

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

August 27, 2014

John E & Lila M Pike
1307 Mountain View Drive,
Canon City, Colorado 81212-8885

921345 Pages: 1 of 3
09/04/2014 10:55 AM R Fee: \$0.00
Katie E. Barr, Clerk and Recorder, Fremont County, CO



Certified Mail # 7009-3410-000-3643-4439

Case# 14-026

This is in reference to case #14-026 for **1307 Mountain View Drive, Canon City, Colorado 81212-8885**. This property is located within Fremont County and is legally described as: **HILLTOP COUNTRY EST2 LOT 4 BLK1 HILLTOP COUNTRY ESTATES FIL #2**. The property is currently zoned **AS - Agricultural Suburban Zone District**. **DESCRIPTION:** 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 on August 04, 2014, that a Semi-Trailer not be moved on to your property. You have ignored this request, and on August 14, 2014, a Semi-Trailer was in fact, parked on the South side of your property. Photos were taken. In addition, there is an accumulation of additional junk, trash and debris on the property.

REQUESTED ACTIONS:

1. Remove the Semi-Trailer from your property.
2. Clean up all Junk, Trash and Debris on the property.
3. Remain in compliance with all applicable Zoning Resolutions for a property in the Agricultural Suburban 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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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.

1.5.88 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.

3.8 Storage Structures:

3.8.1 No manufactured home, manufactured home single-wide, trailer, tent, truck, tractor trailer, bus, automobile, railroad car, caboose, coach, street car body, or shipping or storage container may be used as a storage structure in any zone district except as noted below.

3.8.1.1 A tractor trailer, railroad car, caboose or shipping or storage container may be used as a storage structure in the Agricultural Forestry, Agricultural Farming & Ranching, Agricultural Living or Agricultural Rural Zone Districts if it is used to house items for an agricultural use on the subject property and in the Industrial Zone District as an accessory use to the principal use.

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:

- 1. Remove the Semi-Trailer from your property.**
- 2. Clean up all Junk, Trash and Debris on the property.**
- 3. Remain in compliance with all applicable Zoning Resolutions for a property located in the Agricultural Suburban Zone District.**

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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:

September 30, 2014

If compliance is **not accomplished** within the stated time period, then your file, **#14-026** 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 §30-28-124 and §30-28-124.5. Additionally, Fremont County will be seeking to have you held responsible for **Costs, 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