



City of Vergas

May 28, 2024

Lorz Real Estate Holdings LLC
9570 42nd ST S
Fargo ND 58104-4010

RE: Existence of Nuisance at
PARCEL #'S 82000500027008 & 82000500027009

Dear Lorz Real Estate Holdings LLC,

NOTICE OF VIOLATION

The Vergas Planning Commission conducted a nuisance tour. You are hereby notified that there exists a nuisance upon the property identified above. Either you or the occupant of the property has:

You are hereby notified that there exists upon the property identified above a nuisance. Either you or the occupant of the property has:

- ☐ maintained or permitted a condition upon the property that unreasonably annoys, injures, or endangers the safety, health, morals, comfort, or repose of any considerable members of the public;
- ☐ Interfered with, obstructed, or rendered dangerous the passage of any public highway or right-of-way, or waters used by the public; and/or
- ☐ Has violated Sections 92.16 (Public Nuisances Affected Health), 92.17 (Public Nuisances Affected Morals and Decency, or 92.18 (Public Nuisances Affected Peace and Safety of the Code of Ordinances of the City of Vergas.

Specifically, the followings conditions exist or have been allowed to be maintained on your property:

Campers are not allowed in Vergas outside of a campground. Property owners with campers need to have them stored without any utilities hooked up to them and they cannot be camped in.

§ 150.03 MANUFACTURED HOMES.

After the date of the adoption of this code, only manufactured homes which comply with the Manufactured Home Building Code established by M.S. § 327.31 may be located in and used as a dwelling within the city. A mobile home, manufactured home, house trailer or other mobile dwelling which does not comply with the Manufactured Home Building Code and which is used as a residence after the date of the adoption of this code is a nonconforming use as defined by M.S. § 462.357, Subd. 1e, as it may be amended from time to time, and this nonconforming use may be continued, including through repair, maintenance, replacement, restoration or improvement but if the nonconformity or occupancy is discontinued for a period of more than one year, or the nonconforming use is destroyed by fire or other peril to the extent of greater than 50% of its market value and no building permit is applied for within 180 days of when the property is damaged, any subsequent use or occupancy of the land or premises shall be a conforming use or occupancy.
Penalty, see § 10.99

You must abate the nuisance by June 11, 2024. In order to abate the nuisance, you must complete the following:

Remove the camper.

If the nuisance is not abated by the date specified above, an officer or employee of the City will report that fact to the Planning Commission for further action. That action may include public hearings, enforcement proceedings, litigation, and the City hiring someone to abate the nuisance for you. If the City is forced to abate the nuisance on your behalf, you will be billed for all costs associated with abating the nuisance including administrative costs. The City may also assess those costs against your property.

If you have any questions concerning this notice, please attend the scheduled Planning Commission meeting June 24, 2024, 6:00 pm at Vegas Event Center.

Sincerely,


Julie Lammers
City Clerk

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The City of Vergas is an equal opportunity Provider and Employer.