

**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 3532
August 2, 2010

**HAMILTON WILMA
P O BOX 30
HILLSIDE, CO 81232-0030**

REFERENCE: ZV10-039 VIOLATION NOTICE for the property located at 00776 R PATH, COTOPAXI, CO 81223.

This is to inform you that a drive-by/on site inspection of your property was conducted on July 22, 2010. This is an official **NOTICE OF VIOLATION**.

According to the records of the Fremont County Assessor, you are the owner of the property a located **00776 R PATH, COTOPAXI, CO 81223**, legally described as **E2NW4SE4NW4 SEC 27-20-73 FLA-COLO ACRES TR-46B REF FROM 760-06-980 MANUF #93000-06-236**

4.5 The property is currently zoned in the **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.

You are hereby notified that you are in violation of the following Fremont County, Colorado Zoning Resolution 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.

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

3.3 No single tract, parcel, or lot shall contain more than one (1) principal use or structure.

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

1. Removal of all junk, trash and garbage from the property.
2. Removals of all tires being stored on the property.
3. Removal of the MOBILE HOME, which is being stored on the property.

**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

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 2, 2010.

If compliance is not accomplished within said Thirty days **(30)**, then your file **ZV10-039** 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 days **(30)**. If you need any additional information, please contact the department.

Sincerely,

Robert Sapp & Ron Zenisky
Code/SMM Enforcement Officers

cc: Fremont County Attorney