

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

VANSKYOCK KIRK
2325 J PATH
COTOPAXI, CO 81223-8603

909673 Pages: 1 of 3
07/18/2013 09:50 AM R Fee:\$0.00
Katie E Barr, Clerk and Recorder, Fremont County, CO


Certified Mail # 7009 3410 0000 3643 4460

Case# 13-015

July 18, 2013

This is in reference to case #13-015, Compliance Advisory for 2325 J PATH, COTOPAXI, CO 81223-8603. This property located within Fremont County and legally described as S2SW4NE4NW4 SEC 13-20-73 FLA-COLO ACRES TR-58C. The property is currently zoned AE - AGRICULTURAL ESTATES ZONE DISTRICT. This district is established for limited agricultural purposes with appropriate single-family residence and accessory uses and which provides separation from business and industrial uses. This is to inform you have not complied with the request made within the compliance advisory dated June 10, 2013. The advisory REQUESTED the following action be taken.

REQUESTED ACTIONS:

- A.) Reduce the number of unlicensed or inoperable motor vehicles and/or motor vehicle parts to fewer than three (3) vehicles
- B.) Remove junk, trash and debris, and complete a general clean-up of the property.
- C.) Comply with all applicable Zoning Requirements Agricultural Estates Zone District

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.

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VIOLATION NOTICE

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.

1.5.23 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.

1.5.89 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.

1.6.2 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.

To mitigate the violations, the following shall be completed:

- A) Reduce the number of unlicensed or inoperable motor vehicles and/or motor vehicle parts to fewer than three (3) vehicles

- B) Remove junk, trash and debris, and complete a general clean-up of the property.

- C) Comply with all applicable Zoning Requirements Agricultural Estates Zone District

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VIOLATION NOTICE

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

August 20, 2013

If compliance is **not accomplished** within the stated time period, then your file #13-015 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