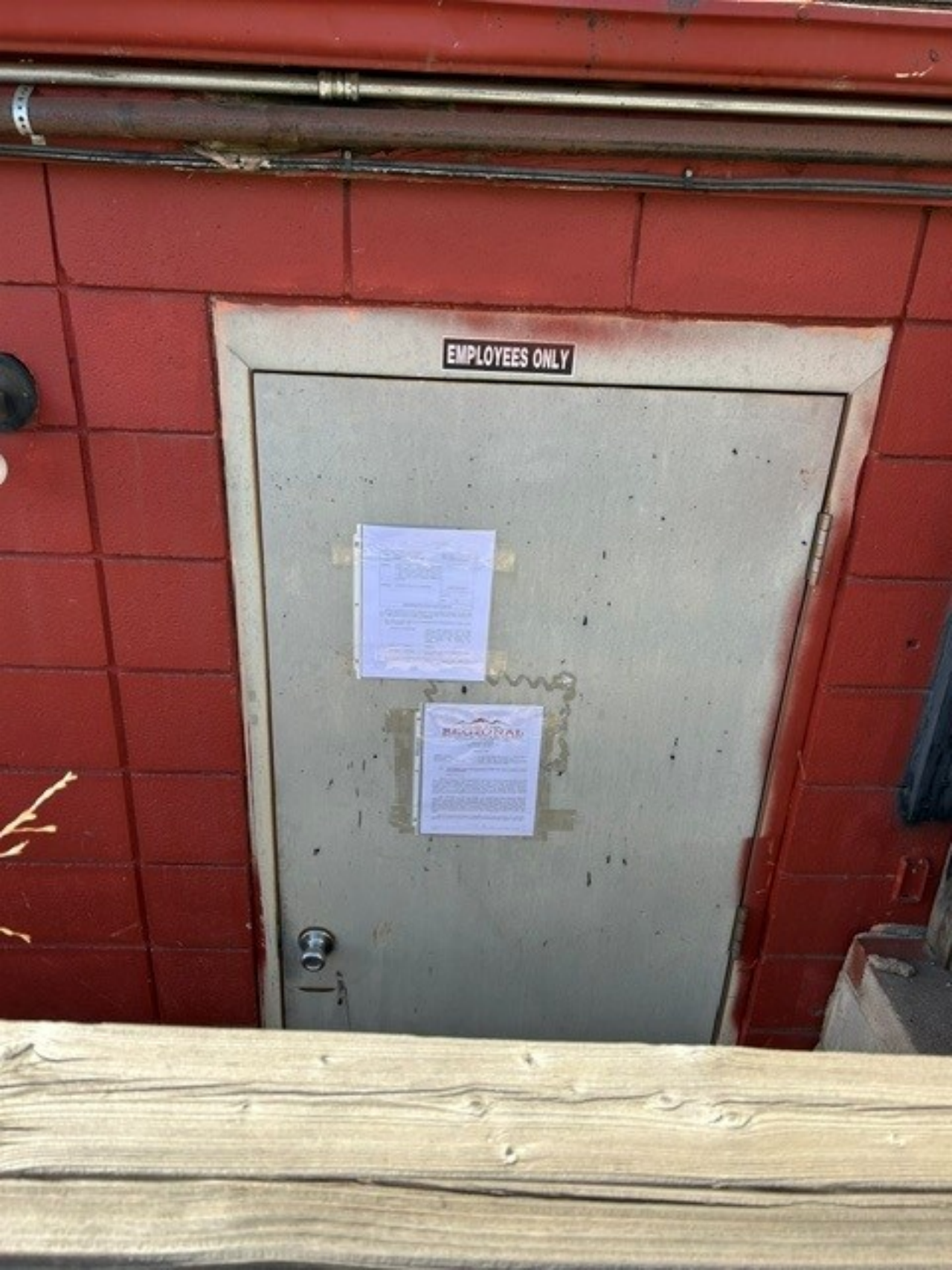
EXIT
FIRE EXTINGUISHER
WAGNER

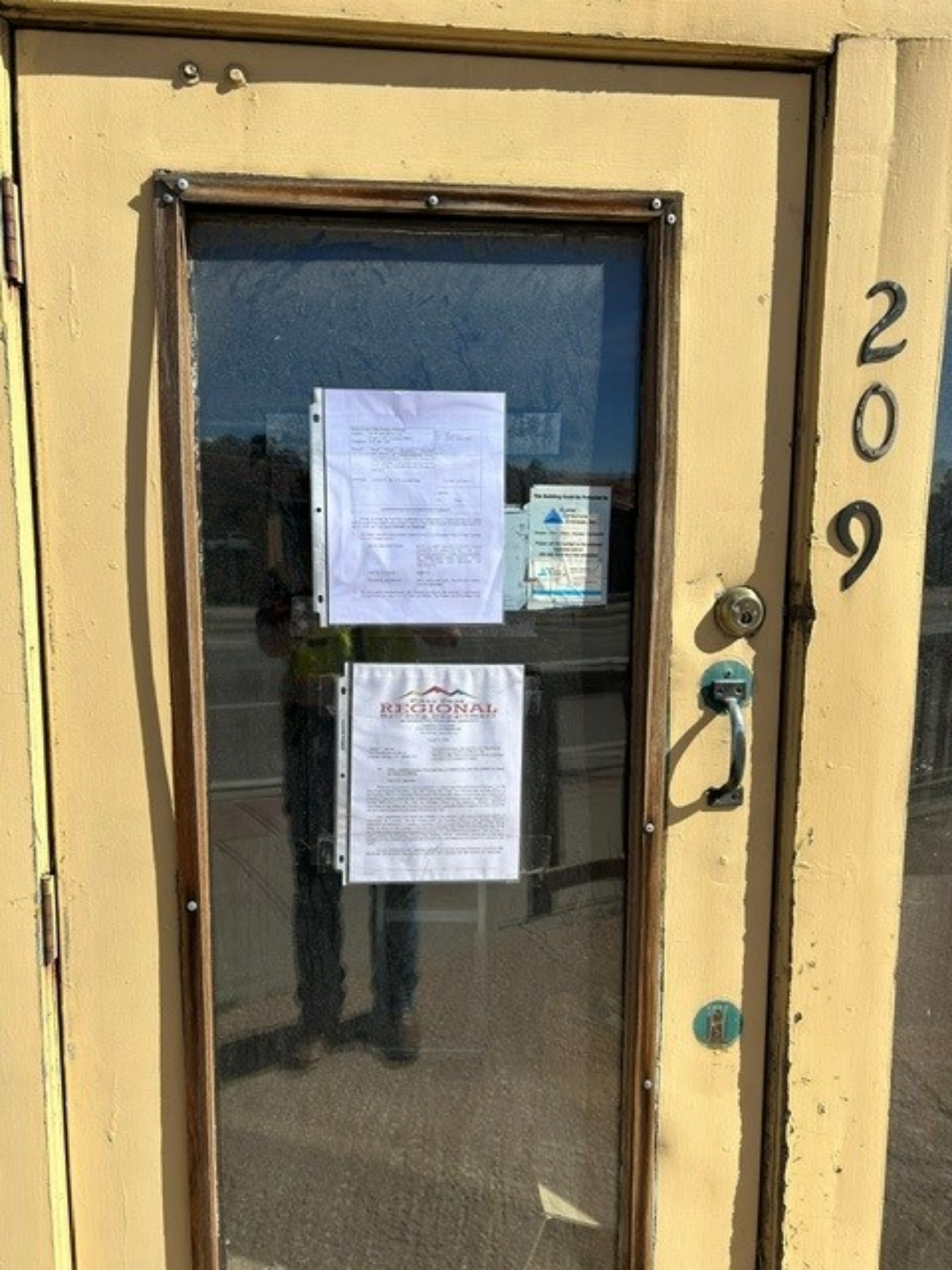
Swanson Group
209

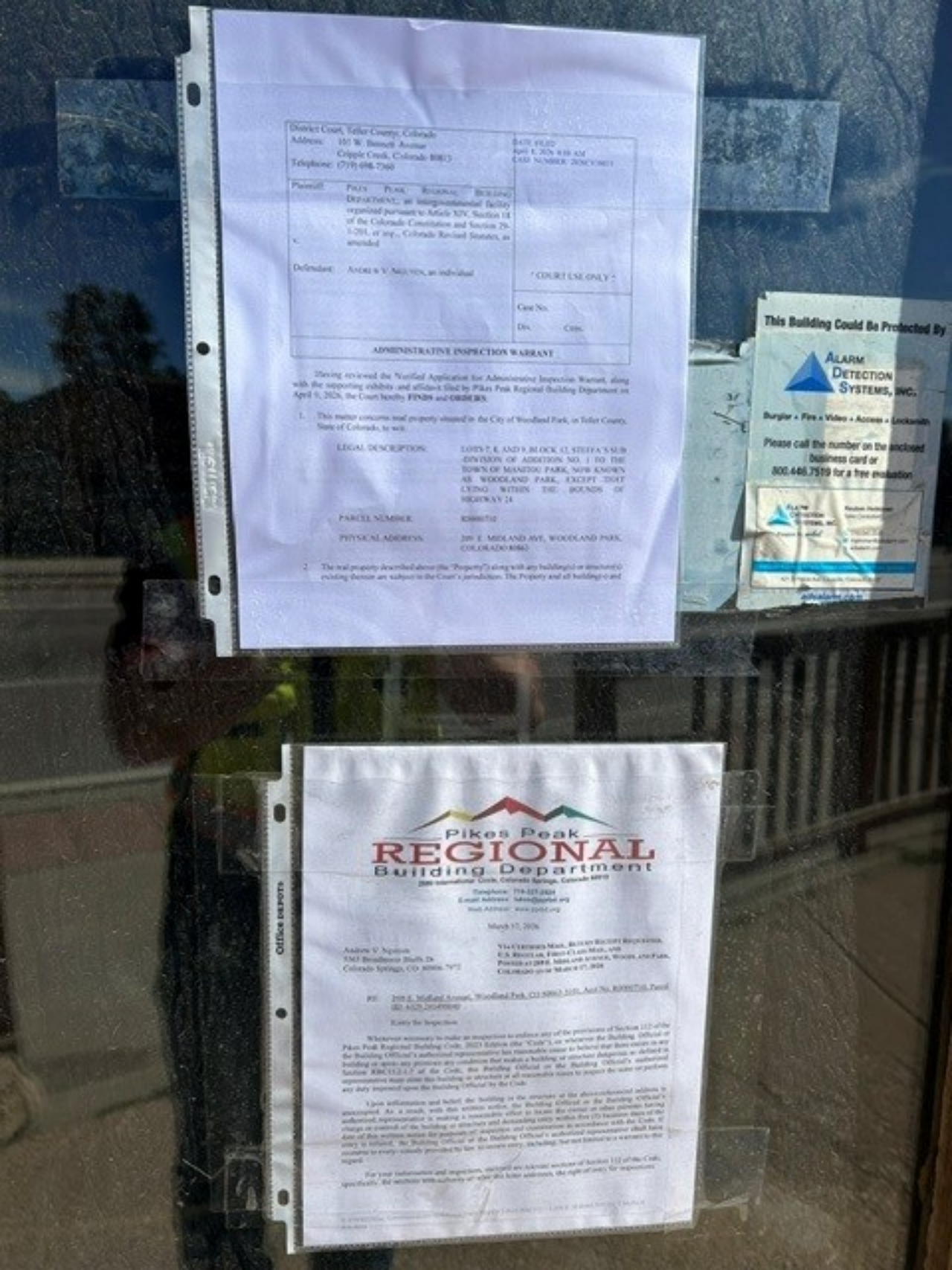
State Farm

State Farm

ADMINISTRATIVE INSPECTION WARRANT


EMPLOYEES ONLY


209
REGIONAL



District Court, Teller County, Colorado
Address: 101 W. Bennett Avenue
Cripple Creek, Colorado 80813
Telephone: (719) 686-7560

DATE FILED
April 8, 2026 8:00 AM
CASE NUMBER: 2026CV0031

Plaintiff: PIKES PEAK REGIONAL BUILDING DEPARTMENT, an intergovernmental facility organized pursuant to Article XIV, Section 18 of the Colorado Constitution and Section 29-1-201, et seq., Colorado Revised Statutes, as amended

v.

Defendant: ANDREW V. NGUYEN, an individual

^ COURT USE ONLY ^

Case No.

Div. Ctrm.

ADMINISTRATIVE INSPECTION WARRANT

Having reviewed the Verified Application for Administrative Inspection Warrant, along with the supporting exhibits and affidavit filed by Pikes Peak Regional Building Department on April 8, 2026, the Court hereby **FINDS** and **ORDERS**:

1. This matter concerns real property situated in the City of Woodland Park, in Teller County, State of Colorado, to wit:

LEGAL DESCRIPTION: LOTS 7, 8, AND 9, BLOCK 12, STEFFA'S SUB-DIVISION OF ADDITION NO. 1 TO THE TOWN OF MANITOU PARK, NOW KNOWN AS WOODLAND PARK, EXCEPT THAT LYING WITHIN THE BOUNDS OF HIGHWAY 24

PARCEL NUMBER: R000007512

PHYSICAL ADDRESS: 209 E. MIDLAND AVE, WOODLAND PARK, COLORADO 80863

2. The real property described above (the "Property") along with any building(s) or structure(s) existing thereon are subject to the Court's jurisdiction. The Property and all building(s) and

This Building Could Be Protected By

ALARM DETECTION SYSTEMS, INC.

Burglar • Fire • Video • Access • Locksmith

Please call the number on the enclosed business card or 800.446.7519 for a free evaluation

Office Depot

Pikes Peak
REGIONAL
Building Department

2880 International Circle, Colorado Springs, Colorado 80910

Telephone: 719-327-2824
E-mail Address: bdinfo@pprbd.org
Web Address: www.ppbd.org

March 17, 2026

Andrew V. Nguyen
5365 Brookhaven Bluffs Dr.
Colorado Springs, CO 80916-7972

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
U.S. REGULAR, FIRST-CLASS MAIL, AND
POSTED AT 209 E. MIDLAND AVENUE, WOODLAND PARK,
COLORADO ON OR ABOUT MARCH 17, 2026

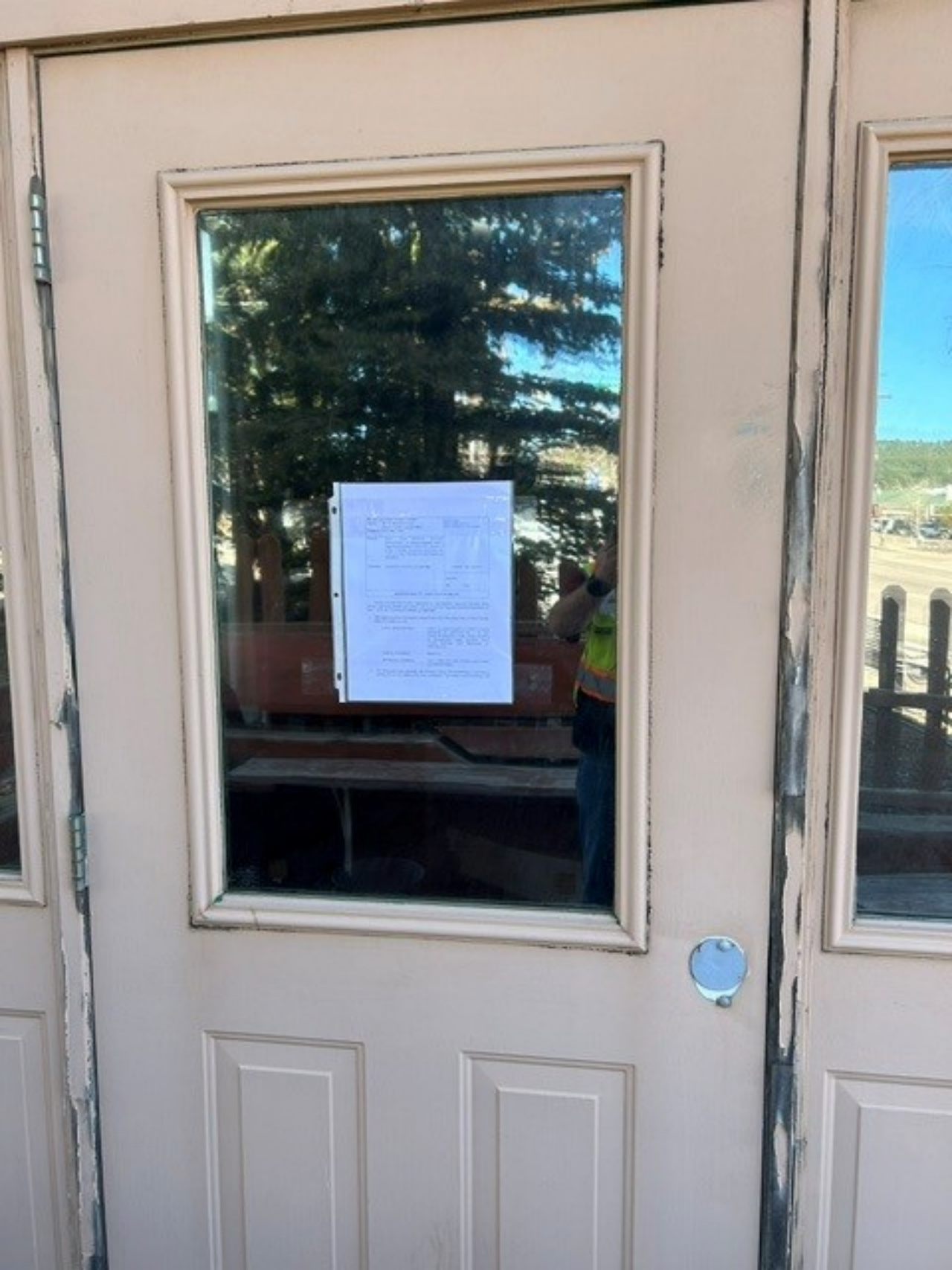
RE: 209 E. Midland Avenue, Woodland Park, CO 80863-3101; Acct No. R000007512; Parcel ID: 6429-2604004

Reentry for Inspection

Whenever necessary to make an inspection to enforce any of the provisions of Section 112 of the Pikes Peak Regional Building Code, 2021 Edition (the "Code"), or whenever the Building Official or the Building Official's authorized representative has reasonable cause to believe that there exists in any building or upon any premises any conditions that makes a building or structure dangerous, as defined in Section 108.112.1.1.7 of the Code, the Building Official or the Building Official's authorized representative must enter this building or structure at all reasonable times to inspect the same or perform any duty imposed upon the Building Official by the Code.

Upon information and belief, the building in the structure at the above-referenced address is unoccupied. As a result, with this written notice, the Building Official or the Building Official's authorized representative is making a reasonable effort to locate the owner or other persons having charge or control of the building or structure and demanding entry within five (5) business days of the date of this written notice for purposes of inspection and examination in accordance with the Code. If entry is refused, the Building Official or the Building Official's authorized representative shall have recourse to every remedy provided by law to secure entry, including, but not limited to a warrant in this regard.

For your information and inspection, enclosed are relevant sections of Section 112 of the Code, specifically, the sections with authority or what this letter addresses, the right of entry for inspections



DANGER
HOT
BURN
Water temperature over 125°F can cause severe burns instantly or death from scalds.
Children, disabled and elderly are at highest risk of being scalded.
See instruction manual before setting temperature at water heater.
Feel water before bathing or showering.
Temperature limiting valves are available, see manual.
Rheem
RHEEMGLAS. COMMERCIAL
MINIMUM CLEARANCES FROM COMBUSTIBLE MATERIAL ARE LISTED BELOW:
DANGER
Flammable Vapors
AUTOMATIC CIRCULATING TANK WATER HEATER
FOR YOUR SAFETY READ BEFORE LIGHTING
LIGHTING INSTRUCTIONS

No. @53917

PIKES PEAK
REGIONAL BUILDING DEPARTMENT

2880 International Circle
Colorado Springs, CO 80910
327-2880

STOP WORK/WORK WITHOUT PERMIT NOTICE

Date of Issue April 13 2026

ADDRESS: 209 E Midland Ave

TO: Owner Andrew V Nguyen

Contractor _____

Section RBC105.1 Pikes Peak Regional Building Code states: Except as specified in Section RBC105.2 no building or structure regulated by the Code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, change in occupancy, or demolished unless a separate permit for each building or structure has first been obtained from the Building Official. A permit is also required to install or replace any electrical, gas, mechanical or plumbing system which is regulated by this code.

Please obtain a permit within 15 days or contact this Inspector.

Comments Interior Remodel being done without Proper permits // stairs on interior have been Removed // load bearing wall Removed at kitchen // walls Removed in other areas // Electrical Removed without permits // Need Interior Remodel / Demo permits for building / electrical

BY: Luke W Sanderson

INSPECTOR'S Phone Number: 719-327-2924

Customer Distribution

Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **OE1175924** Date: **04/16/2026**

Property Address: **209 E MIDLAND AVE, WOODLAND PARK, CO 80863**

For Title Assistance

Land Title O&E Team
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4190 (Work)
(303) 393-4823 (Work Fax)
oe@ltgc.com
Company License: CO44565

None
PIKES PEAK REGIONAL BUILDING DEPARTMENT
Attention: JINA KOULTCHITZKA
2880 INTERNATIONAL CIR
COLORADO SPRINGS, CO 80910
(719) 327-4119 (Work)
jina@pprbd.org

ONE Report

Order Number: OE1175924 **Date:** 04/13/2026

Thank you for your ONE (Ownership, Name and Encumbrance) Report order. Below are details specific to your request. This report is based on a limited search of the county real property records and is intended for informational purposes only. The ONE Report does not constitute any form of warranty or guarantee of title or title insurance and should not be used by the recipient of the ONE Report as the basis for making any legal, investment or business decisions. The recipient of the ONE Report should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE Report, and no other person, and (2) the amount paid for the ONE Report.

Land Title Guarantee Company is Colorado's leader in title and closing services, delivering unsurpassed transaction excellence since 1967. Our customers can rely on meticulous record searches and the secure management of both funds and information. By prioritizing accuracy and on-time processing, we work to ensure a seamless experience for every transaction. As a family-owned business deeply rooted in Colorado, we remain dedicated to exceptional service, employee satisfaction, and the communities we serve statewide. Visit **ltgc.com** to learn more.

Effective Date	04/10/2026
Address:	209 E MIDLAND AVE, WOODLAND PARK, CO 80863
County:	Teller

Legal Description:
LOTS 7, 8 AND 9, BLOCK 12, STEFFA'S SUBDIVISION OF ADDITION NO. 1 TO THE TOWN OF MANITOU PARK, NOW KNOWN AS WOODLAND PARK, EXCEPT THAT PART LYING WITHIN THE BOUNDS OF HIGHWAY 24, COUNTY OF TELLER, STATE OF COLORADO.

Ownership:
ANDREW V NGUYEN

Vesting Deed(s):

Teller county recorded 08/19/2019 under reception no. 718474

Encumbrances and Other Documents:

DEED OF TRUST PAYABLE TO ABRAM C. EDEWARDS AND MARILYN B. EDEWARDS IN THE AMOUNT OF $165,000.00 RECORDED AUGUST 19, 2019 UNDER RECEPTION NO. **718475**.

Permit	Date	D	S	Address	Job Description	Fee	Expires
J06591	09-Feb-2014	B	F	209 E MIDLAND AVE	REROOF	$135.00	
	06-Mar-2014 B=R C BERTW						
	24-Feb-2014 B=R R JOND			could not find this address, give me a call at 327-2973			
J08443	03-Mar-2015	E	F	209 E MIDLAND AVE	TENANT FINISH	$100.00	
	04-Mar-2015 E= C MIKEC						
	04-Mar-2015 ER C MIKEC						
J08443	22-Jan-2015	H	F	209 E MIDLAND AVE	TENANT FINISH	$0.00	
	24-Feb-2015 H= C JERRYF			MECHANICAL PLANS HAVE BEEN SPLICED AND ALL WORK COMPLETED			
	19-Feb-2015 H= L JERRYF			CANCELED BY CONTRACTOR, STILL NEED APPROVED PLANS.			
	22-Jan-2015 H16 C JON			NEED PLANS SCANNED TO RBD SYSTEM			
	21-May-2014 H16 C NANCY			QUESTION REGARDING BOIL KETTLE. IF KETTLE IS NOT LISTED WILL NEED ENGINEER TO ADDRESS THIS ISSUE AND MAY NEED MORE INFORMATION THAN WHAT IS SHOWN ON PLANS. PLEASE PROVIDE ANY INSTALLATION INSTRUCTIONS YOU CAN FIND.			
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	20-May-2014 HI C NANCY			10 LB TEST OK. BY FINAL NEED REVISED/APPROVED PRINTS SHOWING GAS LINE FOR BOIL KETTLE INSTALLED WITH 1 1/4 INCH BACK TO METER.			
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Permit	Date		D	S	Address	Job Description	Fee	Expires
	20-May-2014	HV	P		NANCY	VERTICAL VENT CLEARANCES OK. WILL NEED TO SEE VENT CLEARANCE TO ENCLOSURE IN COLD ROOM BEFORE IT GETS COVERED. VENT INSTALLED AS PER PRINTS.		
	20-May-2014	HV	P		NANCY	VERTICAL VENT CLEARANCES OK. WILL NEED TO SEE VENT CLEARANCE TO ENCLOSURE IN COLD ROOM BEFORE IT GETS COVERED. VENT INSTALLED AS PER PRINTS.		
J08443	21-Apr-2014	P	F		209 E MIDLAND AVE	TENANT FINISH	$100.00	
	27-Feb-2015	P=	C		DICK	correction made.		
	24-Feb-2015	P=	P		DICK	pending hose bib vacuum breakers.		
	24-Feb-2015	P=	P		DICK	pending vacuum breakers for hose bibs.		
	19-Feb-2015	P=	L		DICK	cancelled by contractor, need plans scanned		
	22-Jan-2015	PE	L		KENYATTA	Renewed at 1/22/2015 11:12:52 AM		
	20-May-2014	PTO	C		DICK			
	24-Apr-2014	PB	C		TED	base ok, (floor drains and sinks), no water under floor		
J08443	21-Aug-2013	B	F		209 E MIDLAND AVE	TENANT FINISH	$0.00	
	06-Mar-2015	B=	C		MINDY	All other required Final inspections are complete. (This is a computer generated result)		
	06-Mar-2015	B=	P		MINDY	per Dan F - Additional Inspections Required.		
	06-Mar-2015	B=	R		SYSTEM	Additional Inspections Required: External Agency Inspection F= by FIREDEPT is not Completed yet (This is a computer generated result)		
	21-Jan-2015	BE	L		DBURGESS	Renewed at 1/21/2015 2:14:25 PM		
	27-Jun-2014	BFR	P		JOND	interior walls ok / need all other roughs signed off		
	04-Feb-2014	BE	P		MORGANL	Renewed at 2/4/2014 11:18:43 AM		
M76582	19-Mar-2020	B	V		209 E MIDLAND AVE	INTERIOR NON BEARING DEMO	$321.00	
	16-Mar-2021	BSP	R		TIMOTHYS	Met with contractor on site / Building keys removed from lockbox, no access / Waived trip fee this time / Discussed interior demo status / Reschedule when access is granted		
	14-Sep-2020	BE	C		TERRI			

12 Permits