

*Planning and Zoning, Office of Code/SMM Enforcement*

615 Macon Avenue Room 210

Canon City, Colorado 81212

Telephone (719) 276-7360 / Facsimile (719) 276-7374 / Email [planning@fremontco.com](mailto:planning@fremontco.com)

## **Notice of Violation**

**Michael Johnson**  
**3113 County Road 17**  
**Brighton CO 80603**

Certified Mail # 91 7199 9991 7035 4656 5162

**Case# 16-037**

**5/15/2017**

This is in reference to case # **16-037** Compliance Advisory dated **5/31/2016** for the property legally described as **Subd: M & B OR UNKNOWN NW4NW4 SEC 27-49-9 TR-27** and located within the **AF-Agriculture Forestry zoning district**.

This is to inform you that you have not complied with the request stated within the compliance advisory dated **5/31/2016**. Drive-by/on-site inspection of your property conducted on 5/10/2017 **The Compliance Advisory REQUESTED the following action(s) be taken:**

- A. Remove all junk, trash and debris from the property to include the dismantled manufactured home.**
- B. Comply with all zoning requirements & building codes for the AF- Agriculture Forestry 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.

The Fremont County Zoning Resolution states:

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# Notice of Violation

**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.

**3.1** 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.

**4.10.6.1** Building permits: Building permits will be required prior to the placement of the manufactured home or manufactured home single-wide on a manufactured home park space. Building permits will not be issued until all required improvements are complete.

**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.

**To mitigate the violation(s), the following shall be completed:**

- A. Remove all junk, trash and debris from the property to include the dismantled manufactured home.**
- B. Comply with all zoning requirements & building codes for the AF- Agriculture Forestry zone district.**

**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.

**1.6.1 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

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property in compliance. The compliance date established in our office is **6/22/2017**. If compliance is **not accomplished** within the stated time period, then your file **ZV16-037** 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* [**not less than five hundred dollars nor more than one thousand dollars,**] as stated in the Colorado Revised Statutes. A copy of the Colorado Revised Statute §30-28-124 and §30-28-124.5 concerning such 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.**

Respectfully,

Robert Sapp/ Sean Garrett/Fredric Gifford  
Code SMM Enforcement Officers  
CC: County Attorney