

**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**

July 1, 2009

**CHAMBERLAIN VAUGHN L  
2403 GREENWAY CIR  
CANON CITY, CO 81212-2038**

Certified Mail # 7007 2560 0002 3540 3242

**REFERENCE: ZV06-45 VIOLATION NOTICE for the property located at 1040 ½  
Vermont, Canon City, Colorado 81212.**

This is an official **NOTICE OF VIOLATION.**

According to the records of the Fremont County Assessor, you are the owner of the property at 1040 ½ Vermont, Canon City, Colorado 81212., legally described as: **LOTS 6 & 7 EXC W 207.43 FT & N 51 FT LOT 8 EXC W 207.43 FT BLK 20 ORCHARD PARK SUB REF FROM 190-80-072**  
The property is currently zoned in the **AE - AGRICULTURAL ESTATES ZONE DISTRICT**

**DESCRIPTION:** This district is established for limited agricultural purposes with appropriate single-family residence and accessory uses and provides separation from business and industrial uses.

**You are hereby notified that you are in violation of the following regulations and laws of Fremont County and the State of Colorado.**

**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.

**1.5.81 JUNK:** Old, used, discarded or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked automobiles, appliances, or parts thereof, iron, steel and other old or scrap ferrous or non ferrous material of any kind whether of value or valueless.

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To **mitigate** the violations, the following shall be completed:

1. Removal of all junk, trash or garbage from the property. This includes all the tires, which are either stored or used as a fence.
2. Draft a written plan outlining the process for the removal and disposal of all of the tires. This plan will include the manner in which you will dispose of the tires, the site of disposal, and manner of disposal.
3. Procure a receipt each and every time tires any are removed, and keep these receipts for any inspections as required.

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 August 31, 2009.**

If compliance is not accomplished within said Thirty (30) days, then your file **ZV06-045** and all photographs and pertinent materials will be forwarded to the Fremont County Attorney for prosecution.

**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.

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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 & Ron Zenisky*  
Code Enforcement Officers

cc: Fremont County Attorney