

FREMONT COUNTY
DEPARTMENT OF PLANNING AND ZONING
615 MACON AVENUE, ROOM 210
CAÑON CITY, COLORADO 81212

Telephone (719) 276-7360

Facsimile (719) 275-7538

VIOLATION NOTICE

Certified Mail # 7009 3410 0000 3634 4569

December 17, 2013

MICHAEL J BARASH
723 GLEN VISTA LN
COTOPAXI, CO 81223-9698

914347 Pages: 1 of 2
12/17/2013 08:35 AM R Fee:\$0.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO


REFERENCE: ZV12-043 Compliance Advisory for the property located at **723 GLEN VISTA LN, COTOPAXI, CO 81223-9698** legally described as **LOT 4 BLK 3 GLEN VISTA FIL #3**. The property is located within the AR - Agricultural Rural 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.

According to the records of the Fremont County Assessor, you are the owner of the property at **723 GLEN VISTA LN, COTOPAXI, CO 81223-9698**

This is to inform you that you have not complied with the entire request made within the Compliance Advisory dated November 26, 2012. You have had no contacted with this office since 01-07-2012. A drive-by/on site inspection of your property was conducted on 3/13/12, 5/29/2012, showed no change in the property.

This is to inform you that the property at **723 GLEN VISTA LN, COTOPAXI, CO 81223-9698**, and property owner **MICHAEL J BARASH** have been placed **UNDER VIOLATION**.

You are hereby notified that you are in violation of the following Zoning Resolutions of Fremont County.

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.

1.5.88 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.

1.5.23 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.

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To mitigate the violations, the following shall be completed:

- A. Remove all junk, trash and debris from the property to include waste tires
- B. Reduce the number of dismantled, unlicensed, or inoperable motor vehicles to three(3) or less
- C. Comply with all applicable Zoning Requirements & Building Codes for the AR - Agricultural Rural Zone District

5.8 ENFORCEMENT / AUTHORITY: If Fremont County brings legal action to enforce the provisions of the Fremont County Zoning Resolution, and the County is the prevailing party in such legal action, County shall be entitled to recover its costs in enforcing the Fremont County Zoning Resolution, including reasonable attorney fees for attorneys who are not salaried employees of Fremont County.

1.6.2 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.

1.6.3 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

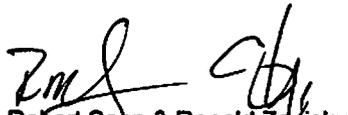
You have **thirty (30)** days from the date of receipt of this notice as established in The Fremont County Zoning Resolution, 1.6.2 and The Colorado Revised Statutes §30-28-124 and §30-28-124.5 to have this property in compliance **The date for compliance is January 31, 2014** . If compliance is not accomplished within said thirty (30) days then your file **ZV12-043** and all photographs will be forwarded to the Fremont County Attorney for prosecution.

As per The Fremont County Zoning Resolution, 1.6.2 , 1.6.3 & 5.7, 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 **January 31, 2014** if you need any additional information please contact the department.

You may contact this office at the number listed above at any time to:

- A. Discuss the compliance advisory and answer any questions that you may have.
- B. Develop a schedule (plan) for correcting the violation noted above, or
- C. Submit information necessary to show that you have come into compliance.


Robert Sapp & Ronald Zenisky
Code Enforcement Officers

cc: Fremont County Attorney