

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**

May 25, 2007

**Les R. & Verna W. Larsen**  
**713 15th Trail**  
**Texas Creek, Colorado 81223-9671**

CERTIFIED MAIL # 7002-0510-0002-9248-8325

REFERENCE: **ZV00-035 & ZV06-80 VIOLATION NOTICE 1.5.20 AUTOMOBILE GRAVEYARD and 3.8 General Regulations:** Manufactured home storage

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

According to the records of the Fremont County Assessor, you are the owner of the property at 3514 Fremont County Rd., legally described as: **SW4NE4 NE4SW4; & THAT POR OF THE N2 NE4NE4SW4 WHICH LIES S OF RD K/A RD GULCH 3-20-73 N2SE4NE4SW4 SUBJ TO RES OF RCD**

The previously described property is currently zoned in the **Agricultural Estates (AE) Zone District.**

**4.5 AE - AGRICULTURAL ESTATES ZONE DISTRICT**

**4.5.1 DESCRIPTION:** This district is established for limited agricultural purposes with appropriate single-family residence and accessory uses and **provides separation from business and industrial uses.**

A drive by inspection on May 22, 2007 of your property revealed **you have failed to mitigate the violations.** Therefore you are in noncompliance with Fremont County Zoning Regulations.

Your original violation notice is dated 6/28/00. Your office visit with Code Enforcement 9/5/06 was in response to a Verbal Warning of new complaints filed 8/16/06. Your letter of intent to comply is dated 9/14/06

Fremont County and the office of Code Enforcement have allowed more than ample time to mitigate these land use violations.

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**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