





Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

March 28, 1989

TO: Salvage Yard Owners and Operators

RE: Proposed Salvage Yard Standards

*KGM*

Thank you for your comments on the first draft of the proposed regulations. Based on those comments, the proposal has been amended and the second draft is attached for your review.

The following is in response to the combined comment sheet we received on March 20, 1989.

1. Definition of Junkyard and Junk Vehicle: The definition is structured to prevent the accumulation of junk on properties throughout the City, especially in residential areas. Storage of materials is permitted in side or rear yards, if screened, and two unregistered vehicles are permitted on a premises if they are stored in a garage or under a car cover. This should allow for the restoration or repair of inoperable vehicles or antiques. Provisions for automotive repair facilities are currently included in the Code.
2. Definition of Junk: We agree with your comment. The problem is that it is difficult, if not impossible, to define "art." We will continue to work with the City Attorney to try to refine this definition.
3. Landscaping: Definitions and standards will be included in the Code.
4. Use of new materials for fencing: This requirement has been deleted. The proposal now requires only that the materials be in good repair.
5. Equipment over 12 ft. in height: Proposal has been changed to allow the storage of integral units over 12 ft. in height.
6. A 20 ft. perimeter fire lane: Proposal has been changed to allow the Fire Department to determine what fire lanes may be needed.
7. Stacks of tires are limited to 6 ft. in height for safety reasons. If tires are placed in racks, they may exceed 6 ft. in height.

8. Oil and gas removal: The requirement for removal has been deleted.
9. We concur that salvage yards are a necessary use in the community and support the benefits of recycling.
10. The requirement for existing "grandfathered" salvage yards to comply with this regulation has been deleted.
11. Accessory uses are defined as uses incidental to, and supportive of, a primary use. Section 5-4-14D was added to allow operations like motorcycle dealers to dismantle and sell used parts without being considered a full scale salvage yard. The reference to unusable parts is to prevent the accumulation of piles of damaged materials that are not saleable.
12. Law requires that regulations provide an element of "due process," that is, they must be appealable. The City Council, as elected representatives of the citizens of Grand Junction, seem most appropriate to hear appeals of this section. The proposal has been changed to refer to developer or owner.

Review on these proposals has been extended to April 14, 1989. We will provide you with individual notice of all hearings and any other changes that may be made to this proposal.

# DRAFT

- B. Off-street parking shall be provided at one and one-half spaces per booth/stall within a designated parking area, meeting standards of Section 5-5; and
- C. Sanitary facilities shall be provided on site; and
- D. All items for sale shall be stored indoors (or within an approved screened storage area) or removed from the site at the close of each business day. Flea markets shall not be open for business in excess of 16 hours per day; and
- E. No storage of items other than those available for retail sale may be stored on the premises unless confined within an approved screened storage area.
- F. The owner or operator of an existing flea market shall comply with all City regulations on or before June 1, 1990.

## 5-4-14 JUNKYARDS/SALVAGE YARDS (See Definitions)

### A. Design Standards

- 1. All operations and storage, including equipment used in the business, shall be conducted within an enclosed building or within an area enclosed by a solid screening wall or fence.
- 2. All fences, walls and berms, or any combination of these, shall be a minimum of eight feet and shall not exceed twelve feet in height. Fences or walls which exceed eight feet in height and are located on street or highway frontages shall be set back five feet from the property line. The area between the fence and the property line shall be landscaped (also see requirements of Section 5-1-5B.2).
- 3. All fences and walls shall be constructed of materials in good repair and in a professional manner. If slatted chain link fence is used, the slats shall be a single color earthtone.
- 4. All fencing and landscaping shall be continuously and properly maintained in good condition.
- 5. No wrecked or dismantled vehicles, salvage, or junk shall be stored at a height greater than that of the surrounding fence or wall, except for integral units, and no such materials shall be placed or allowed to remain outside of the enclosed yard area.

### B. Operational Standards

- 1. Fire lanes shall be maintained as required by the Fire Marshal.
- 2. All tires not mounted on a vehicle shall be neatly stacked or placed in racks. If stacked, the stacks shall not be stacked over six feet in height.

3. No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises.
  4. Gasoline and oil which is removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, state and local regulations.
  5. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations, and health regulations shall apply to the operation of any junk/salvage yard.
- C. This regulation shall apply to all salvage yards within the City except those yards classified as a legal non-conforming use on the effective date of this ordinance.
- D. Salvage, dismantling, or recycling uses as accessory uses are permitted under the same status as principal use and subject to all requirements of Section 5-1-2C, plus the following:
1. Must be screened from all surrounding uses and all roadways or be in a totally enclosed building.
  2. Unusable items shall be disposed of and not allowed to collect on the premises.
  3. Operational standards of Section 5-4-14B.2-5 shall be maintained.
  4. The owner or operator of such an existing accessory uses shall comply with all City regulations on or before June 1, 1990.

5-4-15 LANDSCAPING STANDARDS (new section to be added)

5-4-16 VARIANCES OF THIS SECTION (5-4) - The Governing Body may, after study and recommendation by the Planning Commission, authorize variances from the provisions of Section 5-4 where:

- A. There are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site; and
- B. An undue hardship would be created by the strict application of the provisions of this section; and
- C. Such hardship is not created by an action of the applicant; and
- D. Such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

#### **IMPROVEMENTS**

Right-of-way pavements, curbs, gutters, sidewalks, paths, bikeways, sedimentation control facilities, revegetation, water mains, sanitary and storm sewers, drainways, gas lines, electrical and telephone lines and appurtenances, street signs, trees and lights, lot pin monuments, range point boxes, and any other item required for compliance with the regulations of this Code or the conditions of approval.

#### **INSTITUTIONAL SIGN**

A sign setting forth the name of any public, charitable, educational, or religious institution.

#### **INTEGRAL SIGN**

Names of buildings, dates of erection, monumental citations, commemorative tablets and the like which are carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.

#### **INTEGRAL UNITS**

Items, equipment, or machinery which are assembled or constructed to function as a single unit, such as, but not limited to, large cranes, drilling rigs or other large vehicles, large diameter pipes or culverts, large scale motors or transformers, etc.

#### **JUNK**

Old, second-hand, or scrap; ferrous and nonferrous metals; paper or paper products; fibers or fabrics, wood or wood products; manufactured rubber or plastic products; glass, clay, or porcelain products; trash or similar materials, and shall include dismantled machinery, equipment, junk vehicles, and parts. The term "junk" shall not include either materials or objects held and used by a manufacturer as an integral part of the manufacturing process or to outside storage permitted as an accessory use under the provisions of Section 5-4-14D.

#### **JUNK VEHICLE**

Any motor vehicle, trailer, or semi-trailer that is not operable in its existing condition because of damage or because parts necessary for operation such as, but not limited to, tires, engine, or drive train are removed, destroyed, damaged, or deteriorated. Any such motor vehicle, trailer, or semi-trailer shall be presumed to be a junk vehicle if no license plates are displayed thereon, or if license plates have been invalid for more than 60 days. The owner or possessor of such a motor vehicle, trailer, or semi-trailer may rebut such presumption by providing proof of current registration or licensing (see also Automotive Repair Garages).

#### **JUNKYARD**

A yard, lot, or other place, covered or uncovered, indoors or in an enclosed building, for the storage, keeping, sale, or abandonment of junk, including scrap metals or other scrap materials, or for the abandonment, dismantling, or demolition of automobiles or other vehicles or machinery, or parts thereof. The term "junkyard" shall not include the storage of agricultural vehicles on agriculturally used property or to those facili-

ties qualifying as a motor vehicle repair facility. The term "junkyard" shall include wrecking yard, salvage yard, and automobile impoundment lot, where stored vehicles are inoperative and/or unlicensed.

#### **JURISDICTION**

The sphere of responsibility of the Grand Junction City Council or a tax assessing district.

#### **KENNEL**

A facility in which four or more animals of the same species are housed, groomed, bred, boarded, or trained in return for compensation, or sold, and which may offer incidental medical treatment.

#### **LANDLOCKED PARCEL**

A parcel of land without access of record with the County Clerk and Recorder.

#### **LANDSCAPE**

An area set aside from structures and parking, which is developed with plantings, woods, stone, brick, rock, sand, textured or shaped concrete and/or pedestrian facilities (i.e. benches, tables, play facilities, paths, etc.).

#### **LANDSLIDE**

A mass movement where there is a distinct surface of rupture or zone of weakness which separates the slide material from more stable underlying material.

#### **LAND USE**

List of uses within categories enumerated in this Code for various uses of land in the City. (Uses that are not enumerated are determined by the Governing Body.)

#### **LATERAL SEWER**

A sewer which discharges into a trunk line and has only collection lines tributary to it. A line from a structure or use which discharges into a collection line is not a lateral.

#### **LAW ENFORCEMENT REHABILITATION CENTER**

A facility operated under the direction of a law enforcement agency, whose primary purpose is the rehabilitation of adults (18 years of age or older) convicted of criminal offense(s). A center may include living quarters, in-house counseling services and education facilities. Residents of such a center may not necessarily be kept confined, but shall be under twenty-four hour supervision.

#### **LOADING SPACE**

An off-street portion of a parcel for the temporary parking of commercial vehicles while loading or unloading materials for use or sale on the parcel. This space shall open onto a street or alley, and any use of the space shall not obstruct pedestrian or vehicular traffic upon the street or alley.

More Proposed Text Amendments:

2-2-2 Revising the second sentence of paragraph D. to read as follows: "Public hearings which consider rezones, right-of-way or easement vacations, and text amendments are quasi-judicial in character."

6-6-1 Revising first sentence of paragraph A. to read as follows: "Vicinity sketch maps may be submitted to the Department."

6-6-1 Deleting paragraph B. in its entirety.

6-6-2 Deleting section 6-6-2 in its entirety.

Chapter 7

Deleting section 7-2-6 in its entirety.

Amending section 7-3-8 to delete reference to PDD's.

Deleting section 7-3-9, 7-3-10, and 7-3-11.

Deleting paragraph 7-5-4B.8



The Revenge of More Text Amendments

Amending section 2-2-2G to delete paragraph 8.

Amending section 7-5-6A to delete paragraph 2.

Amending section 4-4-2 to delete paragraph H.

Amending section 2-2-2 to add the following paragraph E.

"Preapplication conferences are required prior to any submittal involving zoning, planned developments, special or conditional uses, vacations, variances, or subdivision. Submittal requirements listed in this Code are intended to be examples of the types of information which may normally be required. It is, however, recognized that the type, scope, or location of any specific development application may require different types or levels of information. At the preapplication conference, staff shall determine what information shall be submitted, to provide for an adequate assessment of the project. At any time during the processing of an application, additional information may be requested to respond to issues or concerns that may not have been evident at the preapplication conference. Requirements and information from the preapplication conference shall be recorded on a form supplied by the Department and made part of the development file upon submittal of the project."

Amending section 4-3-4, Use/Zone Matrix to add explanation (5) to the single family use category reading as follows:

- (5) In single family residences, up to two rooms may be rented to non-family members as long as the single family characteristics of the use are maintained (see definition of Family).

Amending section 6-10-3 by deleting the last sentence.

Amending section 7-5-3B.3. by deleting the last sentence.

Amending section 7-5-4C.1. by replacing the word "hearing" with the word "meeting" and deleting the last sentence.

Amending the first sentence in section 6-7-1E to read as follows:

"The Planning Commission shall act on the application within thirty-five days of the initial presentation."

Amending section 2-2-2C.1 to add the following:

"Those items recommended for approval will automatically be scheduled for the next available meeting of the Governing Body. An item recommended for denial shall require an appeal in accordance with 4-4-2D.

*Unless the applicant consents to an extension, before it will be scheduled before the governing body.*

## The Son of More Text Amendments

### Chapter 4

Section 4-2-16: Delete paragraph G. and renumber paragraph H.

Section 4-5-2D: Delete paragraphs 1. and 2.

Section 4-5-2: Add new paragraph F. reading as follows:

F. Developments and uses granted by the approval of a conditional use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development scheduled is established. Failure to so develop or establish such development or uses accordingly shall cause the permit to be revoked.

Section 4-6-2: Amend paragraph E. to substitute the word "action" for the word "recommendation."

### Chapter 5

Section 5-1-4: Amend the second sentence in paragraph B. to read as follows:

"For each boundary line abutting directly on a residential zone or use, a solid wall or fence at least four feet in height shall be erected, subject to the provisions of 5-1-5, "Fences."

Section 5-5-1: Amend paragraph H. to read as follows:

"For each boundary line of a business parking area abutting directly on a residential zone or use, there shall be a wall, screen fence, or screen planting of a year-round nature, six feet high, except as limited (see 5-1-5 and 5-3-2).

Section 5-7-7B.7: Amend paragraph b. to insert the word "street" between the words "public" and "right-of-way."

Section 5-11-3: Delete 5-11-3 in its entirety and renumber remaining sections accordingly.

Amending Chapter 5 to add a new section 5-12 reading as follows:

#### 5-12 Adjustments to Property Lines

A. Adjustments to property lines, where no new parcels are created, shall be reviewed and approved by the Department to ensure compliance with the provisions of this Code. Adjustments of property lines that create new parcels shall be processed in accordance with the provisions of Chapter Six, Subdivision.

B. Procedures

1. A survey is required for all property line adjustments in accordance with the provisions of CRS 38-51-107. On parcels where structures exist, the location of the structures in relation to the new proposed property lines shall be shown.
2. Two copies of the survey and one set of original, unsigned, deeds effecting the adjustment will be submitted to the Department. The Department will review this information for accuracy and compliance with this Code.
3. If the adjustment is in compliance, the applicant will be notified and one copy of the survey, stamped and signed as being acceptable, will be sent to the Mesa County Surveyor. If the adjustment is unacceptable, the applicant will be notified of the needed corrections.
4. Upon receipt of notification from the Mesa County Surveyor that the survey has been recorded in accordance with CRS 38-51-107, the Department will stamp and sign the deeds and release them to the applicant for recording.
5. One copy of the plat and copies of the stamped deeds will be filed in the property line adjustment file for the applicable year.

Chapter 11

Section 11-1-4: Amending 11-1-4 to delete the sentence reading: "The Commission shall not act without review and consideration of comments forwarded from Mesa County's staffs, Planning Commission, or Governing Body."

Section 11-1-5: Amending 11-1-5 to delete the sentence reading: "The Commission shall not act without review and consideration of comments forwarded from Mesa County's staffs, Planning Commission, or Governing Body."

Amending the Grand Junction Zoning and Development Code as follows:

1. Section 4-2-16F, delete paragraph 1 and renumber following paragraphs consecutively.
2. Section 10-1-2A, delete paragraph 2 and replace with a new paragraph 2 reading as follows:
  2. In the case of appeals of Floodplain, Geologic Hazard, or Wildfire Hazard regulations, the Board may request testimony by independent experts in those fields to assist in evaluating the impact of the request.
3. Section 10-1-2B, delete paragraph 2.
4. Revising Section 5-1-5 to read as follows:

5-1-5 Fences

- A. Fences in the residential, P and PZ zones shall meet the following standards (see also 5-3-2 and definition of Fence).
  1. Fences in the required front yard setback area shall not exceed thirty inches in height. Such fences may be increased to forty-eight inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space per square foot for that part of the fence extending above the thirty inch height. This paragraph shall not apply to unimproved parcels if the fences meet the open space to closed space ratio established above.
    - a. Fences up to six feet in height are permitted within front yard setbacks along Patterson Road for the purpose of screening or buffering. Such fences shall meet all requirements of this Code concerning traffic visibility (see 5-3-2). Staff shall review fences proposed under this paragraph in accordance with special and conditional use criteria and may refer a proposal to the Board of Adjustment for review of any potentially adverse impacts.
  2. On corner lots, that part of a back yard fence which extends to and along the side property line on the street side may be six feet high.
  3. On that part of the lot other than the required front yard setback area, fences may be erected to six feet in height. Fences exceeding six feet in height are a conditional use (see 4-6).

4. The height of fences shall be determined by measurement from the ground level at all points upon which the fence is located. An increase of two inches in height shall be allowed when spacing for drainage under the fence is needed.
  5. The height and location requirements of this section shall not apply to fencing for screening or buffering approved as part of a subdivision, planned development, and special or conditional uses. For fences on retaining walls, see definition of a Retaining Wall.
  6. Requests for variances from Section 5-1-5 shall be processed in accordance with the provisions of Chapter 10, Variances.
- B. Fences in all B, C, I, and H.O. zones shall meet the following standards (see also 5-3-2 and definition of Fence).
1. Fences to a maximum height of six feet may be placed anywhere on a parcel. The addition of a maximum three-strand barbed wire cap shall not be considered in the height calculation.
  2. Fences in excess of six feet shall be considered a structure and shall comply with all required setbacks as well as the provisions of Chapter 9.
- C. All fences in any zone shall be constructed in a professional manner and shall be properly maintained.
- D. Properties in a Planning Development zone, or conditional use site, which are in excess of the residential zone fence standards, shall be reviewed and approved as part of the development plan.
- E. A fence permit is required for all fences.
- F. Regardless of any allowances in this section, no fence shall be constructed or maintained in a location as to constitute a traffic hazard due to obstruction of view (see Section 5-3-2).

Amending Section 5-1-2B.

B. Junk and junk cars (see Definitions) shall not be allowed to collect on any premises except as provided for in the Use/Zone Matrix, and except that a maximum of two vehicles intended for repair or restoration may be kept, subject to all of the following conditions.

1. Vehicles must be owned by the owner or occupant of the premises upon which the vehicles are located.
2. The vehicles shall be stored in an enclosed garage or under a car cover designed for the vehicle.
3. Vehicles shall not be stored within a required front or side yard setback.
4. There shall be no exterior storage of vehicular parts.

Amending Section 5-1-2C.

- C. All outdoor storage, in any zone, which occupies a volume of more than sixty cubic feet, shall comply with the following.
1. No such storage shall be placed in a required front yard setback.
  2. All such storage shall be screened from the view of any arterial or collector roadway and from any residential uses or zones.
  3. Screening may consist of any combination of fences, walls, berms, or landscaping as long as it is at least six feet in height and provides year-round protection. Screening in excess of six feet in height shall comply with zone setback requirements.
  4. Except for integral units, stored items shall not project above the screening.
  5. All screening shall be installed in a professional manner and maintained in good condition.
  6. Screening shall maintain adequate sight distance as established in Section 5-3-2.

*what about some integral units?*

## Flea Market Proposal

### Chapter 13 - Definitions

Add: Flea Markets - A flea market, swap shop, or similar activity by whatever name, where the use involves the setting up of two or more booths, tables, platforms, racks, or similar display areas for the purpose of selling or buying merchandise, goods, materials, products, or other items offered for sale outside an enclosed building. A flea market, as defined herein, shall not include a yard/garage sale, bake sale, produce stands, booths within an enclosed building, or activities or sales done by a civic group or other non-profit organization.



Add Section to 5-4 (Design Standards)

Junkyards/Salvage Yards (see Definitions)

A. All operations and storage, including equipment used in the business, shall be conducted within an enclosed building or within an area enclosed by a solid wall or fence.

1. All fences and walls shall be a minimum of eight feet and shall not exceed twelve feet in height. Where fences or walls exceed eight feet in height and are located on street or highway frontages, they shall be set back five feet from the property line. The area between the fence and the property line shall be landscaped.

2. All fences and walls shall be constructed in a professional manner and shall consist solely of new materials unless otherwise approved by the Administrator. If slatted chain link fence is used, the slats shall be a single color earthtone.

3. All fencing and landscaping shall be continuously and properly maintained in good condition.

4. No wrecked or dismantled vehicles, salvage or junk shall be stored at a height greater than that of the surrounding fence or wall, and no such materials shall be placed outside of the enclosed yard area.

B. Operational Standards

1. An unobstructed fire lane at least 20 feet in width shall be maintained within the perimeter fence.

2. All tires not mounted on a vehicle shall be neatly stacked.
  3. No garbage or other waste liable to attract vermin shall be kept on the premises.
  4. Gasoline and oil shall be removed from any scrapped vehicles or parts of vehicles on the premises.
  5. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations, and health regulations shall apply to the operation of any junk/salvage yard.
- C. All existing junk/salvage yards shall comply with this regulation within \_\_\_ years from the effective date of this ordinance. The Governing Body, after recommendation by the Planning Commission, may extend the time for compliance or waive certain requirements of this section in cases of exceptional hardship.

5-4 (Design Standards and Development Requirements)

1. No booths, stalls, or other display areas within any required setback area.
2. Off-street parking required is one and one-half spaces per booth/stall within a designated parking area meeting standards of Section 5-5.
3. Sanitary facilities are required on site.
4. All items for sale shall be stored indoors (or within an approved screened storage area) or removed from the site at the close of business each evening. Twenty-four hour sales shall not be permitted.
5. No storage of items other than those currently available for sale may be stored on the premises unless confined within an approved screened storage area.
6. All existing flea markets must come into compliance within three years of the effective date of this ordinance.

Use/Zone Matrix

Put flea markets under Retail Business - Limited Outside

C-1, C; C-2, S; I-1, A; I-2, A

Note #5 referencing design standards.

JUNKYARD - A yard, lot, or other place, covered or uncovered, indoors or in an enclosed building, for the storage, keeping, sale, or abandonment of junk, including scrap metals or other scrap materials, or for the abandonment, dismantling, or demolition of automobiles or other vehicles or machinery, or parts thereof. The term, junkyard, shall not include any agricultural vehicles stored on agriculturally used property. The term, junkyard, shall include wrecking yard, salvage yard, and automobile impoundment lot, where stored vehicles are inoperative and/or unlicensed.

JUNK - Old, second-hand, or scrap ferrous and nonferrous metals, paper and paper products, fibers or fabrics, wood and wood products, manufactured rubber or plastic products, glass, clay and porcelain products, trash, and similar materials, and shall include dismantled machinery, equipment, junk vehicles, and parts. The term, junk, shall not include materials or objects held and used by a manufacturer as an integral part of the manufacturing process or to outside storage permitted as an accessory use under the provisions of Section \_\_\_\_\_.

JUNK VEHICLE - Any motor vehicle, trailer, or semi-trailer that can not be operated in its existing condition because parts necessary for operation such as, but not limited to, tires, engine, or drive train are removed, destroyed, damaged, or deteriorated. Any such vehicle or trailer shall be presumed to be a junk vehicle if no license plates are displayed, or if license plates have been invalid for more than 60 days.

Text Amendment for 1989

AMENDING SECTION 5-7-7B.5 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE AS FOLLOWS:

- Delete the last sentence of paragraph B.5.b.
- Add the following to paragraph B.5.a.

Up to 25% of the sign allowance of one frontage may be transferred to a building facade that has no frontage on a dedicated public street. If the building facade which faces the public street has no commercial signage, 100% of that allowance may be transferred to a building facade with no frontage.

Re: Flush wall & roof signs

AMENDING SECTION 4-2-17 OF THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE:

- Amending the second sentence of section 4-2-17 of the Grand Junction Zoning and Development Code by changing the word "shall" to "may".

Re: PZ zone

The managing agency ~~shall~~ may initiate a rezone at the time the use of newly acquired land is determined

#1 89

Original  
Do NOT Remove  
From Office

#1-89 Text Amendments for 1989

Petitioner: Grand Junction Planning Department, Karl Metzner. A request to amend the Grand Junction Zoning & Development Code to add the following sentence to Section 5-10-3B.2.:

No person shall keep, house or shelter one or more pigs, goats, burros or mules unless such person has obtained a conditional use permit in accordance with the provisions of Section 4-6 and 4-8 of this Code.

and to amend Section 5-12-1 by deleting paragraph D in its entirety and renumbering paragraph E to paragraph D.  
Consideration of Text Amendments.

#1-89 Text Amendments for 1989.

Petitioner: City of Grand Junction

A request to amend Section 5-7-7B.5 of the Grand Junction Zoning and Development Code as follows: Delete the last sentence of paragraph B.5.b. Add the following to paragraph B.5.a; Up to 25% of the sign allowance of one frontage may be transferred to a building facade that has no frontage on a dedicated public street. If the building facade which faces the public street has no commercial signage, 100% of that allowance may be transferred to a building facade with no frontage.

A request to amend Section 4-2-17 of the Grand Junction Zoning and Development Code as follows: Amending the second sentence of section 4-2-17 (Public Zone) by changing the word "shall" to "may".

(Copies available at the Grand Junction Planning Department, 250 North 5th Street, 244-1430.)

Consideration of Text Amendments.

*P.C. - approved 12/5/89*  
*Cic - approved 12/6/89*

Original  
Do NOT Remove  
From Office

4. #1-89 Text Amendments for 1989

Petitioner: City Planning Department, Karl Metzner. A request to amend the Grand Junction Zoning & Development Code to add the following sentence to Section 5-10-3B.2.:

The keeping of pigs, goats, burros or mules shall require processing and approval of a conditional use permit in accordance with the provisions of Sections 4-6 and 4-8 of this Code.

and to amend Section 5-12-1 by deleting paragraph D in its entirety and renumbering paragraph E to paragraph D.  
Consideration of Text Amendment.

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# REVILW SHEET SUMMARY

FILE NO. 1-89 TITLE/HEADING Sec. 5-10-3B.2 (Pigs, goats)  
Text Amendments - 1989 DUE DATE 8/23/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: City Planning

PETITIONER ADDRESS 250 North 5th Street Grand Junction, CO 81501

ENGINEER n/a

DATE REC.                      AGENCY                      COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

8/23/89      City Planning      Re: Section 5-10-3B.2 Section 6-13 of the City Code of Ordinances was repealed in August 1989. It had stated the following:

- a) It shall be unlawful for any person to keep hogs or pigs within the City.
- b) It shall be unlawful for any person to keep any goat within the City.

Staff felt that, within the City limits, it was not appropriate to keep all types of large agricultural animals without benefit of the conditional use process. The reasoning behind the selection of the animals (pigs, goats, mules and burros) are as follows:

1. Both pigs and goats have a strong odor. Both, and especially pigs, can be noisy. Goats are difficult to contain in a fenced area and can cause much damage to neighboring lawns, gardens and clothes lines.
2. Mules and burros are noisy.

Re: Section 5-12-1 deleting paragraph D. In updating the Code, the wording of paragraph E. was to replace paragraph D.

8/23/89      City Attorney      (Suggested wording of 5-10-3B.2) "No person shall keep (house or shelter?) one or more pigs, goats, burros or mules unless such person has obtained a conditional use permit in accordance with the provisions of Section 4-6 and 4-8 of this Code." (sheep?)

*Completed  
8/28/89  
JH*



OFF ACTION SHEET



# TEXT AMENDMENTS

Acres \_\_\_\_\_ File No. \_\_\_\_\_  
 Units \_\_\_\_\_  
 Density \_\_\_\_\_ Parcel Number \_\_\_\_\_  
 Activity \_\_\_\_\_  
 Phase \_\_\_\_\_  
 Common Location see #10-89 Code Update

## 1989

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_  
 \_\_\_\_\_ day Review Period Return by \_\_\_\_\_  
 Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_  
 Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

### review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
<input type="checkbox"/> Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Public Works	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Transportation Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Fire Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> City Police Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Health	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> County Parks/Recreation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Comprehensive Planning	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Floodplain Administration	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> G.J. Dept. of Energy	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Walker Field	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> School District	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Irrigation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Drainage	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Water (Ute, Clifton)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Mountain Bell	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> Public Service (2 sets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Highway Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Geological	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> State Health Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> GJPC (7 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> CIC (9 packets)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> OTHER	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> <i>Don Wilson</i>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> <i>PD - all means</i>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<input type="checkbox"/> <i>Animals repo</i>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
<b>totals</b>																																	

**BOARDS**

<b>DATE</b>	9/15/89	approved using city attorney's suggested language for amendment on pigs goats horses & mules.
<b>CIC</b>	9/20/89	approved C.A.

**STAFF**

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**APPLICATION FEE REQUIREMENTS**

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# development summary



File # 1-89 Name Text Amendment Date 09/11/89

PROJECT LOCATION: N/A

## PROJECT DESCRIPTION:

Amending the zoning and development code to require a conditional use permit to keep pigs, goats, burros or mules within the City limits. Also removing duplicate language in section 5-12-1 paragraph D & E.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	SATISFIED	
				SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way		
Complies with adopted criteria	X		Water/Sewer		
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage		
			Landscaping/Screening		
			Other: _____		

\* See explanation below

## STATUS & RECOMMENDATIONS:

The Code of Ordinances previously contained language prohibiting the keeping of pigs and goats within the City limits. This was deleted on recommendation by the City Attorney so all animal regulations could be consolidated in the zoning code. A conditional use is recommended because of smell and noise impacts but provide some allowance for keeping these animals in the event rural areas are annexed.

## Planning Commission Action

Recommend approval.