AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Enforcement Actions

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Staff is requesting authorization for the County Attorney to take all necessary enforcement action for seven building code violations

Fiscal Impact:

Submitted by: Crystal Lambert **Submitter's Email Address:** clambert@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok - gs

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 11/10/2016 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 11/10/2016

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 11/15/2016

Revised April 2015

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

To: Board of County Commissioners

From: Gunnison County Enforcement Team and Community Development Department

Date: November 15, 2016

Re: **Requested enforcement action of construction without permits for seven violations**

Purpose of request:
Staff is requesting authorization for the County Attorney to take all necessary enforcement action, including litigation, as described in Article 16 of the Land Use Resolution, Article 16 of the On-site Wastewater Treatment System Regulations, and the 2009 International Building Code for the following seven violations.

Schultz Family Trust Investments, LLC
Arrowhead Mountain Lodge at 21401 Alpine Plateau Road
On August 24, 2016 staff observed a covered stage structure at the Arrowhead Mountain Lodge. A Stop Work Order/Notice of Violation was issued for the stage structure and sent, certified mail, to the owners of the property. The Stop Work Order/Notice of Violation was received on August 30, 2016. The date given to either apply for the building permit or take the structure down passed on September 9, 2016. None of the items requested in the Stop Work Order/Notice of Violation have been received. Staff contacted the lodge manager on November 4, 2016 regarding the building violation and was told that the stage will not be used over the winter season, that there are no plans to remove the structure, and that a building permit is not being pursued. Below is a photo of the stage structure.

Theodore Evans III and Linda Johnson Evans
Lots 1-3, 16-18 & adj 6th st, adj Ave H, adj Alley Bock 25 Irwin
On September 22, 2016, the Assessor's Office contacted the Building Office regarding a property in Irwin that appears to have a structure without a building permit. A Stop Work Order/Notice of Violation was issued on September 29, 2016 and sent, certified mail, to the owners of the property. The Stop Work Order/Notice of Violation was received on October 11, 2016. The date given to either apply for building and septic permits or take the structure down passed on October 31, 2016. No contact has been made to the Community Development Department by the owners. None of the items requested in the Stop Work Order/Notice of Violation have been received. Below is a photo of the structure.

Chad Hussong
Lots 4, 5, 14, 15 & Adj streets and alleys Irwin (parcel 12 Stratman Replat of Irwin)
On September 22, 2016, the Assessor's Office contacted the Building Office regarding a property in Irwin that appears to have a structure without a building permit. A Stop Work Order/Notice of Violation was issued on September 29, 2016 and sent, certified mail, to the owners of the property. The Stop Work Order/Notice of Violation was received on October 4, 2016. The date given to either apply for building and septic permits or take the structure down passed on October 31, 2016. Mr. Hussong contacted the Building Office by phone on October 28, 2016. Mr. Hussong stated that he might turn the structure into a one-story unheated utility shed less than 120 square feet in area so that he does not have to get a permit but he won't have time until summer 2017 or that he may sell the property as-is. None of the items requested in the Stop Work Order/Notice of Violation have been received. Below are photos of the structure.

Craig Geipel
Lots 6-9, 11-13 Block 7 & Adj Streets and Alleys Irwin (Parcel 32 Stratman Replat of Irwin)

On October 7, 2016 a formal complaint from the neighboring property owner was received for road construction work and an unpermitted structure. A Stop Work Order/Notice of Violation was issued on October 11, 2016 and sent, certified mail, to the property owner. The Stop Work Order/Notice of Violation was received on October 18, 2016. The date given to either apply for a building permit or take down the structure is November 11, 2016. An email from Mr. Geipel was received on October 21, 2016 and states that the structure is a shed less than 120 square feet and that he does not need a permit. On November 2, 2016, Building Office staff spoke to Mr. Geipel and explained that his structure did require a building permit and that there was concern about his road construction and location. Mr. Geipel said that he intends to have a surveyor verify the road and structure locations. None of the items requested in the Stop Work Order/Notice of Violation have been received.

Erik Underwood
Lots 3-5, 14-16 Block 13 & Adj 6th Street and Alley Irwin (Parcel 5 Stratman)
On October 11, 2016 building office staff observed the structure on Mr. Underwood's property while conducting a septic inspection on a neighboring property. A Stop Work Order/Notice of Violation was issued on October 11, 2016 and sent, certified mail, to the property owner. The Stop Work Order/Notice of Violation was received on October 19, 2016. The date given to either apply for building and septic permits or take down the structure is November 11, 2016. Mr. Underwood called the Building Office on November 4, 2016 to inquire about the violation notice. Mr. Underwood described the intent of his structure as a place he could stay in and store tools while building his future residence. Mr. Underwood spoke of potentially submitting his plans for this structure as a storage shed to avoid septic requirements. Qualifying uses of a utility structure were explained as well as uses that disqualify a structure from being a utility occupancy were given. Below is a photo of the structure.

Josh Mock
294 Pashuta Drive
In 2014, a Neighbor complaint was received for two structures being building without permits, and a third smaller storage shed within the setbacks. Investigation by the Planning Office revealed that that the structures would require building permits and that the storage shed would be required to be moved. The Planning Office talked to the property owner who agreed to obtain the required building permits. The owner did not follow through in applying for building permits. A Stop Work Order/Notice of Violation was issued on September 29, 2016 and sent, certified mail, to the property owner. The Stop Work Order/Notice of Violation was received on October 6, 2016. The date given to either apply for building permits or take down the structures passed on October 14, 2016. No contact has been made to the Community Development Department by the owner. None of the items requested in the Stop Work Order/Notice of Violation have been received.

Nicole Digate and Kevin Bates
Lots 6, 7, 11-13 Block 25, Adj Streets and Alleys, Irwin (Parcel 11 Stratman)
On September 22, 2016, the Assessor's Office contacted the Building Office regarding a property in Irwin that appears to have a structure without a building permit. A Stop Work Order/Notice of Violation was issued on September 29, 2016 and sent, certified mail, to the owners of the property. The Stop Work Order/Notice of Violation was returned, unclaimed, to the Community Development Department on November 1, 2016. The date given to either apply for a building permit or take the structure down passed on October 31, 2016. No contact has been made to the Community Development Department by the owners. None of the items requested in the Stop Work Order/Notice of Violation have been received. Below is a photo of the structure.

ATTACHMENTS:
Stop Work Order and Notice of Violations for each case, as presented
Included with the Geipel Stop Work Order is a copy of the neighbor complaint

Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 · Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

August 24, 2016

Shultz Family Trust Investments LLC
530 Silver Saddle Road
Monument, CO 80132

Dear Property Owners;

This letter is to inform you that construction work at your property, Arrowhead Mountain Lodge, 21401 Alpine Plateau Road, was observed by Community Development Department staff today. The scope of the project appears to be a covered stage platform with side access by stairs. A Gunnison County Building Permit is required for this project. A Gunnison County Building Permit has not been issued for this project.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or

certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK, OCCUPANCY, and USE OF THE STRUCTURE IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions, access and uses.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 90 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

Additionally, off-premise signage was observed at the junction of Highway 50 and Alpine Plateau Road. These signs required a Gunnison County Sign Permit. A sign permit has not been issued for these signs. You can obtain a Gunnison County sign permit application on our website at: http://www.gunnisoncounty.org/409/Application-Forms or in our Office. The off-premise location of the signs may require a variance

process for approval. The signs need to be removed until a Gunnison County sign permit is issued.

You have until September 9, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

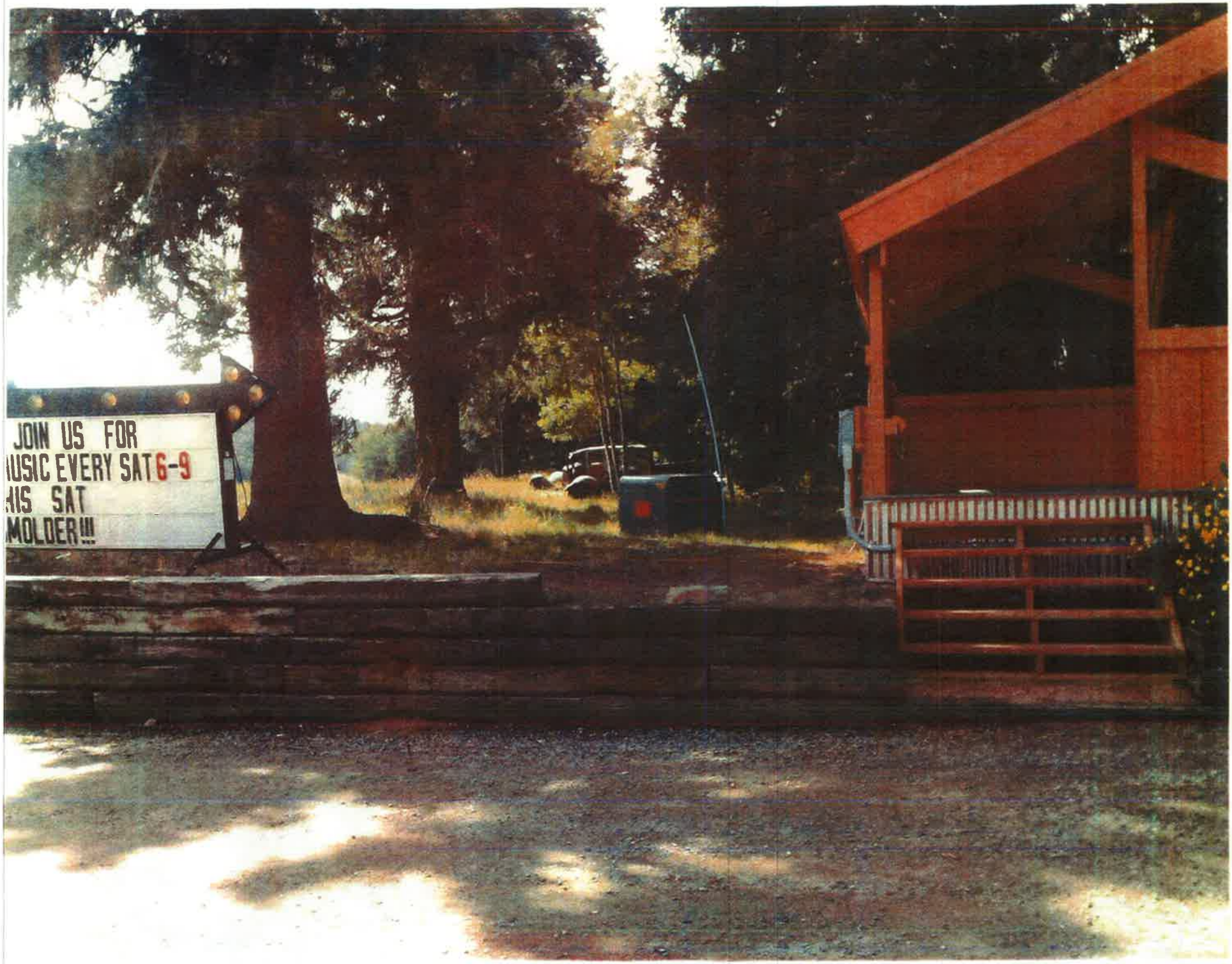
Crystal Lambert

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Neal Starkebaum, Assistant Community Development Director

Encl.

AML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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address
SHULTZ FAMILY TRUST INVESTMENTS LLC
530 SILVER SADDLE RD
MONUMENT, CO 80132-8006

Business Name: INN AT ARROWHEAD

Today's Date: August 24, 2016
Appraisal Year: 2015

Account Number: R017241
Parcel Number: 4049-070-01-002
Account Type: Mixed Use
Economic Area: Econ Area 8
Tax District: 622
Mill Levy: 56.101

Parcel Map Show Parcel Map
Building Photos Building Images
Building Sketches Building Sketches
Generate Neighboring Owner List by Distance
Search Sales By Subdivision

Property Location: 21401 ALPINE PLATEAU RD, ARROWHEAD AREA
Neighborhood: ARROWHEAD COMM
LEA: ARROWHEAD COMMERCIAL (81970)
Subdivision: ARROWHEAD COMMERCIAL AREA 1
Condo:
Legal Description: LOTS 14-21 & 23 ARROWHEAD COMMERCIAL AREA 1 #622122
Parcel Notes LOT 14 = 7,667 SF; LOT 21 = 2,831 SF; LOT 23 = 17,162 SF; LOTS 15-20 = 15,000 SF
TOTAL PARCEL = 42,660 SF
SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS #622123 RECORDED AUG 14 2013

2016 Assessment information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$72,520	$19,960	$308,980	$80,060	$381,500	$100,020

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$381,500	$100,020	55.077	$5,508.78
2014	$455,650	$124,560	56.101	$6,987.95
2013	$495,300	$132,480	49.659	$6,578.81
2012	$413,310	$105,930	44.034	$4,664.53
2011	$413,310	$105,930	44.240	$4,686.35
2010	$588,390	$159,500	40.963	$6,533.59
2009	$588,390	$159,500	39.818	$6,350.96
2008	$681,640	$183,290	41.424	$7,592.60
2007	$681,640	$197,680	36.247	$7,165.32
2006	$648,150	$187,960	43.703	$8,214.40

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
LODGING-LAND	Commercial	0.911	SEASONAL GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - EVERGREEN TREE TYPE - ASPEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE
SINGLE FAM RES-LAND	Residential	0.069	SEASONAL GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW TREE TYPE - EVERGREEN TREE TYPE - ASPEN SITE IMPROVEMENTS - IMPROVED DIRT

OR GRAVEL DRIVEWAY
VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
08/14/2013	$556,000	JUST JACK LLC	SHULTZ FAMILY TRUST INVESTMENTS LLC	Improved	622122	WARRANTY DEED - FEE
08/14/2009	$675,000	HOUSEMAN HEATH E	JUST JACK LLC	Improved	592967	WARRANTY DEED - FEE
07/07/2009		SQUIRRELL JAMES F	HOUSEMAN HEATH E	N/A	591945	QUIT CLAIM DEED - NO FEE
11/12/2004	$650,000	SQUIRRELL JAMES F	HOUSEMAN HEATH E	Improved	548294	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Residential with Commercial	Quality of Construction	Fair	Stories	1	Primary Heating System	Wood
Building Description	RES WITH COMMERCIAL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water	Gas Storage Tank
Original Year Built	1980	Interior Condition		Exterior	Wood Sheet (Plywood,	Landscaping	0
Effective Year Built	1983	Bedrooms	1	Foundation	Concrete		
Percent Complete	100%	Bathrooms	1	Windows	Average		

Building Square Footage or Units:

Above-grade Living Area	659 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

Building Number 2:

Occupancy Type	LODGE	Quality of Construction	Average	Stories	2	Primary Heating System	
Building Description	Lodges	Exterior Condition	Average	Roof		Domestic Hot Water	
Original Year Built	1980	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1983	Bedrooms	0	Foundation	Concrete		
Percent Complete	100%	Bathrooms	0	Windows			

Building Square Footage or Units:

Above-grade Living Area	8,741 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

The Gunnison County Assessor s Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: August 10, 2016

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Rebecca Ricord

From: auto-reply@usps.com
Sent: Tuesday, August 30, 2016 10:00 AM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70072680000165444752

Tracking Number: 70072680000165444752

Hello
Becca,

Thank you
for using
USPS.com.

This is a post-only message. Please do not respond.

Becca has requested that you receive a USPS Tracking® delivery or delivery attempt update, as shown below.

USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70072680000165444752

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	MONUMENT, CO 80132	August 30, 2016 9:30 am	
Notice Left (No Authorized Recipient Available)	MONUMENT, CO 80132	August 27, 2016 4:08 pm	
Arrived at Unit	MONUMENT, CO 80132	August 27, 2016 9:57 am	
Departed USPS Facility	DENVER, CO 80266	August 26, 2016 5:14 pm	
Arrived at USPS Facility	DENVER, CO 80266	August 25, 2016 9:05 pm	
Departed Post Office	GUNNISON, CO 81230	August 25, 2016 2:02 pm	
Acceptance	GUNNISON, CO 81230	August 25, 2016 1:36 pm	

Reminder: USPS Tracking® by email

Date of email request: August 26, 2016

Future activity will continue to be emailed for up to 2 weeks from the Date of Request shown above. If you need to initiate the USPS Tracking® by email process again at the end of the 2 weeks, please do so at the USPS Tracking® site at http://www.usps.com/shipping/uspstrackingfaqs.htm

Results provided by the U.S. Postal Service.

Want to Track on the go?
You can track your packages using USPS Text Tracking™ by texting your tracking number to 28777 (2USPS™) or selecting the Text Update option on our USPS Tracking® site. Standard Message and Data Rates may apply.
For more information go to https://www.usps.com/text-tracking/welcome.htm

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Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$3.98

0777
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Postmark Here
GUNNISON, CO
Aug 25 2016
08/25/2016

Sent To: Shultz Family Trust Investments LLC
Street, Apt. No.; or PO Box No.: 4530 Silver Saddle Rd.
City, State, ZIP+4: Monument CO 80132

PS Form 3800, August 2006 See Reverse for Instructions

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Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 • Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

September 29, 2016

Theodore Evans III and Linda Johnson Evans
PO Box 1542
Crested Butte, CO 81224

Dear Property Owners;

This letter is to inform you that construction at your property, Lots 1-3, 16-18 & adj 6th st, adj Ave H, adj Alley Block 25 Irwin, was observed by the Gunnison County Assessor's Office.

Based on the photographs submitted to our Department by the Assessor's Office on September 22, 2016, it does appear that the structure on your property requires Gunnison County building and septic permits. Building and septic permits have not been issued for your structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal,

demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 100 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

8) Compliance with the *2009 International Energy Conservation Code:* Details and a description about paths of compliance

can be found within the Gunnison County Building Permit Information and Application Packet.

9) Gunnison County Environmental Health Office approval of an On-site Wastewater Treatment System that meets the minimum requirements of the Gunnison County OWTS Regulations is required. You can obtain a copy of the Gunnison County OWTS Regulations on our website at: http://www.gunnisoncounty.org/350/OWTS-Regulations and the OWTS Application and Information Packet at: http://www.gunnisoncounty.org/409/Application-Forms

You have until October 31st, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Neal Starkebaum, Assistant Community Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address					
EVANS THEODORE I III JOHNSON EVANS LINDA J PO BOX 1542 CRESTED BUTTE, CO 81224-1542	**Today's Date:**	September 29, 2016	**Account Number:**	R031137
	Appraisal Year:	2015	**Parcel Number:**	3179-340-31-007
			Account Type:	Vacant
			Economic Area:	Econ Area 8
Business Name: NA			**Tax District:**	612
			Mill Levy:	54.136

Property Location:	7TH ST, IRWIN	**Parcel Map**	Show Parcel Map
Neighborhood:	81600	**Building Photos**	NA
LEA:	IRWIN (81600)	**Building Sketches**	NA
Subdivision:	IRWIN (TOWN OF)	Generate Neighboring Owner List by Distance	
Condo:		Search Sales By Subdivision	
Legal Description:	LOTS 1,2,3,16,17 & 18 & ADJ 6TH ST, ADJ AVE H, ADJ ALLEY BLK 25 IRWIN #552333		
Parcel Notes	TOTAL 61314.0 SF		

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$104,230	$30,230			$104,230	$30,230

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$104,230	$30,230	52.884	$1,598.69
2014	$73,580	$21,340	54.136	$1,155.27
2013	$73,580	$21,340	47.726	$1,018.48
2012	$183,940	$53,340	42.505	$2,267.21
2011	$183,940	$53,340	42.465	$2,265.08
2010	$110,370	$32,010	39.179	$1,254.12
2009	$110,370	$32,010	38.055	$1,218.16
2008	$110,370	$32,010	39.644	$1,269.00
2007	$110,370	$32,010	34.247	$1,096.24
2006	$61,310	$17,780	41.703	$741.48

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.408	SEASONAL GOVT MAINTAINED	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - TREE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
03/31/2005	$85,000	HARTZLER FAMILY TRUST	EVANS THEODORE I III ETAL	Vacant	552333	WARRANTY DEED - FEE
06/07/1994	$120,000	Unknown	Unknown	Vacant	B000747P0002	GEN WARR DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: September 21, 2016

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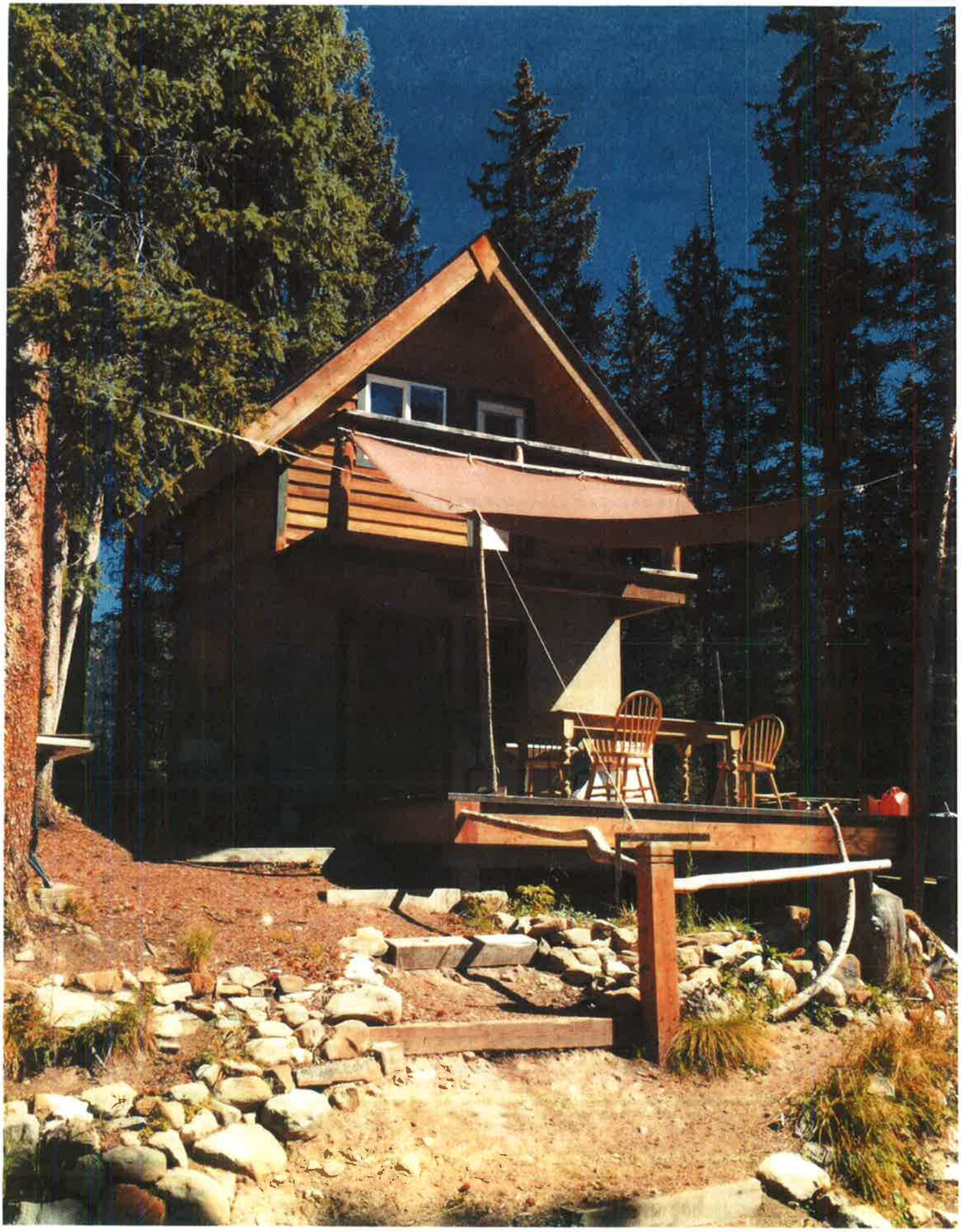

Rebecca Ricord

From: auto-reply@usps.com
Sent: Tuesday, October 11, 2016 9:15 AM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70072680000165445001

Tracking Number: 70072680000165445001

Hello
becca,

Thank you
for using
USPS.com.

This is a post-only message. Please do not respond.

becca has requested that you receive a USPS Tracking® delivery or delivery attempt update, as shown below.

USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70072680000165445001

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	CRESTED BUTTE, CO 81224	October 11, 2016 8:41 am	
Available for Pickup	CRESTED BUTTE, CO 81224	October 1, 2016 1:32 pm	
Departed USPS Facility	DENVER, CO 80266	September 30, 2016 8:18 pm	
Arrived at USPS Facility	DENVER, CO 80266	September 29, 2016 11:36 pm	
Departed Post Office	GUNNISON, CO 81230	September 29, 2016 2:05 pm	
Acceptance	GUNNISON, CO 81230	September 29, 2016 12:01 pm	

Reminder: USPS Tracking® by email

Date of email request: September 29, 2016

Future activity will continue to be emailed for up to 2 weeks from the Date of Request shown above. If you need to initiate the USPS Tracking® by email process again at the end of the 2 weeks, please do so at the USPS Tracking® site at http://www.usps.com/shipping/uspstrackingfaqs.htm

Results provided by the U.S. Postal Service.

Want to Track on the go?
You can track your packages using USPS Text Tracking™ by texting your tracking number to 28777 (2USPS™) or selecting the Text Update option on our USPS Tracking® site. Standard Message and Data Rates may apply.
For more information go to https://www.usps.com/text-tracking/welcome.htm

7007 2680 0001 6544 5001

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CRESTED BUTTE, CO 81224

OFFICIAL USE

Postage	$3.30	0777 02
Certified Fee	$0.00 $0.00	Postmark Here
Return Receipt Fee (Endorsement Required)	$0.00 $0.00	
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$0.68 $3.98	09/29/2016

Sent To: Theodore & Linda Johnson-Evans
Street, Apt. No.; or PO Box No.: PO Box 1542
City, State, ZIP+4: Crested Butte Co 81224

PS Form 3800, August 2006 — See Reverse for Instructions

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Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 · Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

September 29, 2016

Chad Hussong
PO Box 681
Glenwood Springs, CO 81602

Dear Property Owner;

This letter is to inform you that construction at your property, Lots 4, 5, 14, 15 & Adj streets and alleys Irwin (AKA Pacel 12 Stratman Replat of Irwin), was observed by the Gunnison County Assessor's Office.

Based on the photographs submitted to our Department by the Assessor's Office on September 22, 2016, it does appear that the structure on your property requires Gunnison County building and septic permits. Building and septic permits have not been issued for your structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal,

demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 100 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

8) Compliance with the *2009 International Energy Conservation Code:* Details and a description about paths of compliance

can be found within the Gunnison County Building Permit Information and Application Packet.

9) Gunnison County Environmental Health Office approval of an On-site Wastewater Treatment System that meets the minimum requirements of the Gunnison County OWTS Regulations is required. You can obtain a copy of the Gunnison County OWTS Regulations on our website at: http://www.gunnisoncounty.org/350/OWTS-Regulations and the OWTS Application and Information Packet at: http://www.gunnisoncounty.org/409/Application-Forms

You have until October 31st, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

Crystal Lambert

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Neal Starkebaum, Assistant Community Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address			
HUSSONG CHAD PO BOX 681 GLENWOOD SPRINGS, CO 81602-0681	Today's Date:	September 29, 2016	
Business Name: NA	Appraisal Year:	2015	

Account Number:	R013066
Parcel Number:	3179-340-31-004
Account Type:	Vacant
Economic Area:	Econ Area 8
Tax District:	612
Mill Levy:	54.136

Property Location:	7TH ST, IRWIN
Neighborhood:	81600
LEA:	IRWIN (81600)
Subdivision:	IRWIN (TOWN OF)
Condo:	
Legal Description:	LOTS 4,5,14,15, BLK 25 & ADJ STREETS AND ALLEYS IRWIN(AKA PARCEL 12 STRATMAN REPLAT OF IRWIN) B714 P38 B789 P800 RES#1996-42 #504071
Parcel Notes	TOTAL PARCEL = 43,647 SF

Parcel Map	Show Parcel Map
Building Photos	Building images
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$74,200	$21,520			$74,200	$21,520

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$74,200	$21,520	52.884	$1,138.07
2014	$52,380	$15,190	54.136	$822.33
2013	$52,380	$15,190	47.726	$724.97
2012	$130,940	$37,970	42.505	$1,613.93
2011	$130,940	$37,970	42.465	$1,612.40
2010	$78,560	$22,780	39.179	$892.50
2009	$78,560	$22,780	38.055	$866.88
2008	$78,560	$22,780	39.644	$903.08
2007	$78,560	$22,780	34.247	$780.16
2006	$43,650	$12,660	41.703	$527.96

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.002	SEASONAL GOVT MAINTAINED	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - TREE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
08/08/2000	$37,000	STRATMAN SANDRA J	HUSSONG CHAD	Vacant	504071	GEN WARR DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: September 21, 2016

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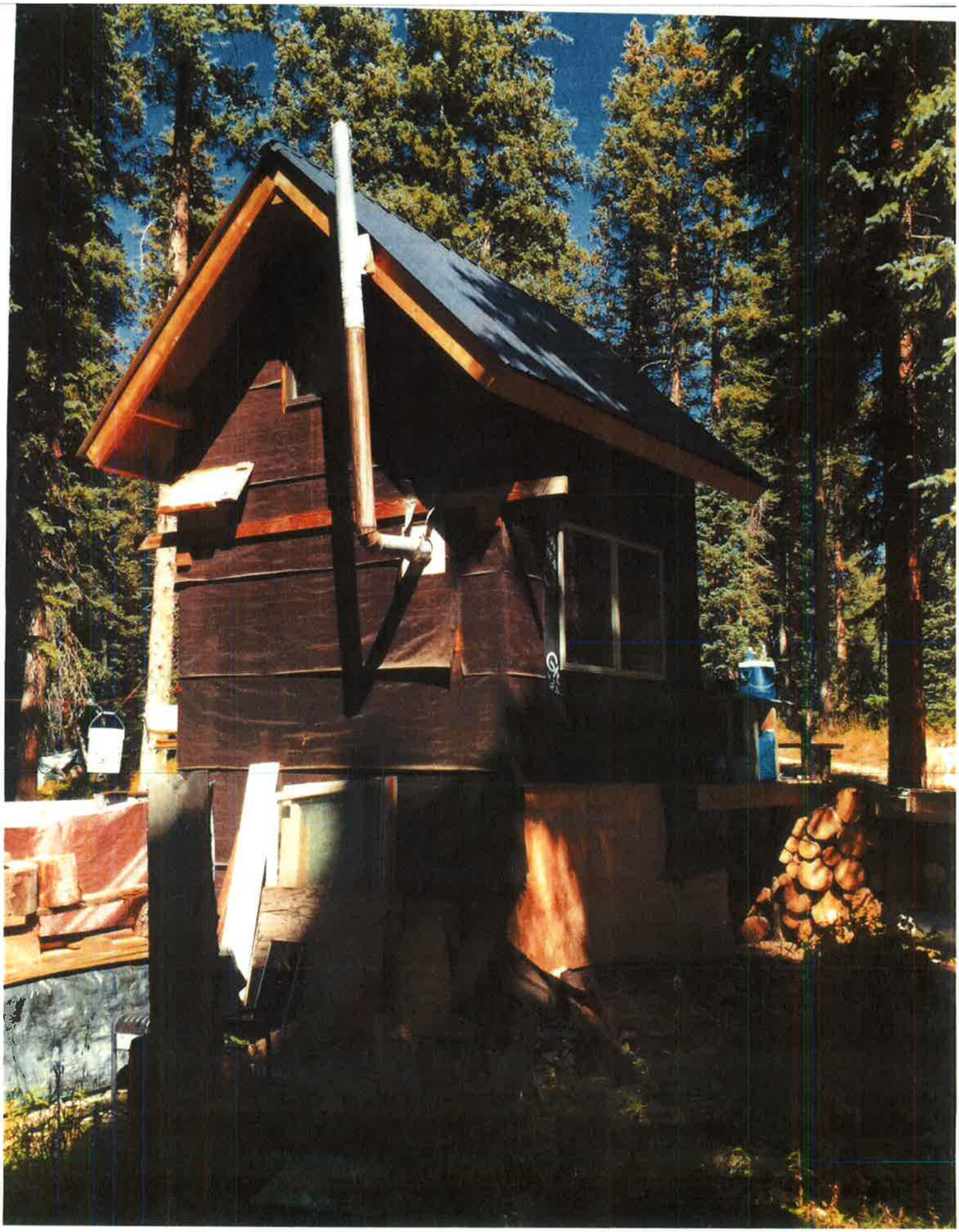

Rebecca Ricord

From: auto-reply@usps.com
Sent: Tuesday, October 04, 2016 5:14 PM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70072680000165444776

Tracking Number: 70072680000165444776

Hello becca,

Thank you for using USPS.com.

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becca has requested that you receive a USPS Tracking® delivery or delivery attempt update, as shown below.

USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70072680000165444776

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	GLENWOOD SPRINGS, CO 81601	October 4, 2016 4:40 pm	
Available for Pickup	GLENWOOD SPRINGS, CO 81602	October 1, 2016 8:12 am	
Arrived at Unit	GLENWOOD SPRINGS, CO 81601	October 1, 2016 6:49 am	
Departed USPS Facility	GRAND JUNCTION, CO 81505	September 30, 2016 7:57 pm	
Arrived at USPS Facility	GRAND JUNCTION, CO 81505	September 30, 2016 2:23 pm	
Departed USPS Facility	DENVER, CO 80266	September 30, 2016 5:06 am	
Arrived at USPS Facility	DENVER, CO 80266	September 29, 2016 11:36 pm	

Departed Post Office	GUNNISON, CO 81230	September 29, 2016 2:05 pm
Acceptance	GUNNISON, CO 81230	September 29, 2016 12:01 pm

Reminder: USPS Tracking® by email

Date of email request: September 29, 2016

Future activity will continue to be emailed for up to 2 weeks from the Date of Request shown above. If you need to initiate the USPS Tracking® by email process again at the end of the 2 weeks, please do so at the USPS Tracking® site at http://www.usps.com/shipping/uspstrackingfaqs.htm

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GLENWOOD SPRINGS CO 81602 USE

Postage	$3.30	0777 02
Certified Fee	$0.00	
Return Receipt Fee (Endorsement Required)	$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	
Total Postage & Fees	$0.68 $3.98	09/29/2016

Sent To: Chad Hussong
Street, Apt. No.; or PO Box No.: PO Box 81
City, State, ZIP+4: Glenwood Springs CO 81602

PS Form 3800, August 2006 See Reverse for Instructions

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Report of Alleged Violation of Gunnison County Codes or Regulations

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

This form is provided to initiate an enforcement investigation of an alleged violation of codes or regulations adopted by Gunnison County. Please provide as much detail as possible. Be advised that the *Colorado Open Records Act* states that public records such as this report of an alleged violation may be open to public inspection. Therefore, you may not wish to provide any information that you consider confidential. However, if you would like a County staff person to contact you, we will need your name, address, telephone number and/or e-mail address. If you have any questions, you may call the Gunnison County Community Development Department, (970)-641-0360.

Complaint Being Filed by:
Name: PATRICK McGHEE & MARY BYRON (McGHEE)
Mailing Address: 1027 S. CLAYTON WAY, DENVER, CO 80209
Phone: (720) 833-8303
E-Mail: maltamcghee@gmail.com

Complaint Being Filed Against:
Name: CRAIG GEIPEL
Mailing Address: P.O. BOX 2516, CRESTED BUTTE, CO 81224-2516
Phone: UNKNOWN
E-mail: UNKNOWN

Issue:
Property Location:
Landowner/Tenant:

Description of Alleged Violation: (Please provide as much detail as possible, including what, where, when, who, appearance, neighbors or others involved, dates and times. Continue on back as necessary.)
WE ARE OWNERS OF UNDEVELOPED PROPERTY IN BLOCK B (ALL OF BLOCK B) IN IRWIN TOWNSHIP. THIS PAST TUESDAY WE DISCOVERED THAT A ROAD HAS BEEN CUT INTO THE HILLSIDE BEHIND OUR PROPERTY, ROUGHLY WHAT HAS BEEN PLATTED AS 11TH STREET JUST TO THE NORTH EAST OF OUR LOTS ADJACENT TO WHAT IS PLATTED AS 11TH STREET. WE DO NOT BELIEVE THIS ROAD HAS BEEN SURVEYED AND WE DO NOT (OVER) →

Is the alleged violation visible from a public road? ☒ Yes ☐ No

If the property on which the alleged violation was entered, identify who gave permission to enter property:
Name: WE WERE PRESENT ONLY ON THE AREA PLATTED AS 11th STREET (COUNTY ROAD)
Date permission granted:
Was permission issued in writing? ☐ Yes ☐ No

04/2011

Received Oct. 7, 2014

I UNDERSTAND THIS FORM WILL BECOME A PART OF THE FILE AND MAY BECOME COURT EVIDENCE IF NECESSARY

Dated: 10/7/16 Signed: [signature]

Please return this form to the Gunnison County Community Development Department, 221 N. Wisconsin Street, Gunnison, CO 81230; FAX to (970)641-8585, or e-mail to planning@gunnisoncounty.org. We appreciate your concern and will investigate this matter.

(CONTINUED...)

BELIEVE THAT THE PERSON WHO CONSTRUCTED THIS ROAD (BELIEVED TO BE CRAIG GEIPEL) HAS OBTAINED A PERMIT FOR THIS ROAD. WE ARE ALSO CONCERNED THAT THE ROAD POSES SEVERAL CONCERNS FOR US AND OTHERS BELOW HIS PROPERTY (PARCEL BLOCK 7 317 934002008), AND MAY ALSO NEGATIVELY IMPACT THE ENVIRONMENT BELOW THE ROAD INCLUDING THE WETLANDS AREAS. THE PERSON WHO CONSTRUCTED THIS ROAD BRIDGED OVER A STREAM (THAT RUNS THROUGH OUR PROPERTY AND OTHER'S PROPERTIES) BY FILLING THE STREAM BED WITH ROCKS. WE ARE CONCERNED THAT THIS WILL ACT AS A DAM AND RESTRICT THE FREE FLOW OF THIS STREAM TO AREAS BELOW THE ROAD. ALSO, WHEN THE STREAM HAS HEAVY WATER FLOW, IT MAY CAUSE FLOODING TO PROPERTIES BELOW IT. WE ARE ALSO CONCERNED ABOUT DEBRIS & THE ROAD ITSELF ERODING AND MOVING ONTO OUR PROPERTY. THERE ARE NO RETAINING WALLS ASSOCIATED WITH THIS ROAD AND IT IS LOCATED/CUTS ACROSS A STEEP HILLSIDE.

FINALLY, IT APPEARS THAT THE OWNER OF PARCEL # 317934002008 (BELIEVED TO BE CRAIG GEIPEL) HAS BUILT A CABIN AT THE TERMINUS OF THIS ROAD. WE DO NOT BELIEVE THAT HE HAS OBTAINED A PERMIT FOR THIS CABIN (PER RESPONSE FROM GUNNISON COUNTY COMMUNITY DEVELOPMENT PERSONNEL.

WE REQUEST THAT GUNNISON COUNTY OFFICIALS INVESTIGATE THE LEGALITY OF THE ROAD AND THE CABIN.

THANK YOU VERY MUCH PAT NUGHSE

04/2011

Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 · Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

October 11, 2016

Craig Geipel
PO Box 2516
Crested Butte, CO 81224

Dear Property Owner;

This letter is to inform you that construction at your property, Lots 6-9, 11-13 Block 7 & Adj Streets and Alleys Irwin (AKA Parcel 32 Stratman Replat of Irwin) was observed by the Gunnison County Building Office.

Based on observations it appears that the structure on your property requires a Gunnison County building permit. A building permit has not been issued for your structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation

of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 100 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

8) Compliance with the *2009 International Energy Conservation Code:* Details and a description about paths of compliance

can be found within the Gunnison County Building Permit Information and Application Packet.

9) The development may require Gunnison County Environmental Health Office approval of an On-site Wastewater Treatment System that meets the minimum requirements of the Gunnison County OWTS Regulations. You can obtain a copy of the Gunnison County OWTS Regulations on our website at: http://www.gunnisoncounty.org/350/OWTS-Regulations and the OWTS Application and Information Packet at: http://www.gunnisoncounty.org/409/Application-Forms

You have until November 11, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Cathie Pagano, Community and Economic Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address					
GEIPEL CRAIG PO BOX 2516 CRESTED BUTTE, CO 81224-2516		**Today's Date:**	October 11, 2016	**Account Number:**	R031323
		Appraisal Year:	2015	**Parcel Number:**	3179-340-02-008
				Account Type:	Vacant
Business Name:	NA			**Economic Area:**	Econ Area 8
				Tax District:	606
				Mill Levy:	56.397

Property Location:	, IRWIN
Neighborhood:	81600
LEA:	IRWIN (81600)
Subdivision:	IRWIN (TOWN OF)
Condo:	
Legal Description:	LOTS 6-9, 11-13 BLK 7 & ADJ STREETS AND ALLEYS IRWIN (AKA PARCEL 32 STRATMAN REPLAT OF IRWIN) #634808
Parcel Notes	TOTAL PARCEL = 43560 SQ FT

Parcel Map	Show Parcel Map
Building Photos	NA
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$29,620	$8,590			$29,620	$8,590

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$29,620	$8,590	54.825	$470.95
2014	$31,360	$9,090	56.397	$512.65
2013	$31,360	$9,090	49.795	$452.64
2012	$86,680	$25,140	43.359	$1,090.04
2011	$86,680	$25,140	44.434	$1,117.07
2010	$78,410	$22,740	40.244	$915.15
2009	$78,410	$22,740	39.091	$888.92
2008	$78,410	$22,740	40.652	$924.44
2007	$78,410	$22,740	35.448	$806.08
2006	$43,560	$12,630	44.485	$561.84

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.000	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - TREE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
08/14/2015	$30,000	STRATMAN SANDRA J	GEIPEL CRAIG	Vacant	634808	GEN WARR DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: September 29, 2016

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Rebecca Ricord

From: auto-reply@usps.com
Sent: Tuesday, October 18, 2016 12:56 PM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70142870000004696459

Tracking Number: 70142870000004696459

Hello Rebecca,

Thank you for using USPS.com.

This is a post-only message. Please do not respond.

Rebecca has requested that you receive a USPS Tracking® delivery or delivery attempt update, as shown below.

USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70142870000004696459

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	CRESTED BUTTE, CO 81224	October 18, 2016 12:25 pm	
Available for Pickup	CRESTED BUTTE, CO 81224	October 15, 2016 2:49 pm	
Departed USPS Facility	DENVER, CO 80266	October 13, 2016 9:13 pm	
Arrived at USPS Facility	DENVER, CO 80266	October 12, 2016 11:40 pm	
Departed Post Office	GUNNISON, CO 81230	October 12, 2016 2:08 pm	
Acceptance	GUNNISON, CO 81230	October 12, 2016 12:14 pm	

Reminder: USPS Tracking® by email

Date of email request: October 12, 2016

Future activity will continue to be emailed for up to 2 weeks from the Date of Request shown above. If you need to initiate the USPS Tracking® by email process again at the end of the 2 weeks, please do so at the USPS Tracking® site at http://www.usps.com/shipping/uspstrackingfaqs.htm

Results provided by the U.S. Postal Service.

Want to Track on the go?
You can track your packages using USPS Text Tracking™ by texting your tracking number to 28777 (2USPS™) or selecting the Text Update option on our USPS Tracking® site. Standard Message and Data Rates may apply.
For more information go to https://www.usps.com/text-tracking/welcome.htm

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CRESTED BUTTE, CO 81224 OFFICIAL USE

Postage	$3.30
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$3.98

Postmark Here
OCT 12 2016
GUNNISON CO 81230
USPS

10/12/2016

7014 2870 0000 0469 6459

Sent To CRAIG GEIPEL
Street & Apt. No., or PO Box No. PO BOX 2516
City, State, ZIP+4 CRESTED BUTTE CO 81224

PS Form 3800, July 2014 See Reverse for Instructions

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This is an automated ema sage is for the designated recipient only and may co information. If you have received it in error, please hibited.

Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 · Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

October 11, 2016

Erik Underwood
PO Box 1018
Crested Butte, CO 81224

Dear Property Owner;

This letter is to inform you that construction at your property, Lots 3-5, 14-16 Block 13 & Adj 6th Street and Alley Irwin (AKA Parcel 5 Stratman Replat of Irwin) was observed by the Gunnison County Building Office.

Based on observations it appears that the structure on your property requires Gunnison County building and septic permits. Building and septic permits have not been issued for your structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation

of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 100 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

8) Compliance with the *2009 International Energy Conservation Code:* Details and a description about paths of compliance

can be found within the Gunnison County Building Permit Information and Application Packet.

9) Gunnison County Environmental Health Office approval of an On-site Wastewater Treatment System that meets the minimum requirements of the Gunnison County OWTS Regulations is required. You can obtain a copy of the Gunnison County OWTS Regulations on our website at: http://www.gunnisoncounty.org/350/OWTS-Regulations and the OWTS Application and Information Packet at: http://www.gunnisoncounty.org/409/Application-Forms

You have until November 11, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

Crystal Lambert

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Cathie Pagano, Community and Economic Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address
UNDERWOOD ERIK J
PO BOX 1018
CRESTED BUTTE, CO 81224-1018

Business Name: NA

Today's Date: October 11, 2016
Appraisal Year: 2015

Account Number: R024694
Parcel Number: 3253-030-13-007
Account Type: Vacant
Economic Area: Econ Area 8
Tax District: 606
Mill Levy: 56.397

Property Location: 7TH ST, IRWIN
Neighborhood: 81600
LEA: IRWIN (81600)
Subdivision: IRWIN (TOWN OF)
Condo:
Legal Description: LOTS 3-5, 14-16 BLK 13 & ADJ 6TH STREET AND ALLEY IRWIN (AKA PARCELS 5 STRATMAN REPLAT OF IRWIN) #634173
Parcel Notes PARCEL 5 STRATMAN REPLAT OF IRWIN = LOTS 3-5, 14-16 BLK 13 & ADJ STREETS TOTAL PARCEL = 1.312 AC

Parcel Map Show Parcel Map
Building Photos Building Images
Building Sketches NA
Generate Neighboring Owner List by Distance
Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$97,160	$28,180			$97,160	$28,180

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$97,160	$28,180	54.825	$1,544.98
2014	$68,580	$19,890	56.397	$1,121.74
2013	$68,580	$19,890	49.795	$990.42
2012	$171,450	$49,720	43.359	$2,155.79
2011	$171,450	$49,720	44.434	$2,209.26
2010	$102,870	$29,830	40.244	$1,200.48
2009	$102,870	$29,830	39.091	$1,166.08
2008	$102,870	$29,830	40.652	$1,212.64
2007	$102,870	$29,830	35.448	$1,057.40
2006	$57,150	$16,570	44.485	$737.12

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.312	UNIMPROVED DIRT ROAD	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - EVERGREEN LAND TYPE PRIMARY - TREE LAND TYPE SECONDARY - MEADOW UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG VIEWS - TYPICAL OR AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/20/2015	$50,000	WALLACE DANA	UNDERWOOD ERIK J	Vacant	634173	WARRANTY DEED - FEE

03/22/2005	$76,000	EVANS THEODORE I III ETAL	WALLACE DANA	Vacant	552061	WARRANTY DEED - FEE

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: September 29, 2016

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Rebecca Ricord

From: auto-reply@usps.com
Sent: Wednesday, October 19, 2016 12:57 PM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70142870000004696442

Tracking Number: 70142870000004696442

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USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70142870000004696442

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	CRESTED BUTTE, CO 81224	October 19, 2016 12:22 pm	
Available for Pickup	CRESTED BUTTE, CO 81224	October 15, 2016 2:49 pm	
Departed USPS Facility	DENVER, CO 80266	October 13, 2016 9:13 pm	
Arrived at USPS Facility	DENVER, CO 80266	October 12, 2016 11:47 pm	
Departed Post Office	GUNNISON, CO 81230	October 12, 2016 2:08 pm	
Acceptance	GUNNISON, CO 81230	October 12, 2016 12:14 pm	

Reminder: USPS Tracking® by email

Date of email request: October 12, 2016

Future activity will continue to be emailed for up to 2 weeks from the Date of Request shown above. If you need to initiate the USPS Tracking® by email process again at the end of the 2 weeks, please do so at the USPS Tracking® site at http://www.usps.com/shipping/uspstrackingfaqs.htm

Results provided by the U.S. Postal Service.

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For more information go to https://www.usps.com/text-tracking/welcome.htm

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OFFICIAL USE

Postage	$3.30
Certified Fee	$0.00
Return Receipt Fee (Endorsement Required)	$0.00
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$3.98

0777 07
Postmark Here
OCT 12 2016
CRESTED BUTTE CO 81224
10/12/2016

Sent To: ERIK UNDERWOOD
Street & Apt. No., or PO Box No.: PO BOX 1018
City, State, ZIP+4: CRESTED BUTTE CO 81224

PS Form 3800, July 2014 — See Reverse for Instructions

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

September 26, 2016

Via Certified Mail

Joshua Mock
294 Pashuta Drive
Gunnison, CO 81230

Josh,

A citizen complaint brought to the attention of this office that a detached utility shed and a detached hay shed on property located at 294 Pahuta Drive, legally described as Lot 88, Ohio Meadows F#2, have been constructed in apparent violation of County requirements. All structures larger than 120 square feet in size require a building permit and are required to meet County setbacks. Storage sheds smaller than 120 square feet in size do not require a building permit, but are required to meet County setbacks. The required County setback from the side property line is 15 feet.

We discussed this in 2014 you indicated that you would obtain the required permits. Both structures are larger than 120 square feet and it appears that the utility structure is less than 15 feet from the side property line. The smaller grey storage shed appears to be less than 120 square feet, but is required to be moved to the 15 foot side setback.

Please find the enclosed stop work order, with a corrective date of October 14, 2016 to bring the property into compliance.

If you have any questions, please contact me.

Thank you for your cooperation in this matter.

Neal Starkebaum

Neal Starkebaum, AICP
Interim Director

Enclosure

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

STOP WORK ORDER / NOTICE OF VIOLATION

September 26, 2016

Joshua Mock
294 Pashuta Drive
Gunnison, CO 81230

Dear Mr. Mock;

This letter is to inform you that construction work at your property, 294 Pahuta Drive, legally described as Lot 88, Ohio Meadows F#2 was observed by Community Development Department staff. The scope of work appears to be a detached utility structure and a detached hay shed. The construction work does require Gunnison County building permits. A building permit has not been issued for either structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code*.

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection,

construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

Please supply the following:

1) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the structures. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from the front lot line.

2) A copy of the warranty deed of your property.

3) Complete Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 40 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

You have until October 14, 2016 to either abate the violation by removing the structures or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-7688 or you can also visit our office at 221 N. Wisconsin, Suite D (across from the post office in Gunnison and on the second floor).

Best regards,

Crystal Lambert
Building and Environmental Health Official
Community Development
Gunnison County

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Neal Starkebaum, Interim Community Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Owner and Parcel Information

Owner Name & Mailing Address		Today's Date:	September 23, 2014	Account Number:	R032363
MOCK JOSHUA 294 PASHUTA DR GUNNISON, CO 81230-8707		Appraisal Year:	2014	Parcel Number:	3701-140-01-022
				Account Type:	Residential
				Economic Area:	Econ Area 1
Business Name:	NA			Tax District:	601
				Mill Levy:	50.446

Property Location:	294 PASHUTA DR, GUNNISON	Parcel Map	Show Parcel Map
Neighborhood:	OHIO MEADOWS I THRU IV	Building Photos	Building Images
LEA:	OHIO MEADOWS I-IV: 4.01-6 AC (11120)	Building Sketches	Building Sketches
Subdivision:	OHIO MEADOWS FILING 2		
Condo:			
Legal Description:	LOT 8B OHIO MEADOWS #2 #620713		
Parcel Notes	TOTAL PARCEL = 4.85 AC (PER REPLAT #551837) REPLAT #551837 MAR 17 2005		

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2014 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$106,200	$8,450	$183,560	$14,610	$289,760	$23,060

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2013	$289,760	$23,060	50.446	$1,163.30
2012	$350,610	$27,910	44.797	$1,250.27
2011	$350,610	$27,910	44.988	$1,255.62
2010	$421,090	$33,520	41.575	$1,393.59
2009	$421,090	$33,520	40.414	$1,366.84
2008	$384,970	$30,640	42.029	$1,298.72
2007	$384,970	$30,640	36.828	$1,140.48
2006	$275,680	$21,950	44.434	$987.12

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	4.850	YEAR ROUND	YES	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE - MEADOW

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
06/07/2013	$295,000	FEDERAL NATIONAL MORTGAGE ASSOCIATION, INTERNATIONAL PLAZA I	MOCK JOSHUA	Improved	620713	SPEC WARR DEED - FEE
09/07/2012		MARKS MELODY PUBLIC TRUSTEE	FEDERAL NATIONAL MORTGAGE ASSOCIATION	N/A	615288	PUBL TRUST DEED - NO FEE

Building Information

Building Number 1:							
Occupancy Type	CONVENTION	Quality of Construction	Average	Stories	2	Primary Heating System	
Building Description	CONVENTIONAL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	1998	Interior Condition		Exterior		Landscaping	0
Effective Year Built	1998	Bedrooms	3	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

Building Square Footage or Units:	
Above-grade Living Area	1,902 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	690 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: September 23, 2014

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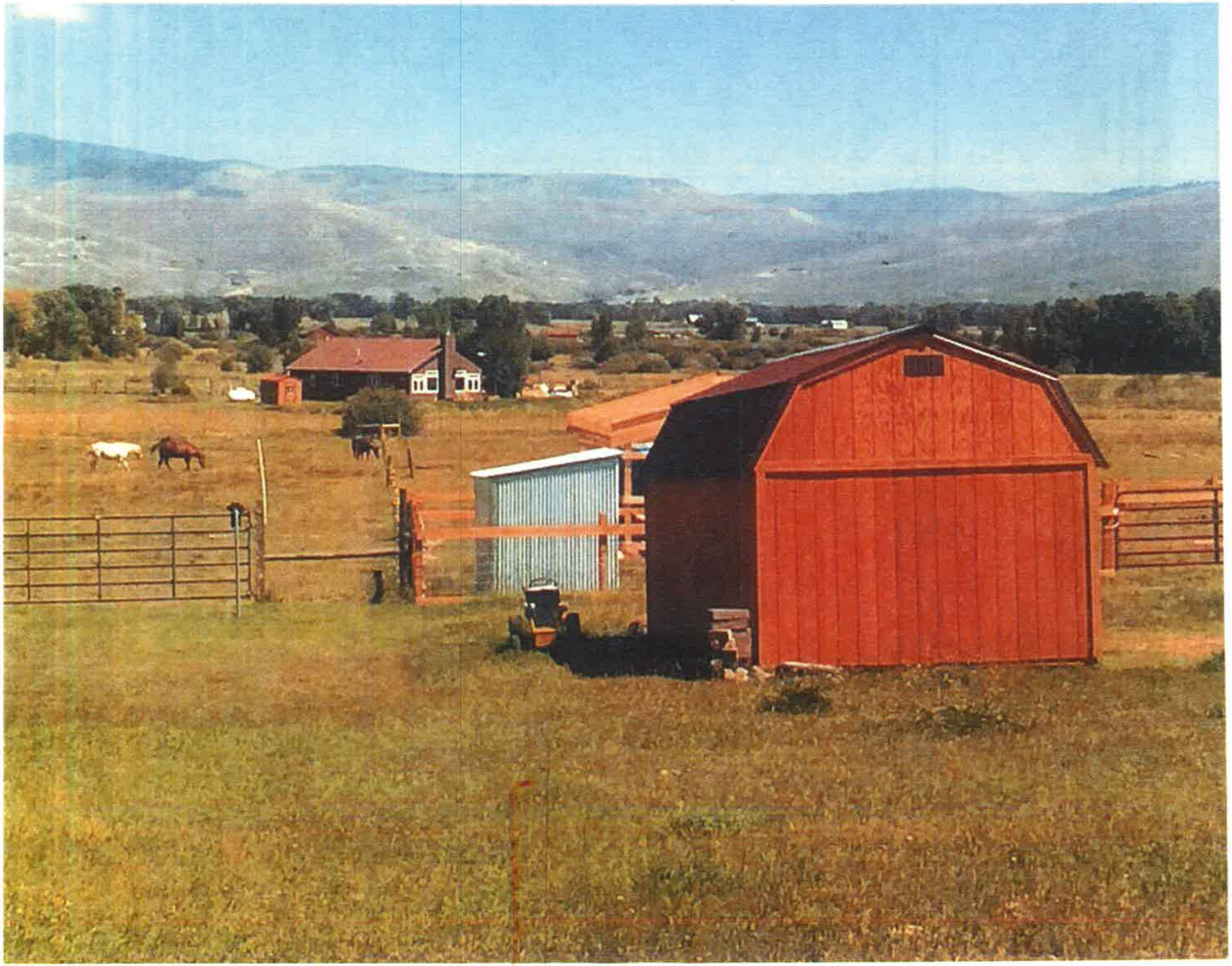

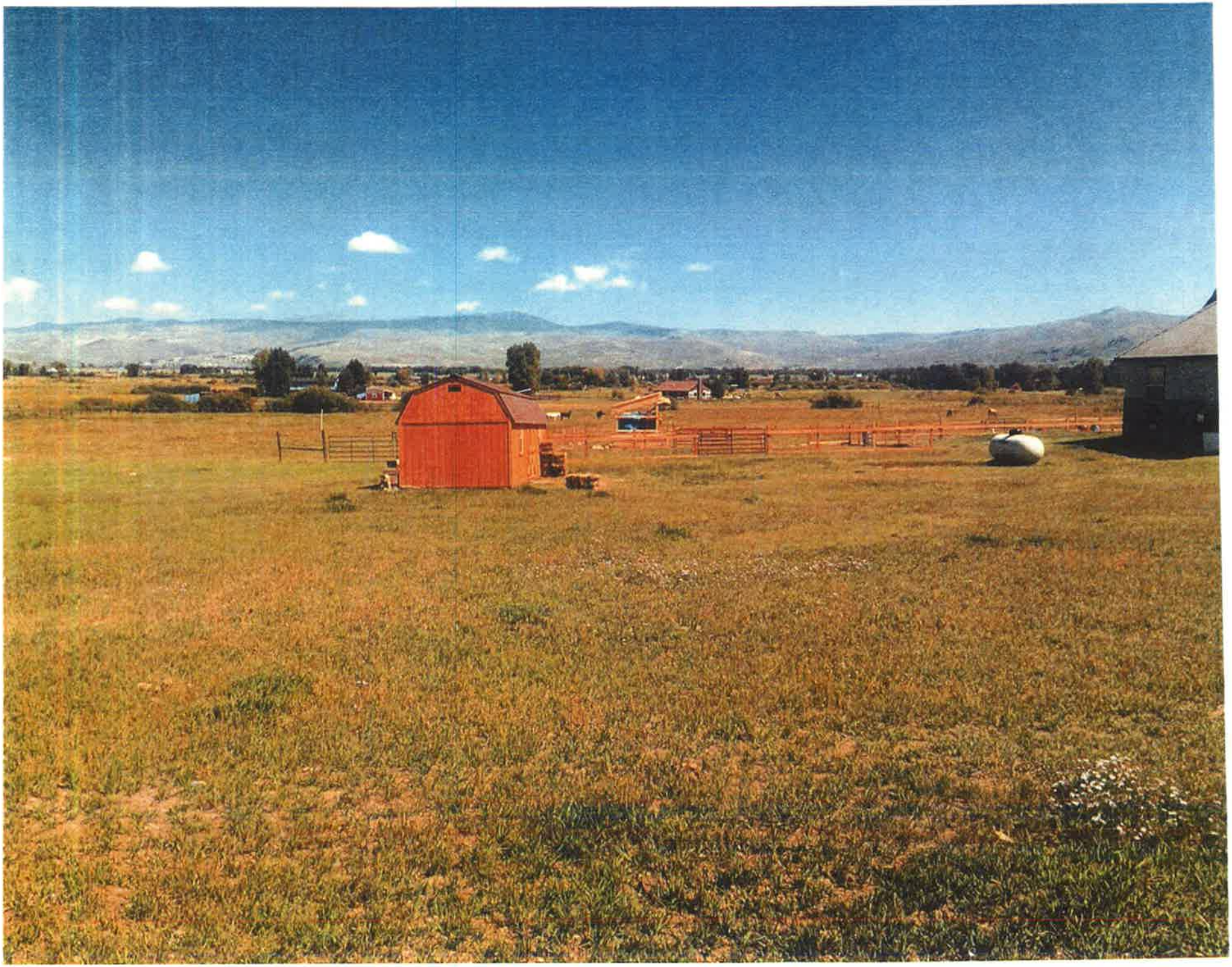

Rebecca Ricord

From: auto-reply@usps.com
Sent: Thursday, October 06, 2016 1:24 PM
To: Rebecca Ricord
Subject: USPS Item Delivered for Shipment 70072680000165444769

Tracking Number: 70072680000165444769

Hello Rebecca,

Thank you for using USPS.com.

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Rebecca has requested that you receive a USPS Tracking® delivery or delivery attempt update, as shown below.

USPS Tracking® e-mail update information provided by the U.S. Postal Service.

Tracking Number: 70072680000165444769

Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Delivered	GUNNISON, CO 81230	October 6, 2016 12:58 pm	
Out for Delivery	GUNNISON, CO 81230	September 28, 2016 8:38 am	
Sorting Complete	GUNNISON, CO 81230	September 28, 2016 8:28 am	
Arrived at Unit	GUNNISON, CO 81230	September 28, 2016 7:28 am	
Departed Post Office	GUNNISON, CO 81230	September 27, 2016 2:01 pm	
Acceptance	GUNNISON, CO 81230	September 27, 2016 11:10 am	

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Date of email request: September 27, 2016

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09/27/2016

Sent To Joshua Mock
Street, Apt. No.; or PO Box No. 294 Pashuta Drive
City, State, ZIP+4 Gunnison CO 81230

PS Form 3800, August 2006 See Reverse for Instructions

Gunnison County
COLORADO

Gunnison County Community Development Department
Offices of Planning, Building and Environmental Health
Phone: (970)641–0360 · Fax: (970)641–8585

STOP WORK ORDER / NOTICE OF VIOLATION

September 29, 2016

Nicole Digate and Kevin Bates
PO Box 4093
Crested Butte, CO 81224

Dear Property Owners;

This letter is to inform you that construction at your property, Lots 6, 7, 11-13 Block 25, Adj Streets and Alleys, Irwin (AKA Parcel 11 Stratman Replat of Irwin), was observed by the Gunnison County Assessor's Office.

Based on the photographs submitted to our Department by the Assessor's Office on September 22, 2016, it does appear that the structure on your property requires a Gunnison County building permit. A building permit has not been issued for your structure.

It is unlawful for any person to erect or occupy any structure regulated by the *2009 International Building Code* without first submitting an application to the Building Office and obtaining the required permit, therefore I am issuing a Stop Work Order and Notice of Violation as outlined in Sections 114 and 115 of the *2009 International Building Code.*

The International Building Code 2009 Edition; Section 114: *Violations* states the following:

> ***114.1 Unlawful acts.***
> It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.
>
> ***114.2 Notice of violation.***
> The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal,

demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation.
If the notice of violation is not complied with promptly, the building official is authorized to request legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties.
Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

The International Building Code 2009 Edition; Section 115. *Stop Work Order* states the following:

115.1 Authority.
Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

115.2 Issuance.
The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

115.3 Unlawful continuance.
Any person who shall continue any work after having been served with a stop work order, except such work as that

person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

STOP WORK IMMEDIATELY, and

supply the following information:

1) A copy of the warranty deed of your property.

2) Site Plan: Include location and distance from lot lines to existing and proposed structures, and well. Any existing easements and rights-of-way, or utilities, such as water lines, sewer lines, power lines (both overhead or buried) and all proposed utility lines for the new structure. Minimum setbacks in Gunnison County are 15 feet from side and rear lot lines, and 25 feet from front lot line.

3) Floor Plan: Include dimensions and uses of each room, and window and door locations and sizes.

4) Foundation Plan: Include detail of size, height, type and reinforcement used in support of the structure.

5) Framing Plan/Cross Section: Include structural makeup of building, including species and grade of lumber, size, and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beam carrying heavy loads).

6) Document signed and stamped by a Professional Engineer or Architect, licensed in the State of Colorado, which verifies the structural integrity of this building and the 100 pounds per square foot roof live load and 90mph, 3 second gusts, wind load of the structure. Also verifying that the framing and foundation structure was built according to the requirements outlined in the *2009 International Building Code*, and the *2009 International Residential Code*, for a residential structure.

7) Completed building permit application form (available in our office or online at http://www.gunnisoncounty.org/409/Application-Forms).

8) Your project may require Gunnison County Environmental Health Office approval for an On-site Wastewater Treatment System. You can obtain a

copy of the Gunnison County OWTS Regulations on our website at: http://www.gunnisoncounty.org/350/OWTS-Regulations and the OWTS Application and Information Packet at: http://www.gunnisoncounty.org/409/Application-Forms

You have until October 31st, 2016 to either abate the violation by removing the construction or providing the Gunnison County Community Development Department with all of the above numbered items.

If you have any questions, please contact me at (970) 641-0360.

Best regards,

Crystal Lambert

Crystal Lambert
Building and Environmental Health Official
Gunnison County Community Development Department

Cc: Matthew Birnie, County Manager
David Baumgarten, County Attorney
Marlene Crosby, Public Works Director
Neal Starkebaum, Assistant Community Development Director

Encl.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address		Today's Date:	September 29, 2016	Account Number:	R032594
DIGATE NICOLE BATES KEVIN PO BOX 4093 CRESTED BUTTE, CO 81224-3709		Appraisal Year:	2015	Parcel Number:	3179-340-31-009
				Account Type:	Vacant
				Economic Area:	Econ Area 8
Business Name:	NA			Tax District:	606
				Mill Levy:	56.397

Property Location:	7TH ST, IRWIN	Parcel Map	Show Parcel Map
Neighborhood:	81600	Building Photos	Building Images
LEA:	IRWIN (81600)	Building Sketches	NA
Subdivision:	IRWIN (TOWN OF)	Generate Neighboring Owner List by Distance	
Condo:		Search Sales By Subdivision	
Legal Description:	LOTS 6 & 7, 11-13 BLK 25, ADJ SREETS AND ALLEYS, IRWIN (AKA PARCEL 11 STRATMAN REPLAT OF IRWIN) #640738		
Parcel Notes	TOTAL PARCEL 44,126.28 sq ft AGREEMENT ADOPTING PROTECTIVE COVENANTS #533197 JULY 31 2003		

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$75,010	$21,750			$75,010	$21,750

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$75,010	$21,750	54.825	$1,192.45
2014	$52,950	$15,360	56.397	$866.27
2013	$52,950	$15,360	49.795	$764.85
2012	$132,380	$38,390	43.359	$1,664.55
2011	$132,380	$38,390	44.434	$1,705.82
2010	$79,430	$23,030	40.244	$926.82
2009	$79,430	$23,030	39.091	$900.28
2008	$79,430	$23,030	40.652	$936.20
2007	$79,430	$23,030	35.448	$816.36
2006	$44,130	$12,800	44.485	$569.40

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	1.013	SEASONAL GOVT MAINTAINED	NOT AVAILA	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - TREE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
07/19/2016	$75,000	OTTEN LESLIE	DIGATE NICOLE ETAL	Vacant	640738	WARRANTY DEED - FEE
11/04/2010	$28,500	CHORMAN RONALD ETAL	OTTEN LESLIE	Vacant	602051	QUIT CLAIM DEED - FEE
08/19/2002	$57,000	QUINT ROBERT J	CHORMAN RONA K ETAL	Vacant	523053	WARRANTY DEED - FEE
11/30/2001	$45,000	DEBOSQUE HUTCHINSON	QUINT ROBERT J	Vacant	513253	GEN WARR DEED - FEE

Rebecca Ricord

From: auto-reply@usps.com
Sent: Friday, October 21, 2016 1:52 PM
To: Rebecca Ricord
Subject: USPS Item Unclaimed/Max Hold Time Expired for Shipment 70142870000004696435

Tracking Number: 70142870000004696435

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Service Type: Certified Mail™

Shipment Activity	Location	Date & Time	Shipping Partner
Unclaimed/Max Hold Time Expired	CRESTED BUTTE, CO 81224	October 21, 2016 9:24 am	
Available for Pickup	CRESTED BUTTE, CO 81224	October 1, 2016 1:32 pm	
Departed USPS Facility	DENVER, CO 80266	September 30, 2016 8:18 pm	
Arrived at USPS Facility	DENVER, CO 80266	September 29, 2016 11:36 pm	

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Date of email request: October 3, 2016

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Total Postage & Fees	$0.47 $3.77	09/29/2016

Sent To: Nicole Dingatel Kevin Bates
Street & Apt. No., or PO Box No.: PO Box 4093
City, State, ZIP+4: Crested Butte CO 81224

PS Form 3800, July 2014 — See Reverse for Instructions

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November 8, 2016

Comments to Gunnison County Board of County Commissioners

Gunnison County Board of Commissioners:

In 1991 I purchased nearly two acres of land in Block 8 of the Town of Irwin (Lots 1 through 6, both inclusive, Lots 14 through 18, both inclusive, and the W1/2 and the E1/3 of Lot 13, Block 8 Town of Irwin) with the intention of building a cabin on the property when I retired. In September of 1991 I obtained an Improvement Location Certificate from Donald R. Geddes, #12766, of Valley Survey, 3854 Lamborn Drive, Crawford, CO, 814415 in which Pin/caps were installed at the borders of my property. In 1998 I petitioned for and was granted vacation of the alleyway adjacent to lots 1-6 and lots 13-18, and a five-foot strip of 11th Street immediately adjacent to Lots 1-6 inclusive of Block 8 to obtain sufficient property to create two build able lots.

At the end of 2014 I retired and we started thinking about having a cabin built on our Irwin property. In early July of 2015 we discovered that our new neighbor Jamie Salter, owner of parcel # 3179 3400 2007, had built a cabin in and about the base of two trees near the northwest corner of our property, on or near the area plotted for the intersection of 11th Street and E Avenue. To construct his cabin, Mr. Salter apparently drove his truck laden with building materials from 10th Street through 220 feet of our Bock 8 hillside property (Lots #18 and #1) essentially creating a road through our property to his. His de facto road went through our beautiful hillside, previously well known for its beautiful wildflowers. We immediately constructed a makeshift barrier to prevent Mr. Salter or others from continuing to use this make shift road through our property and we promptly filed a complaint (a Notice of Alleged Violation of Gunnison County Codes and Regulations) with the Gunnison County Community Development. We also provided many photos of the makeshift road through our property and the apparently illegal cabin built by Mr. Salter. Mr. Salter did not contact us requesting permission to trespass and create this road through our property, and Mr. Salter did not subsequently contact us to apologize for trespassing on our property and damaging our hillside. The area that Mr. Salter chose for his illegal cabin is right behind the area that we had planned to build our cabin on, which also bodes for a less than amicable neighborly relationship going forward.

In November of 2015 we learned that our other new neighbor Craig Geipel, parcel #3179 3400 2008, was intending to build a road to his property across the hillside in the area plotted for 11th Street. I contacted Marlene Crosby (by e-mail) and expressed my concern about a road being constructed on the hillside behind our property in 11th Street, and that my biggest concerns were future erosion of the road and hillside impacting our property and damage to the stream/creek that runs down the hillside from the National Forest through Salter's property, my property, and other properties further downstream. I also pointed out that I did not think previous county commissioners believed that a road should ever be constructed on this hillside, as they saw fit to grant me a five-foot vacation of 11th Street in 1998. Since purchasing my property in Block 8 in 1991 it was always my understanding that access to properties in Block 7 would be via 12th Street - not via 11th Street, as the hillside behind Block 8 is very steep. I included my concern that any discussion of building a road between Block 8 and Block 7 should include how the road would be constructed, who would construct the road, and how the construction can be accomplished to prevent soil erosion or slides onto our downhill property in Block 8. I wrote that we were concerned about how this proposed road would breach the stream that runs from Block 7 through Block 8 - and how a road might impact the flow and stability of the stream in downstream Block 8. In the event the road is to be built, I asked who would design the road, who would build the road, and if not the county, what role the county will have in the design and construction of the road and bridge? I asked about what assurances we will have that we will be compensated if the new road causes damage to the soil and creek flow in Block 8, I/we never received a response.

In October of this year, we visited Irwin Town Site and found that a new road had been cut through the general area plotted for 11th Street (above Block 8) to a new cabin that apparently belongs to Craig Geipel. We believe the road cuts through the corner of our property (within the five feet section of 11th Street immediately adjacent to our Lot 1), with rock/boulder debris stacked up against our Geddes #12766 Block 8 border pin/cap. The road was apparently cut into the hillside by Mr. Geipel himself, without a permit, without a survey, and without checking the boundaries of adjacent properties. The road crosses the stream/creek that runs down the hillside near the northwest side of our property. Apparently, Mr. Geipel filled the stream/creek with stones/boulders instead of building a bridge or a culvert. We have no doubt that what Mr. Geipel has

built will someday soon be a dam and the effects of that dam will be to negatively impact the normal and free flow of the stream/creek and the environment of the properties below his road.

The cabin that Mr. Geipel has built does not look like a storage shed, just as Mr. Salter's cabin does not look like a storage shed. They both look like small cabins intended for all season occupation. Certainly Mr. Salter occupies his cabin year around and I assume someone will occupy Geipel's cabin year around as well. It appears to me that Mr. Geipel has followed Mr. Salter's blue print to accomplish a year-round residence without complying with county laws, only Mr. Geipel has taken it one step further in building a permit-less road to his property that I believe will cause endless problems for downhill property owners - especially for us. We expect a lot of erosion issues from this do-it-yourself road and we expect the water flow of the creek his road passes over to be affected and damaged. Mr. Salter and Mr. Geipel have shown the way for others to avoid the cost and effort of building roads and cabins by just ignoring the county's laws and their neighbor's property rights, and you can bet others will be following their examples. The result will be a lawless community that creates unhappiness for property owners and neighbors that follow the laws and diminished property values for those owners/neighbors. Who will want to live in Irwin but others seeking to avoid the high cost of living in town?

On October 7th, 2016, we promptly filed a complaint (a Notice of Alleged Violation of Gunnison County Codes and Regulations) concerning what we believed to be an illegal road and cabin, with the Gunnison County Community Development and Public Works (in one complaint). We also provided many photos of the new permit-less road and the apparently illegal cabin built by Mr. Geipel. Mr. Geipel did not contact us requesting permission to construct his road through the corner of our property, and Mr. Geipel did not subsequently contact us to apologize for trespassing on and damaging the corner of our hillside property.

I believe that in many ways these actions by Mr. Salter and Mr. Geipel represent a return to a wild west mentality in Irwin, akin to the days when Irwin was a mining town and people built where they wanted and lived in cramped quarters and right next to each other. I believe one of the factors for this increase in unlawful cabins and roads is the desire for more affordable housing - at the expense of the other property owners in Irwin Town Site. And I think the current situation is a direct result

of a lack of enforcement of county regulations and laws by the county, and again the victims are the property owners who do follow the regulations and laws. Certainly, the illegal actions of Mr. Salter and Mr. Geipel have diminished the chances that we will ever enjoy our property as we should be able to. Please do the right thing and enforce the regulations and laws as they pertain to the recent and future transgressions in Irwin Town Site.

Patrick McGhee and Mary Byron
Owners of the property in Block 8, Irwin Town Site
Residence: 1027 S. Clayton Way, Denver, CO 80209

Joshua Ost

From: Katherine Haase
Sent: Monday, November 14, 2016 3:06 PM
To: Matthew Birnie; David Baumgarten; Jonathan Houck; Paula Swenson; Paula Swenson (paula@gunnison.com); Phil Chamberland
Cc: Joshua Ost
Subject: FW: Comments for Gunnison Cty. Board of Commissioners in regards to Irwin

_____

Katherine Haase
Assistant to the County Manager
Website Administrator
Clerk to the BOCC
Gunnison County Administration
200 E. Virginia; Gunnison, CO 81230
Phone: (970) 641-7601; Fax: (970) 641-3061 www.GunnisonCounty.org

-----Original Message-----
From: Crystal Lambert
Sent: Monday, November 14, 2016 2:14 PM
To: Katherine Haase; Cathie Pagano
Subject: FW: Comments for Gunnison Cty. Board of Commissioners in regards to Irwin

Hi Katherine. I received the comment below for the BOCC regarding Irwin for the enforcement item on tomorrows agenda.

Thanks,
Crystal

-----Original Message-----
From: stay_tuned1@msn.com [mailto:stay_tuned1@msn.com]
Sent: Monday, November 14, 2016 12:50 PM
To: Crystal Lambert
Subject: Comments for Gunnison Cty. Board of Commissioners in regards to Irwin

Dear Crystal and the Board of Commissioners,

We might be late with our response, but we would like to voice our concerns. We own the cabin on lots 4, 5, 6, 13 & 14, block 26.

When we applied for our permit we had to conform to the following requirements:

- a required building size of at least 600 sq. ft.
- we needed a wetlands delineation by a certified wetlands engineer
- the foundation and roof req'd plans and stamped by a Colorado Lic. Engineer
- permit for septic system
- the driveway had to be built to Gun. Cty. standards and inspected

Has there been a change in the building codes and zoning that we are unaware of ? Maybe the driveway and septic needs to be installed before any building takes place. We are concerned about the contamination of

wells, encroachments and setbacks not being followed, and wetlands being filled in. Maybe Irwin has to be revisited as a growing community and not a forgotten community. Please consider the rights of the law abiding Irwin property owners.
P.S. Here's a question, If a 6 month camping permit is allowed, why have rules and regulations?

Sincerely,
Dennis Lightbown
Judith Dubey

November 11th, 2016

Gunnison County Development
Gunnison Colorado
The United States of America

Crystal Lambert
RE: Pat Mcghee,Craig Geipel, Ruta Martell

Ruta Martell
The National Lode Mining Claim
Irwin, Colorado
(201 10th Street)

Dear Crystal Lambert,

This letter may be arriving too close to the upcoming meeting however I ask you to give it consideration. I am unable to attend the meeting because of my studies abroad. I have lived in Irwin for 15 years. It is a unique and beautiful location with increasing concerns among home owners. The property I purchased has been a labour of love to say the least. The property included an old cabin with 15 plus abandoned vehicles and numerous mounds of garbage left to disintegrate into the soil. I fell in love with the property and began my journey of renovations that included several meetings with the Gunnison Environmental Board along with the Planning Commission. The process of discussions granted a septic system to me in 2006. I am in favor of property owners building and creating spaces that help manifest their dreams. In saying that, I also encourage that regulations must be followed and enforced due to the increasing intrest in Irwin. I have read the concerns of Pat Mcghee regarding our neighbor Craig Geipel... My letter today is to state my concerns about the enforcement codes in the town of Irwin as well. I have called the County Roads Department twice and the Planning Department 3 times in August of this summer. The reason for my call was to understand

easements regarding shared property lines and the distance required for new roads/driveways from those lines. The National Lode Mining Claim and Craig Geipel share a property line. I was informed at the time of my call that the distance is 15 feet from property line to the center of the road/driveway in question. I never received a letter from the county that this road was granted. I felt the County (Planning or Roads) had no intrest examining nor surveying the road/driveway Craig built to ease my concerns. I protect my rights as a property owner in Irwin and continue to do so. Therefore, I am asking the Gunnison County Planning department to review the easement distance between The National Lode Mining Claim property line to the road/driveway Craig Geipel built and confirm the distance is accurate. Thank you for your time.

Thank you very much for your time.
Ruta Martell
The National Lode Mining Claim
Irwin Colorado
PO 3924
CB CO 81224