

1.4.2.2 Continuing Violations

Each day that a violation remains uncorrected after receiving notice of the violation from the County shall constitute a separate violation of these Regulations.

1.4.3 Remedies and Enforcement Powers

The County shall have the following remedies and enforcement powers:

1.4.3.1 Withhold Permits:

- (1) The County may deny or withhold all approvals, certificates or other forms of authorization on any land or structure, or improvements thereon, upon which there is an uncorrected violation of a provision of these Regulations or of a condition or qualification of a permit, certificate, approval or other authorization previously granted by the County, until the violation is corrected. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.
- (2) The County may deny or withhold all approvals, certificates or other forms of authorization on any land or structure or improvements owned or being developed by a person who owns, has developed or otherwise caused an uncorrected violation of these Regulations until the violation is corrected. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property in violation

1.4.3.2 Permits Approved with Conditions:

Instead of withholding or denying a permit, or other authorization, as described in Section 1.4.3.1(2), the County may grant such authorization subject to the condition that the violation is corrected.

1.4.3.3 Revoke Approval:

Any development approval or other form of authorization required under these Regulations may be revoked when the Director of County Development, or designee, determines: (1) that there is a departure from the plans, specifications, or conditions as required under terms of the approval, (2) that the development approval was procured by false representation or was issued by mistake, or (3) that any of the provisions of these Regulations are being violated.

Written notice of such revocation shall be served upon the owner, the owner's agent or contractor, or upon any person employed on the building or structure for which such approval was issued, or shall be posted in a prominent location; and, thereafter, no such construction shall proceed.

1.4.3.4 Stop Work/Suspend Use:

With or without revoking any approval or authorization, the County may **issue** stop work on any land (including, but not limited to, road construction or site grading), ~~or~~ on any structure or building, **any unpermitted use, or permitted use** on which there is an uncorrected violation of a provision of these Regulations or of a permit, or other form of authorization issued hereunder, in accordance with its power to stop work under its building codes **and its authority to regulate land use within the area of Archuleta County.**