

**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 #7002-0510-0002-9249-8271

June 5, 2007

**PARSONS MARK
C/O CMHIP MENTAL HEALTH
1600 W 24TH ST
PUEBLO, CO 81003-1411**

REFERENCE: ZV07-37

VIOLATION NOTICE for the property located at 4301 Fremont County Rd. 28 Cotopaxi, Colorado 81223
This is to inform you that a drive-by/on site inspection of your property was conducted on May23-30, 2007. This letter is an official **Notice of Violation**.

According to the records of the Fremont County Assessor, you are the owner of the property at 4301 Fremont County Rd. 28 Cotopaxi, Colorado 81223

Legally described as **THAT PORTION W2SE4NE4NE4 WHICH LIES N OF RD GULCH RD SEC 3-20-73 TR-91**

The previously described property is currently zoned in **4.5 AE - AGRICULTURAL ESTATES ZONE DISTRICT**

4.5.1 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.

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

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.

1.5.79 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.

1.5.80 JUNKYARD: Any property consisting of one (1) lot, tract or parcel or more, or a place of business which is maintained, operated, or used for storing, keeping, buying or selling junk or for the maintenance or operation of an automobile graveyard, and the term includes garbage dumps and sanitary landfills. For the purpose of this

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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 a junkyard

3.9 No trailer or tent may be occupied as a primary or temporary residence for more than the equivalent of three (3) months per year in the Agricultural Forestry, Agricultural Farming & Ranching or Agricultural Living Zone Districts. Except as expressly permitted by this regulation, the use of tents and trailers for human habitation is prohibited provided, however, that this provision shall not prevent the use of tents or travel trailers for children's play or for picnics or for the occasional accommodation (*NOT TO EXCEED TWO (2) WEEKS*) of guests in the Agricultural Rural, Agricultural Estates, Agricultural Suburban, Low Density Residence, Medium Density Residence or High Density Residence Zone Districts.

The Fremont County Zoning Resolution, **1.6.2** states:

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.

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

- A. Remove all junk or garbage from the property.
- B. No trailer or tent may be occupied as a primary or temporary residence.(No living in the trailer)

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 July 28,2007* . If compliance is not accomplished within said thirty (30) days then your file **ZV07-37** 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 & Walter Elkins
Code Enforcement Officers

cc: Fremont County Attorney