



Fremont County Department of Planning & Zoning
 615 Macon Ave. Room 210
 Canon City, CO 81212
 Phone: 719-276-7360
 Email: Code.Enforcement@fremontco.com

Zoning Violation Complaint Form

Complainant Information					
Date:				Time:	
Name:				Address:	
Phone:				Email:	
Preferred Method of Contact:					
		Phone	Email	No Contact	

* Complainant's info will not be shared to the extent legally possible.

Violation Information				
Violation Address:			Violators Name:	
Violators Phone (If known):			Violators Email (If known):	
Animal Units	Automobile Graveyard	Illegal Business		
Illegal Dumping	Illegal Kennel	Illegal Structure		
Junk / Trash / Debris	Junkyard	Living in RV/Camp Unit		
Information on how the violation(s) directly affect you:				
Is the violation visible from a public street?				
		Yes	No	
Does Code Enforcement have permission to enter onto your property or easement to investigate your complaint?				
		Yes	No	

I/We understand that this form will become part of the file and may become Court Evidence.

Signature

Date

Revised: 8/29/2024

Zoning Violations:

Animal Units:

The keeping of more livestock animal units than is allowable based on the acreage of the property.

Automobile Graveyard:

The storing, dismantling, keeping, buying, or selling of 4 or more wrecked, scrapped, ruined, dismantled, unlicensed and/or inoperable vehicles and/or vehicle parts, where it is not allowed or is unpermitted in accordance with the zoning district.

Illegal Business:

The operation of a business that is not allowed or is not permitted based on the zoning district, the operation of a home business without a permit, and/or violating permit conditions.

Illegal Dumping:

The act of dumping chemicals, pesticides, used auto fluids, and other pollutants into storm drains, waterways, or on the ground, burying of solid waste and/or storing and/or disposing of scrap tires on a property not approved for such use.

Illegal Kennel:

The housing, boarding, breeding, raising, and/or training of 5 or more dog or cats without a permit, regardless of if it is personal or business use.

Illegal Structures:

Any building that does not meet setbacks in accordance with the zone district, unpermitted Accessory Dwelling Units, buildings that are being used for Human Habitation that have not been permitted and approved by the Fremont County Building Department, and/or the existence of Single Family, Two Family or Multi-Family Dwelling in zone districts where they are not allowed.

Junk:

Old, broken, abandoned, or discarded items, or any item in disrepair, including but not limited to: unusable or broken machinery, metal or scrap; unlicensed or inoperable vehicles or motor vehicle parts or tires; unlicensed or inoperable trailers or their parts; uninhabitable or decaying mobile or manufactured homes or their parts; unused construction or repair materials (without building permits); unwanted or discarded household items including but not limited to appliances, household waste, trash, paper, sporting equipment, and furniture; or any object or material whether of value or valueless which causes or is likely to cause a public hazard or nuisance.

Junkyard:

Any property consisting of one (1) lot, tract, or parcel or more, or a place of business that is maintained, operated, or used for storing, dismantling, keeping, buying, or selling junk or for the maintenance or operation of an automobile graveyard, and the term includes garbage dumps and sanitary landfills. Vehicles used in ranching or farming in the zone districts permitting agricultural uses and the storing of three (3) or fewer vehicles do not constitute a junkyard.

Living in RV/Camping Units:

The occupying of an RV/Camping unit as a primary or temporary residence for an amount of time longer than what is permitted based upon time frames for the zoning district they are located. Temporary habitation may be allowed with an Agreement to Abate provided there is active development of the property evidenced by an active permit (septic, well, building).