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Archuleta County

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**Archuleta County  
State of Colorado  
Board of County Commissioners**

**ORDINANCE NO. 9-2008**

**AMENDMENT AND RESTATEMENT OF  
ARCHULETA COUNTY NUISANCE ORDINANCE NO. 9-2008**

**WHEREAS**, in Archuleta County, Colorado (“the County”) public nuisances are, or may in the future be detrimental to the public health, safety, welfare and comfort of the citizens of Archuleta County; and

**WHEREAS**, public nuisances have been demonstrated as affecting and interfering with the enjoyment of and reducing the value of property by promoting the following: vandalism, the presence of vermin, creations of fire hazards and other safety and health hazards to children and adults, interference with the comfort and well-being of the public and creations, extension and aggravation of blight; and

**WHEREAS**, adequate protection of public health, safety, welfare and comfort requires that public nuisances be regulated, prohibited and abate; and

**WHEREAS**, the County desires to amend and restate Ordinance No. 9-2008 to correct formatting errors, clarification of definitions and general structural errors;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR ARCHULETA COUNTY, STATE OF COLORADO THAT ORDINANCE NO. 9-2008 BE AMENDED AND RESTATED IN ITS ENTIRETY AS FOLLOWS:**

That the Board of County Commissioners by this Ordinance does hereby adopt the regulation and abatement of nuisances, and the following rules and procedures for the administration of said Ordinance, set forth as follows:



**SECTION 1**  
**NAME**

1.0 This Ordinance shall be titled the “Archuleta County Nuisance Ordinance”.

**SECTION 2**  
**PURPOSE & SCOPE**

2.0 The Board of County Commissioners of Archuleta County that providing a comprehensive mechanism for identifying, abating and compelling the removal of rubbish; including trash, junk and garbage is necessary in order to preserve the public health, safety and welfare of the citizens of Archuleta County Nuisances, if not controlled and eliminated, can result in visual blight, attractive nuisances, incompatibility with existing land uses, attraction of disease infested rodents and other vermin, fire and other hazards, depositing of hazardous or toxic substances in unapproved sites, and air, noise and water pollution.

2.01 Pursuant to section 30-15-401, C.R.S., The Board of County Commissioners of Archuleta County has the authority to adopt ordinances for the control of those matters of purely local concern, including compelling and providing for the removal of rubbish within unincorporated Archuleta County.

2.02 This ordinance shall apply to all property within the unincorporated territory of Archuleta County, Colorado. Provided however, this Ordinance shall not apply to actively farmed agricultural properties, as designated by the Archuleta County Assessor.

2.03 Any condition which would constitute a violation, but is duly authorized under any other County, State, or federal law, is and shall be an affirmative defense to prosecution.

**SECTION 3**  
**DEFINITIONS**

3.0 “Abatement” as used herein means the removal, stoppage, prostration or destruction of that which causes or constitutes a nuisance under the definition of the Ordinance, whether by removal and proper, legal disposal, or other plan of mitigation acceptable to the County and in conformance with this Ordinance.

3.01 “Agricultural Land” as used herein means Agricultural land as that term is defined at C.R.S. 39-1-102(1.6) as amended from time to time.

3.02 “Animal Control” as used herein means the regulations adopted by the Board of County Commissioners for Archuleta County including but not limited to Ordinance No. 2, Resolution 2002-31 or others as adopted and amended from time to time.



**3.03** “Board” as used herein means the Board of County Commissioners for Archuleta County, Colorado.

**3.04** “County” as used herein means Archuleta County, Colorado.

**3.05** “Enforcement Officer” as used herein means that County employee responsible for enforcement of this Ordinance. No person shall be designated as Enforcement Officer, unless prior to their appointment they shall have demonstrated prior experience in the area of code or law enforcement and have a full working knowledge of this Ordinance.

**3.06** “Establishment” as used herein means any real property, premises, structure, mobile home, or location at which an activity constituting a nuisance is alleged to exist.

**3.07** “Garbage” as used herein means disposable waste generated as a by-product of individual human activity, having no intrinsic economic value and which presents either a health concern or litter problem if improperly disposed of.

**3.08** “Junk/Inoperative Vehicle” as used herein means any vehicle which is inoperable, which is wholly or partially dismantled, or which does not bear current license plates and which is visible from roads or adjoining, adjacent or neighboring property. A junk vehicle covered by a tarp is deemed to be “visible” within the meaning of this section.

**3.09** “Kennel/Pet Animal Facility” as used herein means a lot or building in which four (4) or more dogs or cats, at least four (4) months of age, are kept commercially for board, propagation, or sales.

**3.10** “Manufactured Home” as used herein means a home that was factory-built in the U.S.A. to the Housing and Urban Development (hereinafter “HUD”) Title 6 construction standards which took effect June 15, 1976, and displaying a Certification Label and Data Plate.

**3.11** “Mobile Home” as used herein means a factory-built home that was built before June 15, 1976, and not built to a uniform construction code. HUD presumes these homes to be unfit for habitation.

**3.12** “Modular Home” as used herein means a home that is factory-built to the uniform building code adopted by Archuleta County.

**3.13** “Nuisance” as used herein shall mean any activity constituting an act(s) and or violation(s) identified within this Ordinance engaged in, or a continuing violation of three (3) or more days. Provided, further, without limiting the foregoing the following acts are declared to be a “nuisance”:

**3.13.1** Violations of Animal Control Regulations: Any condition in violation of the County’s Animal Control or applicable zoning and

land use laws regulating the permissibility and number of animals allowed is a nuisance.

- 3.13.2** Animal-related odor, noise or waste: Failure to provide for the protection of surrounding properties from odor and or noise generated by animals, or the existence of unsanitary or unhealthy conditions impacting adjacent properties.
- 3.13.3** Unlicensed by the Department of Agriculture or Illegal Kennel/Pet Animal Facilities: The ownership, maintenance of, or operation of, a dog or animal kennel without a current license or in conflict with County land use, zoning and other applicable Ordinances.
- 3.13.4** Junk/Inoperative Motor and Recreational Vehicles: The keeping, storage, depositing or accumulation of motorized or recreational vehicles deemed to be detrimental to or presenting an existing or potential risk to the public health, safety and general welfare.
- 3.13.5** Garbage and Rubbish: The keeping, storage, depositing or accumulation of garbage or rubbish or other similar materials detrimental to the public health, safety and general welfare.
- 3.13.6** Building Materials: Unusable construction materials or debris not disposed of expeditiously. Provided, however, building materials being used, or to be used, for a project of repair or renovation for which a valid building permit has been obtained and is active may be stored for such period of time as is necessary to expeditiously complete the project, and shall not considered a nuisance under this Ordinance.
- 3.13.7** Transport of Nuisance Materials: The transport of any materials identified by or inferred within this Ordinance which are not properly secured.

**3.14** “Owner” as used herein means the owner of record of an Establishment or any person with legal, financial or equitable interest in real property subject to these regulations and on which the alleged nuisance activity exists at the time of the violation.

**3.15** “Posted” as used herein means posting a copy of the Notice of Violation in some conspicuous place upon the premises.

**3.16** “Recreation Vehicle” as used herein means any building, structure or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels or transported by trailer (whether directly attached at the time of violation or not) to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, boats, off-



road/all-terrain vehicles, snow mobiles, travel trailers and camping trailers not meeting the specification required for a manufactured or mobile home. A vehicle may be a Recreational Vehicle and a Junk/ Inoperable Vehicle.

**3.17** "Rubbish" as used herein shall include any one or more of the following:

- 3.17.1** Used tires: Except as otherwise regulated pursuant to the Solid Waste Disposal Sites and Facilities Act, Part 1 of Article 20 of Title 30, C.R.S. and any rules and regulations promulgated there under the outside storage of used tires constitutes rubbish. Provided, however, used tires incorporated into construction approved by the County or an approved landscaping plan, including but not limited to retaining walls and culverts shall not be deemed rubbish.
- 3.17.2** Junk Vehicle or Junk Recreation Vehicle: Junk/Inoperative Vehicle(s) or Recreational Vehicle(s) that also meet the definition of Junk Vehicles shall constitute rubbish.
- 3.17.3** Junk Mobile Home or Junk Manufactured Home: A mobile home or a manufactured home in a condition which presents a substantial danger or hazard to public health, safety, or welfare because it is unused by the Owner; is uninhabited or uninhabitable as a result of deterioration, or decay or which subjects adjoining property to danger or damage by storm, soil erosion, or persons seeking temporary hideout or shelter in the Mobile Home or Manufactured home is deemed a Junk Mobile Home or Junk Manufactured Home and constitutes Rubbish.
- 3.17.4** Discarded articles or materials: Discarded articles or materials, which include but are not limited to personal property such as bottles, glass, cans, scrap metal, used/worn out vehicle parts, rubber, disposable packages or containers, paper, cardboard, furniture, carpet, construction debris, appliances and any combination thereof, disposed of on the ground and not stored within a completely enclosed building or screened. Said articles and materials are not permitted to be stored in an abandoned or Junk Mobile Home, recreation vehicle or vehicle.



**SECTION 4**  
**RESPONSIBILITY FOR MAINTENANCE**

**4.0 Applicability:** Every Owner, occupant, lessee or holder of any possessory interest in an establishment within the County's jurisdiction is required to maintain their structures and premises so as not to create or maintain a nuisance, as defined herein.

**SECTION 5**  
**COMPLAINTS**

**5.01 Complaints from the Public:** Any person may file a complaint alleging a violation of these regulations. Such complaint shall be in writing and signed by the complainant. The County shall not be obligated to investigate anonymous complaints or complaints not filed in writing.

**5.02 Enforcement Officer(s):** The Enforcement Officer(s) designated by the County under this Ordinance may act to investigate any complaint when provided with information by law enforcement, health services or other governmental and quasi-public entities, and/or where there is reasonable information to believe that a violation effecting public health, safety, or welfare exists, or where in the normal conduct of their duty the Enforcement Officer becomes aware of a potential violation.

**5.03 Documentation of Complaints:** All complaints shall be logged and recorded on written forms approved by the County.

**5.04 Complaints Not Maintained:** Those complaints deemed incomplete, erroneous or to not constitute a violation or result in prosecution shall not be required to be maintained or available for public inspection.

**SECTION 6**  
**INSPECTION**

**6.0 Procedures:** Upon receipt of a complaint the delegated Enforcement Officer(s) for the County shall perform a site inspection of the identified establishment to determine the validity of the complaint.

**6.01 Timing:** The inspection required by the immediately preceding section shall take place within ten (10) working days of the complaint, unless such evidence exists to believe that an immediate health or safety risk exists; where in such emergency cases an inspection shall be performed as soon as possible, but not more than twenty-four (24) hours from the filing of the complaint with the County.

**6.02 Investigation:** As part of the inspection, the Enforcement Officer(s) shall attempt to speak to the complainant and any other person responsible for the establishment pursuant



to Section D (1.01) as well as such persons and/or agencies as may have direct knowledge pertinent to the complaint.

**6.03 Documentation:** The Enforcement Officer(s) shall maintain a detailed record of all findings, including time, date, persons spoken to and titles or agency (if applicable), photographs and copies of any maps, Ordinances, or other materials relevant to the inspection.

## **SECTION 7** **NOTIFICATION PROCESS**

**7.0 Nuisance Declared:** If, after inspecting the establishment a nuisance is determined to exist, as defined within this Ordinance, then the following abatement procedures shall be followed. Any violation(s) occurring more than twenty-four (24) hours after service of a Notice of Violation (NOV) shall be deemed to be a separate violation.

**7.01 Notice:** A written Notice of Violation (hereinafter, "NOV") that a documented nuisance exists shall be prepared by the designated Enforcement Officer(s) and the NOV shall be posted on the establishment, sent by Certified Mail to the establishment's owner at the address listed in the records of the Archuleta County Assessor's Office and to the mailing address of the establishment if such address is different from the address in the Assessor's records.

**7.02 Service Defect not Fatal:** Failure or refusal of the occupant or Owner to receive the NOV does not affect the right of the County to seek abatement, prosecution or any other remedy.

**7.03 Contents of Notice:** The Notice of Violation (NOV) shall, at minimum, contain the following:

- 7.03.1** A description of the alleged nuisance.
- 7.03.2** The location the alleged nuisance occurred.
- 7.03.3** The date the nuisance was declared.
- 7.03.4** A statement setting forth the requirements to abate the violation and the date by which abatement must occur which shall not be less than thirty (30) days from the date of issuance of the NOV.
- 7.03.5** The penalties for failure to abate the alleged nuisance.
- 7.03.6** The contact person for the County and contact information for appealing the NOV or obtaining additional information.
- 7.03.7** A statement that the recipient of the NOV may appeal the NOV and a description of how to appeal the NOV.



**SECTION 8**  
**APPEAL**

**8.0 Procedure to Appeal to Enforcement Officer:** The Owner of the identified establishment may, in writing, contest or provide written explanation to the Enforcement Officer(s) or propose a detailed plan and time frame to abate the violation.

**8.01 Service of Appeal to Enforcement Officer:** All appeals must be either hand delivered to the Archuleta County Development Services Department or sent to that office by Registered Mail. Such appeals must be served on the Archuleta County Development Services Department on or before twenty (20) days following service of the NOV on the Owner.

**8.02 Determination of Appeal to Enforcement Officer:** The Enforcement Officer shall provide a written response and deposit such response in the United States Mail by registered mail within ten (10) days after receiving the explanation or plan from the cited party.

**8.02.1** The Enforcement Officer(s) response may include, based upon a proposed abatement plan, extend the period allowed for abatement or may present a counter-proposal to the establishment's owner to secure abatement.

**8.03 Procedure to Appeal to County Administrator:** If the Owner receiving the NOV is unable to reach a resolution with the Enforcement Officer after filing an explanation or remedial plan for abatement, the Owner may, within fourteen (14) days of receiving the written rejection by the Enforcement Officer file a written appeal to the County Administrator. This may be accomplished by writing a statement including:

**8.03.1** An explanation of what attempts were made to resolve the dispute during the Appeal to the Enforcement Officer.

**8.03.2** The reasons why the Owner does not believe a nuisance exists including a statement of any affirmative defenses to the existence of a nuisance.

**8.03.3** A detailed plan to abate the alleged nuisance including specific time frames for the abatement of the nuisance.

**8.03.4** A copy of the NOV shall be attached to the Owner's Appeal to the County Administrator.

**8.04 Determination of Appeal to County Administrator:** The County Administrator (or qualified designee) may, based upon the merits of an appeal, elect to terminate or uphold the NOV, and shall notify the appellant in writing of their finding within ten (10) days of the appeal.





**8.05 Stay of Enforcement:** No action shall be taken regarding the NOV during any period between the filing of an appeal and service of the determination of the appeal. Provided, however, the fact that an appeal or abatement plan was being processed shall not be grounds for defense or failure to abate within the required thirty (30) days.

**8.06 Extensions:** Extensions or agreements granted shall not be deemed a dismissal of the original NOV and any failure to complete the terms of the extension or abatement agreement can result at the Enforcement Officer's sole discretion in reinstating the timeframe for the original NOV.

**8.06.1** Only the Enforcement Officer signing the NOV, or their replacement shall be authorized to grant extensions of an original NOV.

**8.06.2** All stays or extensions, and dismissals of NOV must be in writing to be valid under this Ordinance.

**8.07 Failure to Satisfy Notice of Violation (NOV):** Failure to respond to the NOV within the thirty (30) days allowed within the Ordinance, failure to provide or adhere to the terms of an abatement plan or extension granted in writing by the Enforcement Officer shall be deemed as failure to abate. In such cases, the Enforcement Officer shall submit the NOV in accordance with County procedures, for prosecution as a violation of law for appearance before the appropriate court or whatever other remedies the County may pursue.

## **SECTION 9** **ABATEMENT**

**9.0 Remedies of Law:** Consistent with this Ordinance, failure to respond or comply with a NOV shall result in the seeking by the County or its designated agents, of any and all permissible remedies under the law to abate the conditions which constitute the nuisance, as identified in the NOV and may include:

**9.0.1** Seeking a complaint by the Sheriff's Office to be served upon the Owner and/or parties identified in the NOV.

**9.0.2** Requesting the court to award an administrative entry and seizure warrant for the County to execute or to contract to execute abatement of the violations.

**9.0.3** Any and all other remedies applicable to the condition to be abated/remediated and consistent with and permissible under the laws of Archuleta County, the State of Colorado and the United States Government.

**9.01 Responsible Parties:** The Owner of Record of the establishment, premises, location or structure at the time of a NOV shall be responsible for complying with that NOV, and will be liable for any costs incurred by the County therewith, notwithstanding the fact



that an interest in said establishment is transferred to any other party(ies) after such NOV is issued.

**9.02 Abandonment Vacancy not a Defense:** It shall not be a defense if a determination is made where a nuisance exists when the establishment is vacant, abandoned, foreclosed, under contract, boarded up or otherwise enclosed, unoccupied or encumbered.

**9.03 Abatement may be done by Private Contract:** If the Owner, occupant or other person(s) served with a NOV fails to respond to the request for abatement and it is necessary for the County to correct the violation(s), the County may opt to do the work by private contract rather than by County staff.

**9.04 Sale of Salvaged Materials:** The County may, sell any materials salvaged from an abatement action by the County. Although the County is under no obligation to salvage materials from an abatement, as practicable, the County may do so and sell the same at private or public sale at the best price obtainable and shall keep an accounting of the proceeds thereof.

**9.05 Statement of Costs:** A statement of all fees, fines and other expenses incurred by the County, less any net proceeds of the sale of salvageable goods received by the County, shall be submitted to the violator for payment. If not paid within ten (10) days, then a general lien shall be placed in the County's records and the County may pursue collection remedies, which may be available.

## **SECTION 10** **PENALTIES**

**10.0 Administrative Entry & Seizure Warrant:** No entry upon private property shall be made for the purpose of rubbish or junk or junked vehicle removal or the removal of any materials in connection with an abatement process by the County and/or its legally designated contractors and agents until an administrative entry and seizure warrant has been obtained from a court of competent jurisdiction, in accordance with C.R.S. 30-15-401(1)(a)(I)(B), as amended.

**10.0.1 *Affidavit for warrant.*** An affidavit shall be prepared and submitted, along with supporting documents and/or pictures. Said affidavit shall establish the factual basis for the issuance of a warrant, including evidence that the establishment's owner received a NOV and has failed or refused to abate the violation within a reasonable time. The affidavit shall further give a description and location of the violation, a general list or site plan describing what must be removed to abate the violation, and the method of disposal or temporary impoundment, whichever the court deems appropriate.



**10.0.2** *Service of warrant.* Within ten (10) days following the issuance of an administrative entry and seizure warrant, the warrant shall be fully executed in accordance with the directions of the issuing court; a copy of the issued warrant shall be provided or mailed, first class prepaid, to the Owner and posted on the subject establishment; and proof of execution of the warrant, including a written inventory of any property impounded, shall be submitted to the issuing court.

**10.01** Criminal Prosecution: Upon discretion of the County, a criminal prosecution may be brought against the Owner in accordance with C.R.S. 30-15-402 and 410.

**10.01.1** Separate Violation: Each day (a 24-hour period) a nuisance exists after a complaint is issued shall constitute a separate violation.

**10.01.2** Summons and Complaint: A summons and complaint may be issued by the County Sheriff or his deputies upon receipt of a sworn statement.

**10.01.3** Fine: Violation(s) of the provisions of this Ordinance shall be punishable by a fine of not more than one-thousand dollars (\$1,000.00) for each violation. In addition to this penalty, persons convicted of a violation of these regulations are subject, pursuant to C.R.S. 30-15-402, to a surcharge of ten dollars (\$10.00) to be paid to the Clerk of the Court for credit to the Victims and Witnesses Assistance and Law Enforcement Fund established in the judicial district.

**10.01.4** How Paid: All fines, inspection fees, costs and forfeitures (except surcharges) for the violation of these regulations shall be paid to the Treasurer of Archuleta County not later than thirty (30) days after imposition.

**10.01.5** Jail: Violators of the regulations shall also be subject to six (6) months in jail for each violation.

## **SECTION 11** **ADDITIONAL REMEDIES**

**11.0** Supplement to Existing Law: The remedies provided for are supplemental and complementary to all of the provisions of this Code, and State and Federal law, and nothing herein shall be read, interpreted or construed in any manner to limit any existing right or authority of the County to abate and compel removal of any and all nuisances.



**11.01 Cumulative:** The remedies provided in these regulations shall be cumulative and in addition to any other remedies, which may be available to the County including but not limited to injunctive actions. Nothing contained herein shall be construed to preclude the Board of County Commissioners from seeking such other remedies in addition to, or in lieu of, the remedies herein in addition to, or in lieu of, the remedies herein specified.

**SECTION 12**  
**EXEMPTIONS**

**12.0** These regulations shall not apply to those establishments otherwise exempt by law, including C.R.S. 30-15-401 and C.R.S. 30-15-401(a)(1)(A), including industrial tracts over 10 acres and land assessed as agricultural by the Archuleta County Assessor.

**SECTION 13**  
**MISCELLANEOUS**

**13.0 Effective Date:** These regulations took effect October 18, 2008, and as provided below, these amendments shall take effect 12:01 a.m. July 22, 2009.

**13.01 Period of Public Education Requirement:** The Archuleta County Development Services Department shall, upon passage of this Ordinance, coordinate a period of public education and information regarding the Ordinance, as well as to publicize legal and available means of disposal of nuisance materials covered under this Ordinance and shall meet with currently known potential violators to recommend and coordinate possible mutually acceptable remedies in advance of implementation.

**13.02 Evaluation and Monitoring:** The Archuleta County Development Services Department shall coordinate and cause to be implemented, in conjunction with the Nuisance Ordinance Enforcement Officer, a ninety (90) day evaluation of the performance of the Ordinance and shall report to the Board of County Commissioners no later than February 1, 2009, with its findings and any recommendations for the amendment of the Ordinance.

**13.02.1** At least two (2) subsequent six (6) month reviews shall also be conducted and reported to the Board of County Commissioners.

**13.02.2** All evaluations and monitoring shall endeavor to include any effected metro districts, home owners associations and other citizen representation by effected property owners and areas of enforcement, and shall include the opinions of participating residents in its findings.

**13.03 Safety Clause:** The Board of County Commissioners hereby finds, determines and declares that these regulations are necessary for the health, safety and welfare of the citizens of Archuleta County, Colorado.



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**13.04 Severability:** If any section, subsection, clause or phrase is, for any reason, held to be invalid, such holding shall not affect the validity of the remaining portions of these regulations.

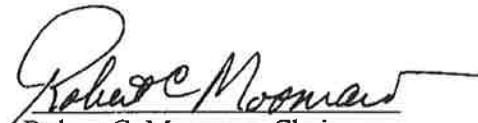
**13.05 Conflicting Provisions:** Where any provision of these regulations conflict with any other provision of these regulations, or any other law, the more stringent requirement, regulation, restriction or limitation shall apply.

**SECTION 14**  
**EFFECTIVE DATE**

**14.0** These amendments shall be effective 12:01 a.m. July 22, 2009.

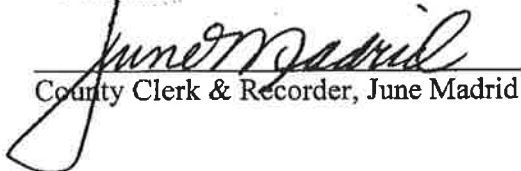
APPROVED AND ADOPTED IN PAGOSA SPRINGS, ARCHULETA COUNTY, COLORADO, this 21st day of July, 2009.

Board of Commissioners

  
Robert C. Moomaw, Chairman



ATTEST:

  
County Clerk & Recorder, June Madrid