

FREMONT COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
615 MACON AVENUE, ROOM 210  
CAÑON CITY, COLORADO 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374

**NOTICE OF NONCOMPLIANCE**

April 19, 2007

Paul Eggleston

0904 Fremont County Road 12

Cotopaxi, Colorado 81223

Certified Mail # 7002-0510-0002-9248-8998

REFERENCE: **ZV- 00-21 VIOLATION NOTICE** for the property located at 0904 Fremont County Road 12, Cotopaxi, Colorado 81223

THIS IS A NOTICE OF **NONCOMPLIANCE** FOR THE ABOVE VIOLATION.

**Legally described:** A PAR OF LD BEING A PORTION OF U.S. GOVERNMENT TR #50 (AKA SE4 OF THE NW4, E2 OF THE SW4) SEC 30-48-12; BEING MORE PARTICULARLY DESC AS FOLLOWS; BEG AT THE NE COR OF SD TR50 (AKA ANGLE POINT #1 TR 50); TH ON THE FOLLOWING 6 COURSES: 1. S 02"38'42" E, ON THE E LN OF SD TR 50, 1064.11 FT; 2. S 72"04'55" W, 940.45 FT TO THE NE COR OF A PARCEL DESC IN B443-P296; 3. S 89"46'16"W, ON THE N LN THEREOF, 208.70 FT TO THE NW COR THEREOF; 4. N 13"18'24" W, 1081.56FT TO A POINT ON THE W LN OF SD TR 50; 5. N 02"39'36" W, ON SD W LN 301.80 FT TO THE NW COR OF SD TR 50 (AKA ANGLE POINT NO.2 TR50) ; 6. SOUTH 89"57'47" E ON THE N LN OF SD TR 50, 1317.37 FT TO THE POB ALSO KWOWN AS PARCEL C OF SURVEYOR'S PLAT OF THE LATHAM PARCELS IN SECREGATED TR50, SEC30-48-12 (REF FROM 780-02-290) (MOBILE #93000-05-341)

A drive by inspection on April 17, 2007, of your property revealed you have failed to mitigate the violations. Therefore you are in noncompliance with Fremont County Zoning Regulations.

**As a result of your noncompliance, your case has been forwarded to the Fremont County Attorney for prosecution.**

As per the Fremont County Zoning Resolution, the owner of property in violation of said resolutions may be subject to penalties found in Colorado Revised Statutes. Additionally, it should be noted it is the policy of Fremont County to seek costs for attorney fees and other expenses incurred, as allowed by law.

Feel free to contact the Department with any questions you may have.

*Robert Sapp & Walter T. Elkins*

Code Enforcement Officers

CC: Fremont County Attorney

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