

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

**Telephone (719) 276-7360**

**Facsimile (719) 275-7538**

**VIOLATION NOTICE**

Certified Mail # 7002 0510 0002 9249 9513

August 13, 2003

Anna M Daniels  
1567 M Street  
Penrose, Colorado 81240

Reference: **ZV03-091 VIOLATION NOTICE** for the property located **1567 M Street, Penrose, Colorado 81240**.

This is to inform you that a drive-by/on site inspection of your property was conducted on August 7, 2003. Enclosed with this letter is an official **Notice of Violation**.

According to the records of the Fremont County Assessor, you are the owner of the property at, **1567 M Street, Penrose, Colorado 81240**  
Legally described as **TR 10 BEAVER PARK 15-19-68 (MOBILE #93000-01-549)**, Fremont County, Colorado

The previously described property is zoned Agriculture Rural Zone District. You are hereby notified that you are in violation of the following regulations and laws of Fremont County and the State of Colorado.

The Fremont County Zoning Resolution states:

**3.1** No building, structure, or land shall hereinafter be occupied or used, and no building or structure, or part thereof, shall be erected, moved or structurally altered unless in conformity with all the regulations herein specified for the district in which it is located.

**1.5.20 AUTOMOBILE GRAVEYARD:** Any property consisting of one (1) lot, tract, or parcel or more, or place of business which is maintained, used or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled, unlicensed, or inoperable motor vehicles or motor vehicle parts. For the purposes of this regulation vehicles used in ranching or farming in the zone districts permitting agricultural uses and the storing of three (3) or fewer vehicles is not deemed to be an automobile graveyard.

**1.5.81 JUNK:** Old, used, discarded or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked automobiles, appliances, or parts thereof, iron, steel and other old or scrap ferrous or non ferrous material of any kind whether of value or valueless.

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

**Telephone (719) 276-7360**

**Facsimile (719) 275-7538**

## **VIOLATION NOTICE**

**1.5.82 JUNKYARD:** Any property consisting of one (1) lot, tract, or parcel or more, or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk or for the maintenance or operation of an automobile graveyard, and the term includes garbage dumps and sanitary landfills. For the purpose of this regulation vehicles used in ranching or farming in the zone districts permitting agricultural uses and the storing of three (3) or fewer vehicles is not deemed to be a junkyard.

**3.7** A mobile home may be stored in Agricultural Forestry, Agricultural Farming and Ranching, Agricultural Living, Agricultural Estates, Mobile Home Park, Travel Trailer Park and Campground, Rural Highway Business, Business and Industrial Zone Districts consistent with policies and procedures adopted by the Department and Board. A stored mobile home shall not be used as a storage building and shall not be connected to any utilities. A stored mobile home shall not encroach into the setbacks required by the zone district in which the property is located. A mobile home storage permit shall be obtained prior to storing a mobile home in any district which allows such storage.

**3.8 No mobile home or trailer, tent, truck, tractor trailer,** bus, automobile, railroad car, caboose, coach or streetcar body, may be used as a storage structure in any zone district, except a tractor trailer, railroad car and caboose may be used as a storage structure in the Agricultural Forestry and Agricultural Farming & Ranching Zone Districts.

**3.9 No trailer or tent may be occupied as a primary or temporary residence for more than the equivalent of three (3) months per year** in the Agricultural Forestry, Agricultural Farming & Ranching or Agricultural Living Zone Districts. Except as expressly permitted by this regulation, the use of tents and trailers for human habitation is prohibited provided, however, that this provision shall not prevent the use of tents or travel trailers for children's play or for picnics or for the occasional accommodation (*NOT TO EXCEED TWO (2) WEEKS*) of guests in the Agricultural Rural, Agricultural Estates, Agricultural Suburban, Low Density Residence, Medium Density Residence or High Density Residence Zone Districts

**3.10 No truck, tractor trailer, bus, railroad car, caboose, coach or streetcar body shall be used for human habitation whether the same is mounted on wheels or not.**

The Fremont County Zoning Resolution, **1.6.2** states:

**1.6.2 VIOLATION & PENALTY:** Any person, firm or corporation violating any provision of these regulations shall be subject to the penalties set forth in the Colorado Revised Statutes, as amended, and other legal action provided by law.

To **mitigate** the violations, the following shall be completed:

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

**Telephone (719) 276-7360**

**Facsimile (719) 275-7538**

**VIOLATION NOTICE**

- A. Limit the storage of wrecked, scrapped, ruined, or dismantled, unlicensed, or inoperable motor vehicles to three (3) or fewer.**
- B. Remove all junk or garbage from the property.**
- C. The removal any and all mobile homes on said property. You are not permitted to store a mobile home in your zone district.**

You have **thirty (30)** days from the date of receipt of this notice as established in The Fremont County Zoning Resolution, 1.6.2 and The Colorado Revised Statutes §30-28-124 and §30-28-124.5 to have this property in compliance **The date for compliance is September 26,2003** . If compliance is not accomplished within said thirty days (30) then your file **ZV03-091** and all **photographs** will be forwarded to the Fremont County Attorney for prosecution.

As per The Fremont County Zoning Resolution, 1.6.2 if you are found to be in violation you are subject to the penalties found in the Colorado Revised Statutes, a copy of the Colorado Revised Statute §30-28-124 and §30-28-124.5 concerning penalties for zoning violations is included in this letter for your reference. Additionally, Fremont County will be seeking to have you held responsible for cost, attorney fees and other expenses incurred in the court action brought against you.

Please notify us of your intent to comply or if you bring your property into compliance prior to the thirty days (30). If you need any additional information, please contact the department.

Sincerely,

Robert Sapp  
Code Enforcement Officer

cc: Fremont County Attorney