



Planning, Development, and Transportation

Community Development & Neighborhood Services
281 N. College Ave. - PO Box 580
Fort Collins, CO 80522

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Rental Housing Inspection Results
2nd Notice of Violation

9/16/2020

Poudre Property Services
706 S. College Ave
Fort Collins, CO 80524

RE: 1301 University Ave. Fort Collins, Co 80521
Parcel Number: 9715435103

Dear Manager,

Records indicate you are the Manager of the above referenced address.

This letter is to inform you that an inspection of this property was performed on 9/24/2019 the purpose of which was to verify compliance with the Structure and Premises Condition Code of the City of Fort Collins, (Rental Housing Code, 2006 International Property Maintenance Code, (IPMC)) as adopted by the City.

We have not heard from you about this violation and this violation needs to be taken care of as soon as possible.

The inspection determined items that are not in compliance with the Rental Housing Code that need to be corrected:

1. Need to fix exterior approach to unit. Concrete has heaved and causing a tripping hazard.
2. Need to GFCI protect kitchen outlets
3. Properly mitigate living room, bathroom, bedroom and hall from class 3 sewage overflow
4. Will need report from contractor on what was done for repair.

The above-mentioned items are considered General Maintenance items and must be repaired within (30) days of the date of this notice.

1301 University Ave. Unit A-103

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If you (owner or manager) desire a hearing before the Building Review Board to contest this notice and order to repair, The (owner or manager) shall request a hearing, in writing, to the code official within ten (10) days of mailing of the notice.

Failure to timely file a request for such hearing shall be a waiver of the right to contest the assessment or order at any later date.

You are required to schedule an inspection when the work is completed to verify that all the work was performed. Failure to comply with this request may result in a citation being issued

Sincerely,



James Warren
Building Inspector
City of Fort Collins
Community Development & Neighborhood Services
(970) 416-2359
jwarren@fcgov.com