

**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**

**CLIFT ANN L  
1126 NATALIE ST  
CANON CITY, CO 81212-8565**

**RECEPTION#: 896171,  
05/14/2012 at 09:30:13 AM, 1 OF 4,**

**KATIE E. BARR, CLERK AND RECORDER  
FREMONT COUNTY, CO**

**Certified Mail #  
Case# 10-054**

**May 14, 2012**

This is in reference to compliance advisory #10-054, for 01126 **Natalie Street**. The property is located within Fremont County and legally described as: **LOT 4 BLK 6 NORTH MEADOWS ESTATES FIL #3 MANUF #93000-02-656**.

According to the records of the Fremont County Assessor, you are the owner of this property.

Your property is located within 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.

This is to inform you that you **have not complied** with the compliance advisory #10-054. An inspection of the property on 05-10-2012 showed that you have not complied. We are informing you that at this time you are in violation of Fremont County Zoning Resolution.

This letter is an official:

**Notice of Violation.**

**Notice is hereby given that you are in violation of the following zoning regulations of Fremont County and the State of Colorado.**

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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.

**1.5.22 AUTOMOBILE GRAVEYARD:** Any property consisting of one (1) lot, tract, or parcel or more, or a place of business, which is maintained, used, or operated for storing, dismantling, keeping, buying, or selling wrecked, scrapped, ruined, dismantled, unlicensed, or inoperable motor vehicles and/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.

**1.5.87 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.

**1.5.88 JUNKYARD:** Any property consisting of one (1) lot, tract, or parcel or more, or a place of business that is maintained, operated, or used for storing, dismantling, 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 do not constitute a junkyard.

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**VIOLATION NOTICE**

**1.6.1 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.

**1.6.2 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.

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

- 1. Remove all junk, trash and debris from the property.**
- 2. Reduce the number of vehicles to three (3) or fewer\_ (storing of three (3) or fewer vehicles is not deemed to be an automobile graveyard).**
- 3. Comply all applicable Zoning Regulations for the AE - AGRICULTURAL ESTATES 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 compliance date established in our office is June 18-2012 if compliance is **not accomplished** within the stated period, then your file **#10-054** will be forwarded to the Fremont County Attorney for prosecution.

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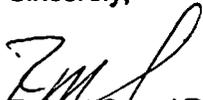
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**VIOLATION NOTICE**

As per Fremont County Zoning Resolution, 1.6.2, if you are found to be in violation you will be 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 **any 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/ Ronald Zenisky  
~~Code-SMM Enforcement Officers~~

cc: Fremont County Attorney