



RECORDED NOTICE OF VIOLATION

November 14, 2013

Case: 13-0051BL

Property Address: 1762 West 70 South Circle
Owner of Record: Mark R & Kristie Wheeler

Assessor's Parcel No.: SG-PWE-9
Legal Description: POINTE WEST EST (SG) Lot: 9

I, Shiloh Kirkland, an agent of and acting for the St. George City Ordinance Business License Division, do hereby certify that the Business License Division has found the above described property to be in violation of the St. George City Ordinances on October 25, 2013, Mark R & Kristie Wheeler was legally served with a notice to obtain a Rental Dwelling Business License. Failure to act may result in fines or penalties assessed and 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.

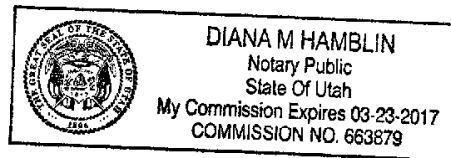
Shiloh Kirkland
Business License Officer

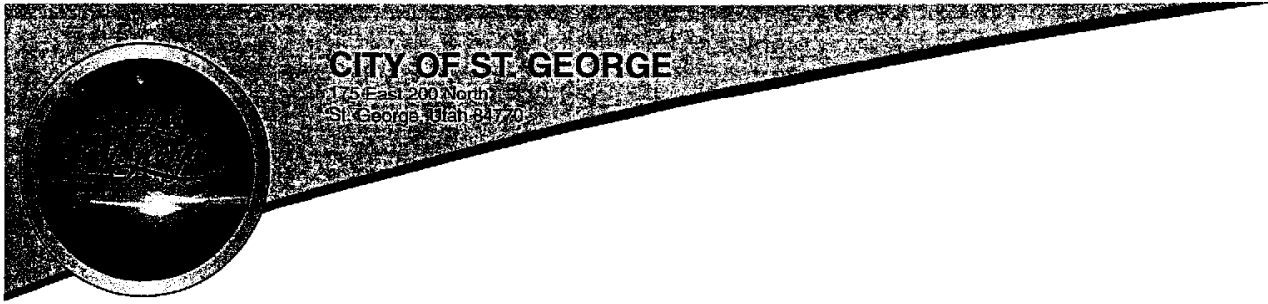
PLEASE RECORD FOR THE ST GEORGE CITY ORDINANCE BUSINESS LICENSE
DIVISION OF ADMINISTRATION FINANCE DEPARTMENT

STATE OF UTAH
COUNTY OF WASHINGTON

On this 14 day of Nov, 2013 Shiloh Kirkland personally appeared before me, who is a representative of Saint George City Business License Division, and hereby acknowledge that she signed the above Notice in my presence.

Notary Public
Residing in Washington County, Utah





October 25, 2013

Mark Wheeler
2008 Pebble Creek Drive
Springville, UT 84663

13-0051BL

30138 / county 0653884

NOTICE OF VIOLATION

Dear Mr. Wheeler:

The purpose of this notice is to make you aware that you are not in compliance with the City Business License ordinance which regulates rental dwellings. Our records show that you have not obtained a rental dwelling business license for the license period of July 1, 2013 thru June 30, 2014. The rental dwelling business license is required to operate and maintain your rental dwelling unit located at 1762 West 70 South Circle St. George, Utah. This Notice informs you of your rights and the consequences if you fail to comply with the Rental Fit Premises ordinance. Please read it carefully.

VIOLATION(S)

1. You are in violation of failing to obtain a Rental Dwelling Business License Chapter 7 section 4-7-3.
2. You are in violation of failing to designate a Washington County person authorized to act on your behalf for the purpose of the Rental Dwelling Business License. Chapter 7 section 4-7-7.

REMEDIAL ACTION

In order to bring your business into compliance with the City Rental Dwelling Ordinance you must obtain a Rental Dwelling Business License by November 8, 2013.

FAILURE TO COMPLY

CITY OF ST. GEORGE

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

MAYOR

Daniel D. McArthur

CITY MANAGER

Gary S. Esplin

CITY COUNCIL

Gil Almquist
Gail Bunker, Jimmie Hughes
Benjamin Nickle, Jon Pike

Failure to comply will result in the assessment of fines in the amount of **\$50.00** per day per violation, plus administrative costs, beginning on November 8, 2013. The fines and costs will continue to accrue until you come into compliance. In addition to the assessment of fines and administrative costs, if you fail to correct the violation by the indicated deadline, the city may pursue other legal remedies, which include, but are not limited to: injunctions and criminal prosecution.

DEFENSES

If you no longer own the rental dwelling unit that requires a Rental Dwelling Business License, please provide the city with a copy of the documents showing the transfer of ownership so that no charges are assessed to you. You may e-mail me the information to sgcitybuslic@sgcity.org.

HEARING RIGHTS

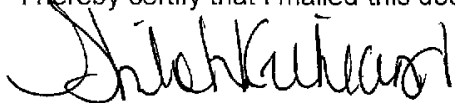
You have the right to request a hearing to determine if any violations exist on your property or if you have allowed violations to occur for which you are responsible. You must file a **written** request for hearing within ten (10) days from the date the notice of violation was issued. If the notice was mailed, the request for hearing must be made within fifteen (15) days of the mailing date. Please include your name, address, and telephone number. 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.

Please take note no additional notice will be sent. It is YOUR RESPONSIBILITY to remedy the violation and contact our office before the indicated deadline. If you fail to comply with this notice the City Attorney may institute a civil suit to enjoin the operation of any business being operated without a license and/or may seek criminal sanctions. You may contact me at (435) 627-4740.

CERTIFICATION OF MAILING

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



Shiloh Kirkland
Business License Officer