



Planning, Development, and Transportation

Community Development & Neighborhood Services  
281 N. College Ave. - PO Box 580  
Fort Collins, CO 80522

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970.224.6134 - fax  
[fcgov.com/nbs](http://fcgov.com/nbs)

**NOTICE OF VIOLATION**

July 31, 2020

Gregory Derosa  
301 Larkspur Dr.  
Carbondale, CO 81623

Re: 640 S. <sup>✓</sup>Shields St  
Parcel Number: 971420988

Dear Mr. Derosa,

The Larimer County assessor's office lists you as the owner of the above referenced address.

This letter is to inform you that we have received a complaint about a kitchen that was built in the basement of the above-mentioned address. There is nothing in our records showing that a permit was obtained to perform the work. This is in violation of the 2018 IRC as adopted by the City of Fort Collins.

Sections;  
*R105 Permits*

*R105.1 Required.* Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain a permit.

An after the fact permit must be issued for the work within (30) days of the date of this notice.

Failure to comply with this notice of violation is grounds for the City of Fort Collins to issue you a citation to appear in court and fines up to 3,000.00 dollars per day from the date of the violation.

With regards,

Marcus Coldiron  
Building Inspector  
City of Fort Collins  
(970)416-2324  
[mcoldiron@fcgov.com](mailto:mcoldiron@fcgov.com)