



Building Inspection Report / Initial Notice of Violations

Building Inspection Division

Date: 24 May 2022

Report by: Chris Kruhmin

Inspector: Chris Kruhmin, Building Inspector II CTK

Location: Property also known as Thornton Shopping Center, including addresses: 761 East 88th Ave, 811 East 88th Ave, 831 East 88th Ave, 831-1 East 88th Avenue, 8804 Washington Street, 8806 Washington Street, 8810 Washington Street, 8820 Washington Street, 8824 Washington Street, 8830 Washington Street, 8840 Washington Street, 8850 Washington Street, 8852 Washington Street, 8858 Washington Street, 8866 Washington Street, 8870 Washington Street, 8876 Washington Street, 8880 Washington Street, 8888 Washington Street, 8890 Washington Street, 8892 Washington Street, 8894 Washington Street, 8896 Washington Street, 8948 Washington Street, 8946 Washington Street, Thornton, CO 80229

An inspection was conducted at Thornton Shopping Center (see list of related addresses above) for property maintenance violations on 5/19/2022. The following is an updated summary of our findings and violations of the Thornton City Code ("TCC") we observed:

1. Potholes observed throughout the property. Concentrated mostly in areas where the northern structures were demolished, along the south side of property, and at main driveways and high-traffic areas, also a large sinkhole/pothole at the driveway just north of New America School. In violation of TCC Sec. 10-251(b) and 10-251(c).
2. Large pile of covered sand or landscaping materials has been left in the center of the primary parking lot between the New America School and the Corona Apartments. In violation of TCC Sec. 10-257(a).
3. Large pieces of steel and concrete (assumed to be from old underground storage tank) located where 8968 Washington (north side of the now demolished northern structure) are discarded in the middle of the parking lot. In violation of 251(c).
4. Two unauthorized box trucks without license plates or tags have been parked in the center of the primary parking lot in between the New America School and the Corona Apartments for months. In violation of TCC Sec. 10-251(h).

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5. Broken, damaged, and missing window panes located at the front west facing bay windows of vacant unit 8946 Washington. In violation of TCC Sec. 10-253(n).
6. Damaged and partially patched section of drywall located at the north side overhang above vacant unit 8858 requires patching and surface protection. In violation of TCC Sec. 10-253(c).
7. Front North face of 8866 entry glass has been covered with wood sheathing but requires surface protection. In violation of TCC Sec. 10-253(c).
8. Damaged drywall along the overhang at the north face outside unit's 8824 and 8820 Washington requires patch and paint. In violation of TCC Sec. 10-253(c).
9. Damaged drywall at overhang and around access panel covers at the overhang of the north face along 8806 Washington. In violation of TCC Sec. 10-253(j).
10. Exposed electrical socket with missing faceplate located at the south face at the southwest corner of 8804 Washington. In Violation of TCC Sec. 10-273(c).
11. The marquee sign located at the southwest corner along 88th ave is missing the lower north-facing panel, exposed electrical and lighting components require weather protected covers. In violation of TCC Sec. 10-273(c).
12. 811 Washington front entry glass is boarded up with unpainted/unprotected OSB which requires surface protection. In violation of TCC Sec. 10-253(c).