

Certified Mail # 7007 2560 0002 3540 3044

June 18, 2009

**MADDEN DANIEL GLEN & MADDEN ALICE GRACE
387 SUNSET TRAIL
COTOPAXI, CO 81223-9208**

REFERENCE: ZV09-042 VIOLATION NOTICE for the property located at 387 SUNSET TRAIL, COTOPAXI, CO 81223.

This is to inform you that a drive-by/on site inspection of your property was conducted on June 18, 2009.

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

According to the records of the Fremont County Assessor, you are the owner of the property at **387 SUNSET TRAIL, COTOPAXI, CO 81223**, legally described as: **LOT 3 BLK 2 GLEN VISTA FIL #1 DIRECTLY TO LAND PURGED 2005**

The property is currently zoned in the **AR - AGRICULTURAL RURAL ZONE DISTRICT**

DESCRIPTION: This district is intended to promote a rural residential environment. Residential uses in the district will be primarily in conjunction with agricultural activities such as the raising of crops and livestock. Commercial uses will be limited to defined home occupations of a professional nature and commercial uses related to agriculture.

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.

1.5.115 MOBILE HOME: A detached, single-family housing unit with all of the following characteristics:

1.5.115.1 Designed for a long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower, bath and kitchen facilities, and that has plumbing and electrical connections provided for attachment to outside systems;

1.5.115.2 Designed to be transported after fabrication, on its own wheels or flatbed, other trailers, or on detachable wheels;

1.5.115.3 Arrives at the site where it is to be occupied as a complete unit and is ready for occupancy except for minor and incidental unpacking and assembly operations, such as location on foundation supports or jacks, underpinned, connections to utilities, and the like;

1.5.115.4 Exceeding eight (8) feet in width and thirty-two (32) feet in length, excluding towing gear and bumpers.

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

1. Removal of all junk, trash or garbage from the property.
2. Removal of the MOBILE HOME, which is being stored on the property.

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 20, 2009.**

If compliance is not accomplished within said Thirty (30) days, then your file **ZV09-042** and all photographs 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.

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