



**Compliance Division**  
2101 O'Neil Avenue, Room 202  
Cheyenne, WY 82001  
Phone: (307) 637-6265 Fax: (307) 637-6366  
[www.cheyennecity.org](http://www.cheyennecity.org)



CERTIFIED AND REGULAR MAIL

January 20, 2021

Victory Real Estate Management LLC  
208 Linden Avenue  
Verona, NJ 07044

RE: 1600 W. Lincolnway  
Short Legal: P.A.S. Subdivision, 1<sup>st</sup> Filing: Lot 1, Block 1  
Building 5 (North Building)

**NOTICE AND ORDER**

To Whom It May Concern:

Pursuant to the 2018 *International Property Maintenance Code* (IPMC), as adopted by the City of Cheyenne as its Dangerous Building Code, and in the Cheyenne City Code § 15.24.010, it has been determined that the structure at the above referenced property is unsafe in violation of Section 108.1.1 of the IPMC. Due to the fire that occurred on January 15, 2021, the structure is found to become so out of repair as to be dangerous, unsafe, insanitary, otherwise unfit for human habitation or occupancy, and is unreasonable to repair the structure.

**Therefore, pursuant to 110.1 of the IPMC, you are hereby ordered to demolish and remove the structure from the premises.** Pursuant to Section 107.2 of the IPMC, you are hereby ordered to demolish the structure within two-hundred days (200).

Pursuant to 110.3, if the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed through any available public agency or by contract or arrangement by private persons.. The cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Additionally, pursuant to 106.3 of the IPMC, failure of the owner to comply with this notice within the time specified in the order shall cause the chief building official to order the premises to be demolished and removed through any available public agency or by contract or

arrangement by private persons. The cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

You may appeal this Notice and Order to the Board of Appeals in the manner prescribed by law and Section 111.1 of the IPMC. Any appeal must be in writing and filed within twenty (20) days after the date of service of this Order.

If you have any questions regarding this matter, feel free to contact me.

Sincerely,



Bruce Trembath II  
Chief Building Official

cc: Mayor's Office  
City Council  
City Attorney  
Planning and Development Services Director  
Fire Department

Notary Public Acknowledgement

Wyoming  
State of

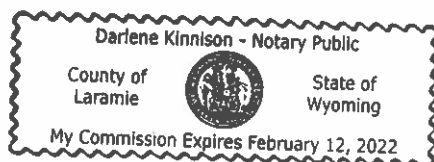
Laramie  
County of

I hereby certify that Bruce Trembath, Chief Building Official (Name/Title)  
appeared before me on this 20 day of January, 2021, and signed this form in  
my presence.

Darlene Kinnison  
Notary Public Signature

2-12-22  
My Commission Expires (Date)

SEAL





**Compliance Division**  
2101 O'Neil Avenue, Room 202  
Cheyenne, WY 82001  
Phone: (307) 637-6265 Fax: (307) 637-6366  
[www.cheyennecity.org](http://www.cheyennecity.org)



CERTIFIED AND REGULAR MAIL

January 20, 2021

Victory Real Estate Management LLC  
208 Linden Avenue  
Verona, NJ 07044

RE: 1600 W. Lincolnway  
Short Legal: P.A.S. Subdivision, 1<sup>st</sup> Filing: Lot 1, Block 1  
Building 1 and 2 (The South Buildings)

## NOTICE AND ORDER

To Whom It May Concern:

Pursuant to the 2018 *International Property Maintenance Code* (IPMC), as adopted by the City of Cheyenne as its Dangerous Building Code, and in the Cheyenne City Code § 15.24.010, it has been determined that the structure at the above referenced property is unsafe in violation of Section 108.1.1 of the IPMC. The structure has been boarded up beyond a year and is found to become so out of repair as to be dangerous, unsafe, insanitary, otherwise unfit for human habitation or occupancy, and is unreasonable to repair the structure.

**Therefore, pursuant to 110.1 of the IPMC, you are hereby ordered to demolish and remove the structure from the premises.** Pursuant to Section 107.2 of the IPMC, you are hereby ordered to demolish the structure within one-hundred eighty days (180).

Pursuant to 110.3, if the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed through any available public agency or by contract or arrangement by private persons.. The cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Additionally, pursuant to 106.3 of the IPMC, failure of the owner to comply with this notice within the time specified in the order shall cause the chief building official to order the premises to be demolished and removed through any available public agency or by contract or

arrangement by private persons. The cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

You may appeal this Notice and Order to the Board of Appeals in the manner prescribed by law and Section 111.1 of the IPMC. Any appeal must be in writing and filed within twenty (20) days after the date of service of this Order.

If you have any questions regarding this matter, feel free to contact me.

Sincerely,



Bruce Trembath II  
Chief Building Official

cc: Mayor's Office  
City Council  
City Attorney  
Planning and Development Services Director  
Fire Department

Notary Public Acknowledgement

Wyoming  
State of

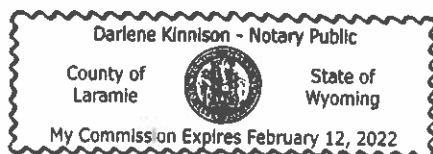
Laramie  
County of

I hereby certify that Bruce Trembath, Chief Building Official (Name/Title)  
appeared before me on this 20 day of January, 2021, and signed this form in  
my presence.

Darlene Kinnison  
Notary Public Signature

2-12-22  
My Commission Expires (Date)

SEAL





**Compliance Division**  
2101 O'Neil Avenue, Room 202  
Cheyenne, WY 82001  
Phone: (307) 637-6265 Fax: (307) 637-6366  
[www.cheyennecity.org](http://www.cheyennecity.org)



CERTIFIED AND REGULAR MAIL

January 20, 2021

Victory Real Estate Management LLC  
208 Linden Avenue  
Verona, NJ 07044

RE: 1600 W. Lincolnway  
Short Legal: P.A.S. Subdivision, 1<sup>st</sup> Filing: Lot 1, Block 1  
Building 3 and 4 (Middle section of buildings located on premises)

## NOTICE AND ORDER

To Whom It May Concern:

Pursuant to the 2018 *International Property Maintenance Code* (IPMC), as adopted by the City of Cheyenne as its Dangerous Building Code, and in the Cheyenne City Code § 15.24.010, it has been determined that the structure at the above referenced property is unsafe in violation of Section 108.1.1 of the IPMC. Due to the fire that occurred on January 15, 2021, the structure(s) is found to be so damaged and dilapidated that partial or complete collapse is possible.

**Therefore, pursuant to 110.1 of the IPMC, you are hereby ordered to demolish and remove the structure from the premises.** Pursuant to Section 107.2 of the IPMC, you are hereby ordered to demolish the structure within one-hundred eighty days (180).

Pursuant to 110.3, if the owner of a premises or owner's authorized agent fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed through any available public agency or by contract or arrangement by private persons.. The cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Additionally, pursuant to 106.3 of the IPMC, failure of the owner to comply with this notice within the time specified in the order shall cause the chief building official to order the premises to be demolished and removed through any available public agency or by contract or arrangement by private persons. The cost thereof shall be charged against the real estate upon

which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.

You may appeal this Notice and Order to the Board of Appeals in the manner prescribed by law and Section 111.1 of the IPMC. Any appeal must be in writing and filed within twenty (20) days after the date of service of this Order.

If you have any questions regarding this matter, feel free to contact me.

Sincerely,

Bruce Trembath II  
Chief Building Official

cc: Mayor's Office  
City Council  
City Attorney  
Planning and Development Services Director  
Fire Department

Notary Public Acknowledgement

Wyoming  
State of

Laramie  
County of

I hereby certify that Bruce Trembath, Chief Building Official (Name/Title)  
appeared before me on this 20 day of January, 2021, and signed this form in  
my presence.

Darlene Kinnison  
Notary Public Signature

2-12-22  
My Commission Expires (Date)

SEAL

