

**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

Glen Jones
1605 3rd Street West
Florence, Colorado 81226

Certified Mail # 7010 3090 0003 4666 0296

Case# 12-009

March 1, 2012

This is in reference to case #12-009, **1605 3rd Street West, Florence, Colorado 81226**. This property located within Fremont County and is legally described as IN NE4NW4 BEG AT A PT 660FT W FROM PT OF INTSEC OF N R/W LN ROCKVALE BRANCH AT+SF RR WITH S BNDRY LN FLORENCE-CANON CITY RD TH NWLY ALG S BNDRY LN 190 FT M/L TO INTSEC W LN NE4NW4 OF SEC 17 TH S 180 FT M/L TO INTSEC WITH N R/W LN OF D+RGW RR TH SELY ALG R/W 202 FT M/L TO INTSEC WITH W BNDRY LN OF STRIP CONVEYED TO D+RGW RR BY IVAN DAUGHERTY TH NELY ALG LAST BNDRY LN ON W SIDE CHANDLER CRK 350 FT M/L TO BEG SEC 17-19-69 TR-150 1/2 DI. The property is located within the AL - AGRICULTURAL LIVING ZONE DISTRICT. This district is established to provide and retain certain lands for agriculture and to provide for orderly low density residential development.

This letter is an official:

Notice of Violation.

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

The Fremont County Zoning Resolution:

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

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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.

1.6.1 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. Store all items of value within the fenced area.**
- 3. Reduce the number of vehicles to three (3) or less. (Storing of three (3) or fewer vehicles is not deemed to be an Automobile Graveyard).**
- 4. Comply with all applicable Zoning Requirements AL - Agricultural Living Zone District**

You have **120 days** from the date 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 is

June 29, 2012

If compliance is **not accomplished** within the stated time, then your file **#12-009** 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

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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 **June 29, 2012**. If you need any additional information, please contact the department.

Sincerely,

Robert Sapp/ Ronald Zenisky
Code SMM Enforcement Officers

cc: Fremont County Attorney