

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

Telephone (719) 276-7360

Facsimile (719) 276-7374

VIOLATION NOTICE

Certified Mail # 7007 2560 0002 3540 3068
June 18, 2009

DAVIS, Ronald W. & Franklin W.
1039 43rd. Trail
Cotopaxi, Co. 81223-9237

REFERENCE: ZV09-044 **VIOLATION NOTICE** for the property located at 1039 43rd. Trail, Cotopaxi, Co. 81223.

This is to inform you that a drive-by/on site inspection of your property was conducted on June 18, 2009.

This is an official **NOTICE OF VIOLATION.**

According to the records of the Fremont County Assessor, you are the owner of the property at 1039 43rd. Trail, Cotopaxi, Co. 81223, legally described as: SE4NE4SW4NE4 SEC 17-20-72 FLA-COLO ACRES TR-76 MANUF # 93000-05-394

The property is currently zoned in the AE - AGRICULTURAL ESTATES ZONE DISTRICT
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.

You are hereby notified that you are in violation of the following regulations and laws of Fremont County and the State of Colorado.

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.

1.5.81 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.

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

1. Removal of all junk, trash or garbage from the property.

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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 July 20, 2009.**

If compliance is not accomplished within said Thirty (30) days, then your file **ZV09-042** and all photographs will be forwarded to the Fremont County Attorney for prosecution.

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.

1.6.3 NOTICE OF VIOLATION: For any property that has formally been placed under violation of the provisions of this Resolution, Fremont County may record a copy of the notice of violation in the real property records of Fremont County as maintained by the Clerk and Recorder, for Fremont County. Once the property is brought into compliance, a compliance letter will be recorded in the land records noting that the property has been brought into compliance with this Resolution.

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 (30) days. If you need any additional information, please contact the department.

Sincerely,

Robert Sapp & Ron Zenisky
Code Enforcement Officers

cc: Fremont County Attorney