

**FREMONT COUNTY  
DEPARTMENT OF PLANNING AND ZONING**

615 Macon Avenue Room 200

Canon City, Colorado 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374 / Email [planning@fremontco.com](mailto:planning@fremontco.com)

## **Violation Notice**

**CAIN PAMELA  
416 FRE CO RD 119  
FLORENCE, CO 81226-9503**

RECEPTION#: 897170,  
06/18/2012 at 02:47:21 PM, 1 OF 3,

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

Certified Mail #7010 3090 0003 4666 0449

**Case# 12-014**

**June 18, 2012**

This is in reference to case #12-014, Compliance Advisory for 416 Fremont County Road 119, Florence, Colorado 81212-8883. The property located within Fremont County is legally described as: LOT 163 RAINBOW PARK MANUF #93000-00-829, the described property currently zoned: AE - AGRICULTURAL ESTATES ZONE DISTRICT. 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 have not complied with the request made within the compliance advisory dated April 25, 2012. An inspection of your property was conducted on May 22, 2012. The advisory REQUESTED the following action be taken by May 31, 2012.

- 1. Remove all junk, trash and debris from the property.**

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## **Violation Notice**

This letter is an official:

## **Violation Notice**

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 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.

**1.5.80 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.**

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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 compliance date established in our office is July 30, 2012. If compliance is not accomplished within the stated time, then your file #12-014 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 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/ Ronald Zenisky  
Code SMM Enforcement Officers

cc: Fremont County Attorney

MEMORANDUM FOR THE RECORD  
SUBJECT: [Illegible]

[Illegible typed text, possibly a memorandum body]

[Illegible text, possibly a signature or date]

12:00

PJZ