

MEMORANDUM

To: Jamal Osman, Chair, Business, Housing & Zoning Committee
From: Rob Skalecki, Senior City Planner
Copy: Erik Hansen, CPED Director
Enrique Velazquez, Regulatory Services Director
Meg McMahan, Planning Director
April Bogard, Inspections Services Director
Margaret Anderson Kelliher, City Operations Officer
Casey Joe Carl, City Clerk

Date: November 13, 2025
Subject: LIMS File 2025-01132, Vacant Building Enforcement at 948 18th Ave NE

At its October 28, 2025 meeting, the Business, Housing and Zoning (BHZ) Committee requested clarification on three (3) items before voting to continue the agenda item to the November 13, 2025 BHZ committee meeting. This memo answers questions raised at the October 28, 2025 meeting. The questions were:

1. How many fines have been administered to the property owner for the vacant building since it was placed on the registry in 2014?

The property at 948 18th Ave NE was placed in the Vacant Building Registration (VBR) program on November 17, 2014, where it has accumulated \$35,296.00 in fines.

The property was condemned on January 13, 2020, and placed in Prolonged Vacancy Enforcement (PVE) on December 3, 2024.

Since the property was placed in PVE, the fee total has reached \$19,325.00. Monthly fees are currently \$2,000. The property representative has not paid any PVE fees.

Regulatory services staff have noted that in addition to the PVE citations and VBR fees, there are also Housing Inspections citations and Nuisance fees totaling \$19,285.85 since 2014.

Regulatory Services has assessed total fines for the property at 948 18th Ave NE in the amount of \$73,906.85. A detailed breakdown of these fines, including payment status dating back to 2014, is provided in the attachment to this memo.

2. Since the prolonged vacancy enforcement went into effect, what is the current fee structure?

The monthly fee for PVE is currently \$2,000. Late fees have been applied and are currently \$200 per citation fee that is late.

3. Is the city administering prolonged vacancy enforcement on the property?

Yes, since December 3, 2024. Please see the attached table for a list of fines, including PVE fees.

948 - 18th Ave NE

Case #	Levy Year	CaseType	Description	Status	Fee
CE1372218	2026	PVE	Citation Fee, Citation Late Fee	Pending	\$200.00
CE1375486	2026	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1377701	2026	PVE	Citation Fee	Pending	\$2,000.00
CE1352070	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$280.00
CE1352447	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$280.00
CE1352448	2025	Nuisance	Nuisance Rubbish Admin Fee, Nuisance Rubbish Job Fee	Pending	\$300.00
CE1353974	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$280.00
CE1353985	2025	Nuisance	Nuisance Rubbish Admin Fee, Nuisance Rubbish Job Fee	Pending	\$300.00
CE1354373	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$275.00
CE1356266	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$550.00
CE1358395	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$1,100.00
CE1360635	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1361259	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$371.00
CE1362403	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1362429	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$371.00
CE1363748	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1365820	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1368382	2025	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Pending	\$1,004.00
CE1368620	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,200.00
CE1372198	2025	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Pending	\$371.00
CE1372218	2025	PVE	Citation Fee, Citation Late Fee	Pending	\$2,000.00
CE1326489	2024	Nuisance	Nuisance Rubbish Admin Fee, Nuisance Rubbish Job Fee	Assessed	\$300.00
CE1329617	2024	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$220.00
CE1330691	2024	Nuisance	Nuisance Rubbish Admin Fee, Nuisance Rubbish Job Fee	Assessed	\$400.00
CE1338596	2024	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$802.00
CE1344663	2024	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$280.00
CE1344675	2024	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$802.00
CE1344679	2024	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$503.00
CE1345600	2024	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$280.00
CE1350633	2024	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$296.00
CE1316544	2023	HIS	HIS Citation - 1, HIS Citation - 2, HIS Citation - 3, HIS Citation - 4, HIS Citation Late Fee - 1, HIS Citation Late Fee - 2, HIS Citation Late Fee - 3, HIS Citation Late Fee - 4	Assessed	\$4,125.00
CE1321621	2023	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$401.00
CE1321622	2023	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$402.00
CE1324567	2023	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Assessed	\$388.00
CE1325585	2023	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$340.00
CE1115609	2022	VBR	VBR Renewal Fee	Assessed	\$14,174.00
CE1115609	2021	VBR	VBR Renewal Fee	Assessed	\$7,087.00
CE1246832	2020	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Paid	\$251.07
CE1115609	2019	VBR	VBR Renewal Fee	Assessed	\$7,087.00
CE1203327	2019	Nuisance	Nuisance Emer Boards Admin Fee, Nuisance Emer Boards Job Fee	Paid	\$427.00
CE1208228	2019	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Paid	\$295.70
CE1213913	2019	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Paid	\$497.84
CE1219354	2019	Nuisance	Nuisance Grass Admin Fee, Nuisance Grass Job Fee	Paid	\$395.70
CE1144981	2018	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$307.00
CE1125898	2017	Nuisance	Nuisance Boards Admin Fee, Nuisance Boards Job Fee	Assessed	\$265.00
14-1085862	2015	704	Vbr Fee Vacant Building Registration Fee Due For Levy Year 2015	Assessed	\$6,948.00
15-1140407	2015	990	249 Demolition Of Dwelling Fencing/barriers For Safety Of Public Walk. Brick Facade.	Assessed	\$1,690.50
CE315290	2015	21	Remove Rubbish Ent 30-apr-2015 Remove Rubbish - Scrap Wood, Plastic, Cans, Pails, Brush, Metal, Cement Block, Broke	Assessed	\$275.00
CE355159	2015	21	Remove Rubbish Remove Rubbish: Toilet, Sink, Chairs, Shovels, Bins, Blocks And All Misc Rubbish Throughout Entire	Assessed	\$175.00
CE363740	2015	21	Remove Rubbish Ent 16-oct-2014 Remove Rubbish: Bins, All Scrap Metal, Chairs And All Misc Rubbish Throughout Entire	Assessed	\$275.00
CE364507	2015	10	Remove Hazardous Tree Colorado Blue Spruce Tree Located In The Backyard Has Root Damage From Being Tipped-up And Is Stoppe	Assessed	\$889.20
CE374200	2015	11	Cut Grass/weeds Ent 10-oct-2014 Entire Yard.	Assessed	\$270.84
CE914105	2015	Dot	Dwelling Open To Trespass Ent 11-may-2015 Dwelling Open To Trespass - Rear Door Open To Trespass ***authboard***	Assessed	\$175.00

Citations - HIS	\$4,125.00
Citations - PVE	\$19,325.00
Nuisance - Boards	\$4,247.00
Nuisance - Grass	\$6,309.15
Nuisance - Rubbish	\$2,025.00
Nuisance - Tree Rem	\$889.20
Hazard - Fencing	\$1,690.50
VBR	\$35,296.00
	\$73,906.85

VBR	11/17/2014
CON1	1/13/2020
PVE	12/3/2024

Accronym Key

HIS	Housing Inspections
PVE	Prolonged Vacancy Enforcement
CON1	Condemnation