

**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

**WHITLEY BILL WILSON
1362 15TH TRAIL
COTOPAXI, CO 81223-8693**

**DORSIE J UMBERGER
811 UNAWEEP
GRAND JUNCTION, COLORADO 81501**

Certified Mail #7007-2560-0002-3540-4089

Case# 11-036

September 15, 2011

This is in reference to a zoning violation for the property located at **1362 15th Trail Cotopaxi**, Colorado 81223, property is located within Fremont County and legally described as **NW4SW4NE4NW4 SEC 23-20-73 FLA-COLO ACRES TR-110 MANUF #93000-03-719**. The described property currently zoned **AE - AGRICULTURAL ESTATES ZONE DISTRICT**. This district is established for limited agricultural purposes with appropriate single-family residence and accessory uses and provides separation from business and industrial uses.

An inspection of your property was conducted on 09-08-2011. This inspection shows the above-described property is in 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 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.

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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 **October 17, 2011** if compliance is **not accomplished** within the stated period, then your file **ZV11-036** 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 days (30). If you need any additional information please contact the department.

Sincerely,

Robert Sapp/ Ronald Zenisky
Code/SMM Enforcement Officers
cc: Fremont County Attorney