



MONTROSE COUNTY
PLANNING & DEVELOPMENT
63160 LaSalle Road
Montrose, CO 81401
Phone: 970-249-6688
Fax: 970-249-6680
www.montrosecounty.net

Zoning Regulations Violation

Date: May 26, 2023

Parcel Number: 376515300025

Dear Property Owner/Tenant:

This letter is in reference to the gravel mining activities occurring at parcel number 376515300025, Montrose County, Colorado.

Colorado Revised Statutes (C.R.S.) § 30-28-124(b)(I) provides that it is unlawful to use any building, structure, or land in violation of the County Zoning Resolution. This section provides that such violation is a civil infraction, and further provides that each day of such violation shall be deemed a separate offense.

C.R.S. § 30-28-124(b)(II) provides that a county zoning official with personal knowledge shall give written notice to a violator to correct the violation within ten days of the date of the notice.

Under Section 2(D)(2), 4(E)(5), and 5(I)(a) of the Montrose County Zoning Regulations, natural resource extraction, including gravel mining operations for off-site use, is an activity requiring a Special Use Permit.

You were recently denied a special use permit for natural resource extraction for the above-mentioned property. Nevertheless, the undersigned has personal knowledge that you have transported gravel mined on this property off-site in violation of the Montrose County Zoning Regulations.

You must cease and desist transporting gravel off-site from parcel number 376515300025. The County requests such operations cease within ten (10) days of the date written upon this notice. Additionally, please be advised that Montrose County representatives will continue observation of the area and that an official inspection will occur within eight days and occasionally thereafter to ensure compliance to the code.

Montrose County has the responsibility to ensure the uniform application of the Zoning and Building Codes. Should the violation(s) be corrected within the time stated, the County will take no further action. If no action is taken to address the violation(s) to the satisfaction of the County, or if, after correction, this violation recurs, this case will immediately be forwarded to the County Attorney's Office to commence legal action under C.R.S. § 30-28-124(b) and the Montrose County Zoning Regulations Section VII.

If you have any questions concerning this matter, please do not hesitate to contact me at 970-252-4550, or trichmond@montrosecounty.net. Thank you for your cooperation.

Sincerely,

Tallmadge Richmond

Tallmadge Richmond

Planning and Development Director