

**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**

Ronald E. Jr. and Jaylyn Fultz  
1487 12<sup>th</sup> Trail  
Cotopaxi, Colorado 81223

Certified Mail #7009 3410 0000 3643 4521

**Case# 12-036**

**September 3, 2013**

This is in reference to case #12-036, Compliance Advisory for **1487 12<sup>th</sup> Trail, Cotopaxi** the property located within Fremont County subdivision known as **Florida -Colorado Acres**, legally described as **s2sw4se4ne4 sec 22-20-73 Florida-Colorado Acres tr-35**.

The property is located within the 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 that you have not complied with the request made within the Compliance Advisory dated **November 19, 2012**. Inspections of your property were conducted on March 13, 2013 and August 15, 2013. The advisory **requested** the following action be taken.

- A. Apply for and be granted a building permit for the placement of the manufactured home. Manufactured home must meet all requirements for placement.**
- B. If unable to obtain building permit then a storage permit shall be obtained**
- C. Apply for and be granted septic and well permits.**
- D. Sign an Agreement to Abate which will allow you stay in you camper(s) trailer while you are setting the manufacture home and cease living in the camper(s) located on the property once the Manufactured Home is set and a Certificate of Occupancy has been obtained.**
- E. Comply with all applicable Zoning Requirements & Building Codes for the Agricultural Estates Zone District**

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## **VIOLATION NOTICE**

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 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.

**3.7.1** A manufactured home or manufactured home singlewide may be stored in Agricultural Forestry, Agricultural Farming and Ranching, Agricultural Living, Agricultural Estates, Manufactured Home Park, Travel Trailer Park and Campground, Business, and Industrial Zone Districts consistent with policies and procedures adopted by the Department and Board.

**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.

**5.9 BUILDING PERMITS:** Permits required: No person, firm or corporation shall erect, construct, alter, convert, enlarge or move a residential, commercial or industrial building or structure in the County, or cause the same to be done, without first obtaining a separate building permit for each building or structure from the Building Inspector or his designated agent.

**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.

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To mitigate the violations, the following shall be completed:

1. **REMOVE ALL JUNK, TRASH AND DEBRIS FROM THE PROPERTY.**
2. **Apply for and be granted a building permit for the placement of the manufactured home. Manufactured home must meet all requirements for placement.**
3. **Apply for a Well Permit and establish a working well on the property.**
4. **Apply for a Septic Permit and establish a working sewage disposal system.**
5. **Comply with all applicable zoning requirements & Building Codes 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 **October 10, 2013**

If compliance is **not accomplished** within the stated period, and then your file **#12-036** will be forwarded to the Fremont County Attorney for prosecution.

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 (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