

February 20 2020

THORNTON LLC / Jaylon Brown / 2530 CRAWFORD SUITE 102, EVANSTON, IL  
60201-4987

**Re: Thornton Shopping Center –  
8800 Washington Street  
8976 Washington Street  
8970 Washington Street  
8988 Washington Street  
Thornton, CO 80229**

Dear Mr. Brown:

The City of Thornton has enacted the South Thornton Urban Renewal Authority Non-Residential Property Maintenance Code, Sec. 10-236 through 10-281 of the Thornton City Code (“TCC”). The above referenced property is in violation of several of these provisions, as described in this notice. We have spoken on 12/3/2019, 1/7/2020 and again on 1/23/2020 about the violations, and the City has allowed over two months to remedy these violations. To date, however, no repairs have been completed and the violations still exist.

Currently, the above referenced property is in violation of numerous requirements of the TCC. TCC Sec. 10-241(a) states: “It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.” Sec. 10-250(b) states: “The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this division. Occupants of a building or structure are responsible for keeping in a clean, sanitary and safe condition that part of the building, structure or premises which they occupy and control.” In addition, Sec. 10-250(c) provides: “All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure, and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.” The above referenced property has not been maintained in accordance with these requirements.

More specifically, the violations existing at the property are the following:

- 831 E. 88th Washington Street. - roof is damaged and worn in violation of TCC Sec. 10-253(h).

- 8830 Washington St. – overhang is damaged and not maintained in good repair in violation of TCC Sec. 10-253(j).
- 8850 Washington St. - overhang is damaged, in violation of TCC Sec. 10-253(j).
- 8852 Washington St. - north walkway and the lot in front are in disrepair, with bent and broken bollards, in violation of TCC Sec. 10-251(c).
- 8852 Washington St. - north wall, and the overhang outside of 8852 Washington St. damaged soffits, fascia and pendant lights require repair, in violation of TCC Sec. 10-253(c) and (j).
- 8858 Washington St. - overhang and walkway are damaged, in violation of TCC Sec. 10-253(b)(11), 10-253 (j) and Sec. 10-251(c).
- 8866 Washington St. - front exposed OSB is present, which provides openings for pests, in violation of TCC Sec. 10-253(c) and (g).
- 8876 Washington St. - there is an exposed electric meter socket, in violation of TCC Sec. 273(d).
- 8876 Washington St. - overhang is damaged and not maintained in good repair, in violation of TCC Sec. 10-253(j).
- 8880 Washington St. - front broken glass must be properly covered or replaced, in violation of TCC Sec. 10-253(n).
- 8880 Washington St. - gutter and sidewalk are damaged and not maintained in good repair, in violation of TCC Sec. 10-251(c) and 10-253(h).
- 8880 Washington St. - overhang is damaged and not maintained in good repair, in violation of TCC Sec. 10-253(j).
- 8880 Washington St. - pigeon nests on south side, in violation of TCC Sec. 10-258(a).
- 8888 Washington St. - gutter and sidewalk are damaged and not maintained in good repair, in violation of TCC Sec. 10-251(c) and 10-253(h).
- 8892 Washington St. – a light fixture broken and has wires falling out, in violation of TCC Sec. 10-274(a).
- 8892 Washington St. - overhang is damaged and not maintained in good repair, in violation of TCC Sec. 10-253(j).
- 8896 Washington St. - east gutter is clogged, in violation of TCC Sec. 10-253(h).
- 8896 Washington St. - east overhang and walls are damaged, in violation of TCC Sec. 10-253(c) and (j).
- 8946 and 8948 Washington St. - walls are severely peeled, in violation of TCC Sec. 10-253(c).
- 8946 Washington St. – column base molding near sidewalk is damaged and not maintained in good repair, in violation of TCC Sec. 10-251(c).
- 8946 and 8948 Washington St. - looking south west from east side walls are damaged, in violation of TCC Sec. 10-253(c).
- 8948 Washington St. - east drainage/gutter is in disrepair, causing water to collect under downspout, in violation of TCC Sec. 10-253(h).

- 8948 Washington St. - east exit doors' sealing around edges is failing, in violation of TCC Sec. 10-253(n).
- 8960 Washington St. - cracked glass is presently in violation of TCC Sec. 10-253(n).
- 8962 Washington St. - exposed electrical wires left of window are present and not concealed and covered, in violation of TCC Sec. 10-270(b) and 10-273(c).
- 8968 Washington St. - corner of North West overhang is severely damaged and not maintained in good repair, in violation of TCC Sec. 10-253(j).
- 8968 Washington St. - east exit and wall have settled and separated, in violation of TCC Sec. 10-253(c).
- 8968 Washington St. - east exit wall paint is peeling with accumulated rubbish in the lot, in violation of TCC Sec. 10-253(c) and Sec. 10-257(a).
- 8968 Washington St. - electrical outlet exposed, in violation of TCC Sec. 10-273(c).
- 8952 Washington St. backside of south side of north building has holes bored through the EFIS system, in violation of TCC Sec. 10-253(c).
- 8810 Washington St. - Behind 8810 Washington St, along the south side is in disrepair. Concrete and asphalt surfaces are eroded and crumbling, paint is peeling, and pigeons/pests are present. Wood trim under gutters is rotted, pursuant to TCC Sec. 10-253(c), Sec. 10-251(c) and Sec. 10-258.
- 8948 Washington St. - bollards outside North East 8948 Washington St. are bent, in violation of TCC Sec. 10-251(c) and Sec. 10-253(c).
- 8962 Washington St.-Broken and exposed glass outside front of unit, in violation of TCC Sec. 10-253(n).
- 8960 Washington St. - broken and exposed window outside, in violation of TCC Sec. 10-253(n).
- 831 Washington St. - broken lamp and sign outside, in violation of TCC Sec. 10-274.
- 8960 Washington St.-broken exposed glass outside, in violation of TCC Sec. 10-253(n).
- 8866 Washington St.-broken light fixture needs new cover, in violation of TCC Sec. 10-260(d)(1)(b).
- 8960 Washington St.-broken fixture cover rear-east side of building, in violation of TCC Sec. 10-260(d)(1)(b).
- 8870 Washington St.-broken glass as required by TCC Sec. 10-253(n).
- 8946 Washington St.-broken glass as required by TCC Sec. 10-253(n).
- 8948 Washington St.-broken glass as required by TCC Sec. 10-253(n).
- 8850 Washington St.-broken glass, in violation of TCC Sec. 10-253(n).
- 8858 Washington St.-broken glass outside side-east door as required by TCC Sec. 10-253(n).
- 8960 Washington St.-broken glass outside, in violation of TCC Sec. 10-253(n).

- 8860 Washington St.-center of parking lot in front of North building has massive pothole, in violation of TCC Sec. 18-601(f)(1)(a).
- 8892 Washington St.-chipped and broken glass outside in violation of TCC Sec. 10-253(n).
- 8880 Washington St.- damaged drywall and leaking gutter outside 8880 Washington St. in violation of TCC Sec. 10-253(b)(8) / URM Sec. 10-253(c).
- 8876 Washington St.-wall to west of 8876 Washington St. violation of TCC Sec. 10-253(b)(8).
- 8850 Washington St.-dead birds and pigeon nests outside south side of 8850 Washington St. in violation of TCC Sec. 10-258(d)
- 8804 Washington St. - door on east side has paint peeling in violation of TCC Sec. 10-253(c).
- 8948 Washington St. - east of exit the exterior wall is deteriorating from moisture in violation of TCC Sec. 10-253(c).
- 8948 Washington St. - east exit has a wooden post cemented to the ground which poses a trip hazard. Also a wooden structure is resting outside doorway. In violation of TCC Sec. 10-257(a).
- 8966 Washington St.-garages on east side of building in disrepair. In violation of Sec. 18-601(f)(1), Sec. 10-253(c) and Sec. 10-253(n).
- 8860 Washington St.-east side behind north bldg. has many pot holes throughout as required by TCC Sec. 18-601(f)(1).
- 8896 Washington St.-east overhang of south building, pursuant to TCC Sec. 10-253(c).
- 8948-8946 Washington St. - holes in masonry block on east side. In violation of TCC Sec. 10-253(c).
- 8810 Washington St. east side of building the roof edge and wall. TCC Sec. 10-253(c).
- 831 East 88<sup>th</sup> St. east wall wooden surfaces TCC Sec. 10-253(c).
- 761 East 88<sup>th</sup> St. faulty downspout outside leaking at top bend where gutter ties into downspout. TCC Sec. 10-253(h).
- 8858 Washington St. fixture wire hanging from ceiling-overhang. TCC Sec. 10-273(c).
- 8858 Washington St. foundation eroding. TCC Sec. 10-253(b)(7).
- 8876 Washington St. gutter not working properly and destroying surrounding concrete and walkway. TCC Sec. 10-253(h) and Sec. 10-253(b)(7).
- 8810 Washington St. gutter and downspout at outside corner has eroded and not draining properly. TCC Sec. 10-253(h).
- 8880 Washington St. gutter and drainage is damaged and not working properly, walkway in this area is destroyed. TCC Sec. 10-253(h) and Sec. 10-251(c).
- 8850 Washington St. gutter is damaged and splash plate area is eroded and causing damage to surrounding walkway. TCC Sec. 10-253(h).

- 8952 Washington St. hole in overhang of SW corner of building. TCC Sec. 10-253(c).
- 8876 Washington St. laundry sign in middle of south lot outside of unit contains exposed electrical and conduit. TCC Sec. 10-273(c) and Sec. 10-253(c).
- 8850 Washington St. leaking gutters require repair to divert water into designated areas. TCC Sec. 10-253(h).
- 8949 Washington St. light post outside requires proper cover to protect from accidental injury and protect electrical. Surface is rusted. TCC Sec. 10-273(c) / and Sec. 10-253(c).
- 8860 Washington St. light post outside north building. Surface is rusted. TCC Sec. 10-253(c).
- 8810 Washington St. lights sagging above 8810 entrance with exposed wiring. TCC Sec. 10-273(c).
- 8860 Washington St. looking south at soffit of north building. TCC Sec. 10-253(c).
- 8946 Washington St. exterior has rubbish. Parking lot in disrepair. Bent guardrail. North wall paint is chipped and peeling. TCC Sec. 10-253(c) and Sec. 18-601(f)(1).
- 8860 Washington St. driveway between north building and 8948 Washington St. (salon). Potholes, pile of dirt/building materials. TCC Sec. 18-601(f)(1).
- 8860 Washington St. parking lot outside north building in disrepair. TCC Sec. 18-601(f)(1).
- 8860 Washington St. main parking lot and sidewalk in area of 8946 Washington St. is eroded, cracked, and damaged.. TCC Sec. 10-251(c) and Sec. 18-601(f)(1).
- 8948 Washington St. north wall TCC Sec. 10-253(c).
- 8860 Washington St. north east area of north building. TCC Sec. 10-253(c).
- 8860 Washington St. north parking lot and along building looking north. There are many potholes. TCC Sec. 18-601(f)(1).
- 8858 Washington St. North side of structure is damaged. TCC Sec. 10-253(c).
- 8968 Washington St. north wall of structure is damaged. TCC Sec. 10-253(c).
- 8810 Washington St. exterior on south side in disrepair. Rusted and dented light pole. TCC Sec. 10-253(c).
- 8850 Washington St. parking lot in poor condition. TCC Sec. 18-601(f)(1).
- 8858 Washington St. exterior OSB shall be painted. TCC Sec. 10-253(c).
- 831 East 88<sup>th</sup> Ave. exterior soffits are damaged and failing. TCC Sec. 10-253(j).
- 8830 Washington St. overhang is damaged. TCC Sec. 10-253(c).
- 8804 Washington St. overhang above is severely damaged. TCC Sec. 10-253(c).
- 8896 Washington St. overhang above and west of unit. Exposed fire sprinkler must be properly secured. TCC Sec. 10-253(c).

- 8962 Washington St. exposed wiring in overhang shall be terminated or concealed with holes repaired and painted. TCC Sec. 10-273(c) and Sec. 10-253(c).
- Every light post on the property is rusted with failed finishes. All parking lot light poles must be repaired, prepped and painted. TCC Sec. 10-253(c).

8800, 8860, 8876 and 8988 Washington St. exterior and parking lot lights are damaged, missing, and non-functional. These lights require replacement or repair in the following areas:

- 8806 Washington St. in front of post office, 3 corner lights
- 8820, 8830, 8840, 8852 8888, 8858 and 8892 Washington St. Non-working exterior lights in front of all these addresses.
- 855 East 88<sup>th</sup> St. South and SW corner lighting near church are not working.
- 8866 Washington St. laundry sign in south lot behind laundry. Center lights along south wall.
- 8858 Washington St. east wall behind unit and south west corner near 831 E 88<sup>th</sup> Ave.
- 8810 Washington St. south west wall behind. T-5 Lamps dead at south west corner.
- 8800 Washington St. lights out on north side of building.
- 8946 and 8948 Washington St. one light out above nail salon and neighboring unit store front. Almost every light around the building is out (2 working on the north side and one working on the south side).
- 8988 Washington St. none of lighting around or in front of the former pizza business is operating.
- 8970 Washington St. one SE corner light is not operational.

All of the following exterior lighting issues are in violation on TCC Sec. 10-260(d) Street Light Poles throughout these properties which have non operable lamps are located at:

- South east most corner has approximately 50% of the street lights non-operable.
- Light post at southwest corner near the Corona Apartment building is out (also the post just behind the nail salon on other side of alley).
- All four street light posts in front of smaller structure located at the north east side of the complex are out
- Only 50% on the streetlights operate in front of 8954 Washington St.
- 8988 Washington St. has approximately 75% of the surrounding parking lots lights non-operational.  
Approximately 50% of the parking lot lights in front of and around the corner parking lot lighting around 8850 Washington St. are non-operational.

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- Throughout the complex parking lot and drive lanes there are many violations regarding the condition and maintenance of the parking lot light poles and signage:
- Exposed electrical at pull boxes located at the base of poles need proper covers throughout the complex.
- A light pole located between 8810 and 8970 Washington St. have broken anchor bolts, is leaning and is a collapse hazard.
- The marquee sign located at the southwest corner has exposed electrical wiring, missing panels, and exposed lamps and electrical.
- Light post at southeast corner near water dispenser adjacent to 831 East 88<sup>th</sup> St. is bent and leaning with damaged mounting bolts. This is a collapse hazard.
- T-5 Fixture above 8810 Washington St. is sagging and must be secured to the structure.

Unless otherwise approved by the City, repairs must be completed within 15 days from the date of this correspondence. Once the violations have been remedied please contact me at 303-538-7298 or e-mail at [chris.kruhmin@thorntonCO.gov](mailto:chris.kruhmin@thorntonCO.gov) or [buildings@thorntonCO.gov](mailto:buildings@thorntonCO.gov) and an inspection will be performed to verify the required repairs.

The property owner or owner's authorized agent has the right to appeal this notice of violation to the Building Code Advisory Board in accordance with TCC Sec. 10-246(a) within 20 days of service of this notice. Please be advised that the City has a right to file a lien against the property in accordance with TCC Sec. 10-241(c).

Your failure to respond to this correspondence will result in the City of Thornton taking further applicable legal action to enforce the applicable provisions of the TCC and remedy the violations.

Sincerely,



Chris Kruhmin  
Property Maintenance Inspector  
Building Inspection Division  
City Development Department

cc: Greg Wheeler, Chief Building Official  
Bob Gardner, Building Inspection Supervisor  
Justin Nielsen, Building Inspection Supervisor