



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

Violation Notice

MONTANA MATTHEW MICHAEL

91 Spring Hill Lane

Cotopaxi, Colorado 81223-7806

Certified Mail #

Case# 12-020

May 13, 2015

This is in reference to case #12-20, 91 Spring Hill Lane, Cotopaxi, Colorado 81223, the property located within Fremont County legally described as: **LOT 6 BLK 6 GLENN VISTA FIL #6**. The property is within the **AR - AGRICULTURAL RURAL ZONE DISTRICT**, This district is intended to promote a rural residential environment. Residential uses in the district will be primarily in conjunction with agricultural activities such as the raising of crops and livestock. Commercial uses will be limited to defined home occupations of a professional nature and commercial uses related to agriculture.

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:

VIOLATION:

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.

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 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.

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To mitigate the violations, the following shall be completed:

- A. Remove all junk, trash and debris from the property.
- B. Comply with the established Animal Unit requirements for the Agricultural Rural Zone District.

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.

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 30, 2015**. If compliance is **not accomplished** within the stated period, then your file **ZV12-020** 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