

CITY OF ST. GEORGE

175 East 200 North
St. George, Utah 84770

DOC # 20100019648

Notice Page 1 of 6
Russell Shirts Washington County Recorder
06/15/2010 04:54:59 PM Fee \$ 0.00
By ST GEORGE CITY



NOTICE OF VIOLATION

06/15/2010

CASE # 10-582

Property Location:

Owner of Record:

Assessor's Parcel No:

Legal Description:

Parcel S Of Old Middleton Dr At Twin Lakes Dr

VILLAGES @ TWIN LAKES LLC C/O RONALD A HATFIELD

SG-5-2-20-12101

S: 20 T: 42S R: 15W S: 21 T: 42S R: 15W PARCEL OF LAND LOC IN E1/2 SEC 20 & W1/2 SEC 21, T42S, R15W DESC AS FOL: BEG AT PT S01*09'10" W 1416.98 FT ALG SECL & N88*50'50" W 61.02 FT FM NW COR SEC 21, T42S, R15W, SD PT BEING ON S R/W MIDDLETON DR EXTN, DESC IN ROAD DED ENTRY #20060059313, SD PT ALSO BEING WLY MOST COR TWIN LAKES R.V. PARK PH 3, TH S51*33'43" E 95.07 FT TO PT ON 180.00 FT RAD NON-TNGT CUR LFT, RAD BEARS S50*05'19" E, PT ALSO BEING ON NW R/W TWIN LAKES DR, DESC IN ENTRY #265342, TH ALG SD R/W FOL (5) CRSES, CONT ALG ARC OF SD CUR 121.76 FT THRU CTL ANG OF 38*45'25"; TH S01*09'10" W 50.34 FT TO PT ON 425.00 FT RAD CUR RGT; TH ALG ARC OF SD CUR 267.19 FT THRU CTL ANG OF 36*01'17"; TH S37*10'17" W 165.01 FT TO PT ON 450.00 FT RAD CUR LFT; TH ALG ARC OF SD CUR 145.26 FT THRU CTL ANG OF 18*29'43" TO PT ON 1233.00 FT NON-TNGT CUR LFT, RAD BEARS S75*37'32" W, PT ALSO BEING ON E R/W TWIN LAKES RD, DESC IN ROAD DED ENTRY #743534; TH ALG ARC OF SD CUR 175.97 FT THRU CTL ANG OF 8*10'37", TO PT ON E LN OF PARCEL, DESC IN ENTRY #985892; TH CONT ALG E SIDE SD PARCEL FOL (7) CRSES, N08*36'43" W 216.80 FT; TH N54*18'43" W 209.50 FT; TH N03*43'43" W 44.49 FT; TH N86*16'17" E 20.00 FT; TH S03*43'43" E 47.98 FT; TH S54*18'43" E 182.07 FT; TH N08*36'43" W 287.97 FT TO PT ON NE COR SD PARCEL ENTRY #985892, SD PT ALSO BEING ON S BDRY OF NO. 2, BK 702, PG 341, TH N85*02'33" E ALG S BDRY OF SD NO. 2, 52.38 FT TO PT ON 383.00 FT RAD NON-TNGT CUR LFT, RAD BEARS N14*22'01" E, PT ALSO BEING ON S R/W SD MIDDLETON DR EXTN; TH ALG SD R/W FOL (2) CRSES, CONT ALG ARC OF SD CUR 257.21 FT THRU CTL ANG OF 38*28'38"; TH N65*53'23" E 56.77 FT TO POB. LESS: BEG AT PT S01*09'10" W ALG SEC/L 1650.81 FT & N88*50'50" W 536.93 FT FM NW COR SEC 21, T42S, R15W, PT ALSO BEING ON W R/W TWIN LAKES RD, DESC IN ROAD DED

CITY OF ST. GEORGE

175 East 200 North, St. George, Utah 84770
Phone: (435) 627-4000
www.sgcity.org

MAYOR

Daniel D. McArthur

CITY MANAGER

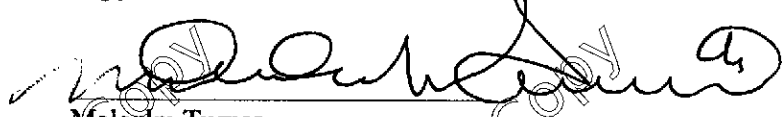
Gary S. Esplin

CITY COUNCIL

Gil Almquist
Gail Bunker, Benjamin Nickle
Jon Pike, Gloria Shakespeare

ENTRY #743534, TH S35*35'29" E ALG SD R/W 3.11 FT. TH
N54*18'43" W 2.12 FT. TH N03*43'43" W 1.29 FEET TO
POB.

I, Malcolm Turner, an agent of and acting for the St. George City Code Enforcement Division, do hereby certify that the Code Enforcement Division has found the above described property to be in violation of the St. George City Ordinances on 06/15/2010. VILLAGES @ TWIN LAKES LLC C/O RONALD A HATFIELD was legally served with a notice to abate cited violations. Failure to act may result in the abatement of violation(s) by the Division. Services provided by the Division, and any fines or penalties assessed, may be charged to the property owner in the form of a lien. Attached is a true and correct copy of the Notice of Violation sent to the Owner of Record listed above.



Malcolm Turner
Code Enforcement Officer

**PLEASE RECORD FOR THE ST. GEORGE CITY CODE ENFORCEMENT
DIVISION OF COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

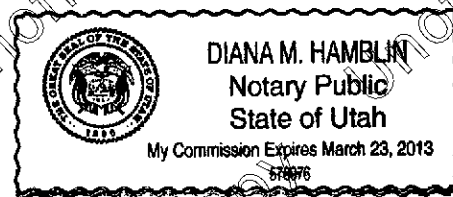
STATE OF UTAH

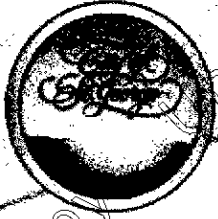
COUNTY OF WASHINGTON

On 06/15/2010, Malcolm Turner personally appeared before me, who is a representative of St. George City Code Enforcement Division, and hereby acknowledge that he/she signed the above *Notice* in my presence.



Notary Public
Residing in Washington County, Utah





CITY OF ST. GEORGE
175 East 200 North
St. George, Utah 84770

05/28/2010

CASE # 10-582

VILLAGES @ TWIN LAKES LLC C/O RONALD A Hatfield
110 S Main ST
Lindon UT 84042

NOTICE OF VIOLATION

Location of Violation: Parcel S Of Old Middleton Dr At Twin Lakes Dr
Responsible Person: VILLAGES @ TWIN LAKES LLC C/O RONALD A Hatfield
Assessor's Parcel No.: SG-5-2-20-12101

Dear Responsible Person or Business Owner:

The purpose of this Notice is to make you aware of violations on your property, what you need to do to bring the property into compliance with the ordinances and the consequences if you fail to comply. This Notice also informs you of your rights. Please read it carefully.

An Ordinance Enforcement Officer conducted an inspection of the property identified above on 05/28/2010. The following violation(s) of the St. George City Code were observed on your property:

Section Violated	Violation Description	What You Must Do
Section 10-14-18.B	DUMPING or DISPOSAL - FAIL TO GRADE. Sec. 10-14-18.B states that the dumping of dirt, sand, rock or other material is permitted; provided, that the surface of such dumped material is graded, leaving the ground surface in a condition suitable for use permitted in the district, and provided further, that such fill does not increase the susceptibility of the ground to erosion, landslide, flooding or other dangerous condition. Concrete may be dumped as fill in excavations where it will be buried and not remain on the land surface.	You must remove all dumped or deposited fill material, or prepare the surface leaving the ground surface in a condition suitable for other use permitted in the zone.
Section 10-14-18.A	UNLAWFUL DUMPING. Sec. 10-14-18.A states that the use of land for the dumping or disposal of scrap iron, junk,	You must remove the scrap iron, junk, garbage, rubbish or other refuse, ashes, slag, or

CITY OF ST. GEORGE
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Phone: (435) 834-5600
www.sgcity.org

MAYOR
Carol D. McArthur

CITY MANAGER
Gary S. Espino

CITY COUNCIL
Suzanne B. Allen
Gail Barker, Larry H. Gardner
Rouney Olson, Robert Whitcraft

YOU MUST REQUEST AN INSPECTION, AND OBTAIN A CERTIFICATE OF COMPLIANCE FROM A CODE ENFORCEMENT OFFICER. A CERTIFICATE OF COMPLIANCE MUST BE OBTAINED BY 06/11/2010.

FAILURE TO COMPLY

Failure to comply by 06/11/2010 will result in the assessment of fines ranging from \$25.00 to \$50.00 per day per violation, plus administrative costs, beginning on 06/12/2010. The fines and costs will continue to accrue until a Code Enforcement Officer inspects the property and finds it in compliance.

In addition to the assessment of fines and administrative costs, if you fail to correct the violations on your property by the indicated deadline, the City may pursue other legal remedies, which include, but are not limited to: civil penalties (fines), abatement of the violations and associated costs, criminal prosecution, revocation of permits, withholding of future municipal permits, administrative fees, recordation of a *Notice of Violation* with the County Recorder and a lien on your property.

COMPLIANCE INSPECTION

Please take note that no additional notice will be sent to you. It is **YOUR RESPONSIBILITY** to remedy the violations and contact our office to schedule an inspection before the indicated deadline. If you fail to do so, you will be assessed daily fines and administrative costs, and may be subject to further legal action, including abatement of the property at your expense. Compliance inspections may be requested by calling (435) 627-4429.

Please be advised that the City will conduct one compliance inspection at no charge to you. If the property is not in compliance at that time and additional inspections are necessary, a \$50.00 reinspection fee will be charged for each additional inspection. This amount will be added to your monthly bill.

DEFENSES

If you no longer own this property, please immediately provide the City with a copy of the documents showing the transfer of ownership so that no charges are assessed to you. If you believe you have a legal non-conforming use, conditional use or variance which would allow the use to remain on your property, please immediately provide the City with a copy of your supporting documents. Any application for special use permits must be made by the due date in this notice or the penalties will be assessed until application is made or the condition removed.

HEARING RIGHTS

You have the right to request a hearing to determine if any violations exist on your property or if you have allowed violations to occur for which you are responsible. You must file a **written** request for hearing within 10 days from the date the notice of violation was issued. If the notice was mailed, the request for hearing must be made within 15 days of the mailing date. Address the request to the attention of the "Administrative Hearing Coordinator." Please include your name, address, telephone number, case or citation number, and violation address. An Administrative Fee may be assessed for costs associated with the hearing of your case. You have the right to hire an attorney to represent you in the hearing, although it is not required. An attorney will not be appointed for you. If you hire an attorney, you must notify this office at least ten (10) days before the hearing. A notice of hearing will be mailed to you instructing you when and where to appear.

**FAILURE TO FILE A TIMELY WRITTEN REQUEST FOR A HEARING WAIVES
YOUR RIGHT TO A HEARING.**

SECOND OR SUBSEQUENT VIOLATIONS

Please be advised that only one notice of violation is required for any 12-month period, and that civil penalties begin immediately upon any subsequent violations of the notice. You may request a hearing on the renewed violations by following the same procedure as provided for the original notice.

Please call (435) 627-4429 if you have any questions or concerns.

CERTIFICATION OF MAILING

I hereby certify that I mailed this document, postage prepaid, on the date listed above.

Malcolm Turner
Code Enforcement Officer