

**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

Christine M. Korn
226 G. Street
Penrose, Colorado 81240-9218

Certified Mail #7007-2560-0002-3540-4935

Case# 10-006

February 08, 2010

This is in reference: ZV10-006 for the property located at 226 G Street, Penrose, Colorado 81240-9218, for the property located within Fremont County legally described as **LOT4 BLK 1 REFILING OF MOUNTAIN VIEW RANCHETTES**. The described property 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.

An inspection of your property was conducted on: 02/04/2010. This inspection shows the above described property is now under Violation of Fremont County Zoning requirements.

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:

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.

1.5.87 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

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homes, appliances, or parts thereof, iron, steel, and other old or scrap ferrous or nonferrous material of any kind whether of value or valueless.

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.

To mitigate the violations, the following shall be completed:

- A.** Remove all junk, trash and debris, and complete a general clean-up of this 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 compliance date established in our office is **March 15, 2010**. If compliance is **not accomplished** within the stated time period, then your file **ZV10-006** 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/ Ronald Zenisky
Code Enforcement Officer

cc: Fremont County Attorney