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File 1990-0003

Name: 548 Belford Avenue – Complaint Report

S c a n n e d		<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	Table of Contents
		Review Sheet Summary
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X		Incident Report Mesa County Dept. of Animal Regulations – 11/24/87
X		Uniform Summons & Complaint or Penalty Assessment from the People of the State of CO – junk and junk vehicles – 10/24/89
X	X	Zoning Violation History
X		Zoning Violation – Junk vehicles - 10/19/83, 11/88
X	x	Certified letter re: zoning violations – 3/8/84
X	X	Prosecution Report 4/5/84
X		Zoning Violation Report – City Police – 7/16/84, 9/4/84, 1/23/87
X		Memo from Michael Sutherland to Shift Commander, City Police Dept. re: zoning violation
X		Certified letter operating a repair business and violating vehicle storage regulations – 2/18/87
X	X	Letter from John Shaver, Assistant City Attorney to Ron Shreaves response to conversation with Linda Weitzel, Planning re: violation of section 5-1-2 A and B – review of case before enforcement proceedings commenced – 4/23/90
X		Memo from Rick B. to Karl Metzner re: Citizen complaint – 10/18/89
X		Handwritten Notes to file – 8/16/88
X	X	Drive-by Inspection data
X		Pictures as proof of violation – 1/15/90

ZONING VIOLATION HISTORY
548 BELFORD AVENUE

- 10/19/83 First complaint of junk storage, car repairs in Residential Multi-family (RMF-32) zone.
- 10/20/83 Mike Sutherland left notice of violation; area somewhat cleaned up on 12/5/83.
- 02/22/84 After receiving more complaints, Mike Sutherland took photos. Spoke with Mr. Shreeves.
- 03/08/84 Certified letter sent. Final warning that summons would be issued.
- 03/21/84 More photos taken. Summons issued.
- 04/05/84 Municipal Court - plea of "guilty". Judge Palmer fined Mr. Shreeves \$100, suspended \$90 if defendant agreed to remove remaining junk within 30 days.
- 07/16/84 New complaints from police officer, re: junk and unlicensed vehicles.
- 08/16/84 Summons requested for junk vehicle storage, served by Officer Menzies.
- 08/30/84 Court arraignment. Mr. Shreeves pled "not guilty". Continued to 10/01/84 for trial.
- 09/05/84 A summons was requested regarding excess number of household pets. Mr. Shreeves told officers that he had a duplex, therefore he was allowed a maximum of six dogs (three per unit). Mike Sutherland withdrew the summons request.
- 10/01/84 Trial. Pled "guilty" to the "storage" charge and found "not guilty" of operating a repair business. \$250 fine and one day in jail, with jail suspended if cleaned up in 10 days and fine paid in 30 days.
- 01/26/87 New complaints from neighbors, photos taken.
- 02/18/87 Certified letter sent to Ron Shreeves allowing 14 days to rectify 548 Belford violations.
- 03/23/87 Much improvement noted at 548 Belford.
- 11/23/87 Another complaint that junk was again piling up.
- 12/07/87 Photos taken. Noted that the neighbors had to prop up the fence on the east side of 548 Belford due to junk piled against it on Mr. Shreeves side. Mike Sutherland attempted to make telephone contact, but was unsuccessful.

03/23/88 Four dogs in rear. Other usual junk; some improvement in front.

04/18/88 Additional unlicensed vehicles on the street and in the rear yard.

10/02/88 Continued complaints.

11/22/88 Notice of Violation sent. Mr. Shreeves has 30 days to clean up area.

01/--/89 Inspection was made approximately the middle of January, area improved.

08/01/89 More complaints, photos taken. Unlicensed vehicle in front yard. Rear yard orderly, but junky.

10/24/89 Due to more complaints and noncompliance, a summons was served for Mr. Shreeves to appear in Municipal Court.

01/11/90 Municipal Court, continued to 01/16/90. Site check showed property still in violation. Mr. Shreeves talked with Linda Weitzel about the Zoning Code regulations. Mr. Shreeves received copies of pertinent sections of the code.

01/15/90 Linda Weitzel took photos of property and talked with Mr. Shreeves. Much of the junk and trash had been removed. A pile of lumber will remain in the back yard so that Mr. Shreeves can build a fence. Mr. Shreeves also spoke of building a storage shed and fence in front. He was informed that permits were required before this work could begin.

CITY ATTORNEY'S OFFICE
Grand Junction, Colorado

DISTRICT ATTORNEY'S OFFICE
Mesa County, Colorado

PROSECUTION REPORT

REPORTING AGENCY:

CITY PLANNING DEPT.
ZONING ENFORCEMENT

OFFENSE (S):

STORAGE OF JUNK & JUNK CARS IN A
RESIDENTIAL ZONE - IN VIOLATION
OF 5-1-2: B

DATE AND TIME OF OCCURRENCE:

COMPLAINT RECEIVED FEB. 21, 1984 - OBSERVED BY OFFICER SAME DAY

DEFENDANT'S NAME:

RON SHREEVES
548 BELFORD AV.
GR. JCT., COLO. 81501

ADDRESS OR LOCATION OF OCCURRENCE:

548 BELFORD AV.

VICTIMS: (name, address and telephone number)

RESIDENTS OF NEIGHBORHOOD

NARRATIVE OF INCIDENT: (use extra sheets if necessary)

ON FEB. 21, 1984 A COMPLAINT WAS PHONED IN TO OUR OFFICE QUESTIONING WHETHER OR NOT SOMEONE COULD RUN A JUNK YARD IN A RESIDENTIAL ZONE. WITHIN A TWO-DAY PERIOD OUR OFFICE RECEIVED THREE SEPARATE COMPLAINTS, DUE TO THE FACT MORE AUTOS HAD JUST BEEN MOVED ONTO THE PROPERTY AT 548 BELFORD.

WHEN I VISITED THE PROPERTY, I FOUND A WOOD CUTTING OPERATION IN THE FRONT YARD, SEVERAL VEHICLES (AT LEAST TWO THAT COULD BE CONSIDERED JUNK) PARKED IN THE DRIVEWAY AND TWO MORE VEHICLES PARKED ALONG THE STREET. IN THE REAR YARD I FOUND 3 JUNK, WRECKED VEHICLES; A LARGE PILE (4' TO 5' TALL) OF SCRAP METAL CAR PARTS, PILES OF TREE BRANCHES AND SCRAP LUMBER, USED GARAGE DOORS, AND ASSORTED OTHER TRASH & JUNK.

A CITATION WAS LEFT W/ MR. SHREEVES' BROTHER THAT WAS PASSED ALONG TO RON

SHREEVES. THE FOLLOWING DAY I PHONED RON SHREEVES. HE INDICATED THAT HE HAD RECEIVED THE CITATION NOTICE, AND THAT HE WOULD MAKE AN EFFORT TO REMOVE THE JUNK WITHIN THE REQUESTED 10 DAYS.

TWO WEEKS LATER HE HAD NOT REMOVED THE JUNK VEHICLES, SO A CERTIFIED LETTER WAS SENT TO MR. SHREEVES INFORMING HIM THAT IF THE REMOVAL WAS NOT COMPLETE BY MONDAY MARCH 19, 1984 A SUMMONS WOULD BE ISSUED REQUIRING HIM TO APPEAR IN COURT.

THOUGH SOME IMPROVEMENT COULD BE NOTICED, THERE REMAINED A SUBSTANTIAL AMOUNT OF JUNK & VEHICLES. GIVING HIM A FEW EXTRA DAYS TO COMPLY, THE PROPERTY WAS INSPECTED ON MARCH 21 & 3 PHOTOGRAPHS WERE TAKEN. THE SUMMONS WAS ISSUED LATER THAT DAY.

DURING THIS PERIOD OF TIME FROM FEB. 22 TO MARCH 21 NO EFFORT WAS MADE BY MR. SHREEVES TO CONTACT ME TO REQUEST A TIME EXTENSION OR TO INFORM ME AS TO THE PROGRESS.

DEFENDANT (S): (name, alias, address, description and date of birth)

RON SHREEVES - OWNER OF RECORD FOR PROPERTY AT 548 BELFORD AV.

DATE AND TIME OF ARREST:

N/A

CRIMINAL HISTORY OF DEFENDANT (S): (a copy of the FBI rap sheet is sufficient)

ADMISSIONS OR STATEMENTS MADE BY DEFENDANT (S): (if so, who gave the Miranda warning, or were statements made during the investigatory stage?)

WHEN FIRST spoken to, Mr. SHREEVES stated that " he had found too many good bargains this winter and that he admitted he had more junk than he had room for, and would be getting rid of much of it."

EVIDENCE:

PHOTOGRAPHS - dated 2-22-84
" " 3-21-84

DEFENDANT'S NAME:

WITNESSES: (name, address, telephone number and what each will testify to - use extra sheets if necessary)

MICHAEL SUTHERLAND - Zoning ENFORCEMENT OFFICER
For the City of GRAND JUNCTION

PERSON TO SIGN AFFIDAVIT, COMPLAINT OR INFORMATION: (name, address and phone number)

MICHAEL SUTHERLAND - CITY OF GRAND JCT. - 244-1628

UNDEVELOPED LEADS:

RECOMMENDATIONS AND OTHER PERTINENT COMMENTS:

Report Prepared by

Michael Sutherland

Date

4-5-84

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes No

Date

9-5-84

To: (From) SHIFT COMMANDER
(City Police Dept.)From: (To) MICHAEL SUTHERLAND - Zoning
ENFORCEMENT - CITY PLANNING

I would request that a summons be issued for Mr. Ron Shreeves at 548 Belford Av. in the City. The violation is of Section 5-10-4:A of the Grand Jct. Zoning and Development Code, regarding an excess number of household pets. Also, a violation of ~~Sec. 4-3-4: USE/ZONE, Kennel in Res. Zone.~~ ^{CANCELLED}

On Tuesday Sept. 4th I received several complaints from neighbors that 4 large Afghan dogs were being kept at this residence and that 1 had broken a chain and was at large, growling at passersby and jumping out at cars and people. I contacted Ms. Obergfell of the Mesa County Animal Control who reported that she and another officer had been attempting to catch the loose dog but had had no luck. She indicated that she would be citing Mr. Shreeves for dog-at-large, but that he was not at the residence and had himself moved to another house, but was continuing to keep the dogs at the 548 Belford Residence.

This office has received several complaints regarding the operation of a kennel at that residence and that as many as 6 dogs were being kept there, as far back as a year ago. This instance is the first time that I have been able to unquestionably verify that more than 3 dogs were being kept there.

If the officer who issues the summons can call this office at 244-1628 with details I would appreciate it.

City of Grand Junction
ZONING VIOLATION REPORT

NO. 3456

DATE 9-10-84

(2nd page)

OCCUPANT Ron Shreeves ADDRESS 548 Belford

OWNER _____ ADDRESS _____

PHONE _____ DIRECTIONS _____

REFERRED BY _____ DATE _____

VIOLATION _____ ZONE _____

COMPLAINANT _____ ADDRESS _____ PHONE _____

9-10-84: called for M.V. check on Silver SAAB Lic# UFF-782 (Colo.) 1974
(2AA-3555) Pat @ P.D checked for me

Owners: Michael Wasserman & Sheri Miller 901 Curvey Av.

9-10-84: 1 photo taken @ 5:00 p.m showing lic# on SAAB

9-12-84: Celica Lic# UFU-942 ; -yellow Subaru Wagon has no plates
-blue " Brat " " "
-white Toyota Flatbed " " "

9-18-84: green Subaru NJ-6038 Wagon Lic#
David M. & Karen S. Hein (Sold to Mr. Shreeves, he was not to use lic. plates)
2115 No. 24th

9-27-84: tan ^{'71} Patsum wagon Colo. Lic# UFS 331 - dented door on driver side
Paul A. Wilder
312 Hill Av.
Gr. Jct. Colo. 81501

Not seen again

10-1-84: black & white '74 Toy. Celica Colo. Lic# UFU 942
owner - Ron Shreeves

1 photo taken @ 2:00 p.m. of Honda body

Uniform Traffic Code

Misuse of plates State Regs.

Dept. of Reg. Agencies ?

Jim Huskey 248 7011

Revenue

~~245-2700~~

Rick Martinez Atty. Gen. 248-7300



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

February 18, 1987

Mr. Ron Shreeves
548 Belford Avenue
Grand Junction, CO 81501

CERTIFIED

Dear Mr. Shreeves:

This office has again been receiving complaints regarding your operation of an auto repair business and the storage of junk and inoperable vehicles at the 548 Belford Avenue address.

Following your court conviction on October 1, 1984 for previous zoning violations, the 548 Belford property was cleaned up and it appeared you were complying with the regulations. Recently, however, it has become obvious that you are once again operating a repair business and violating vehicle storage regulations.

Additionally, your agreement in April of 1986 with Mr. Don Warner of this office to remove the illegal vehicles and junk at the 1855 Aspen Street property has not been completed. Your early efforts to clean that property up is appreciated, but eleven months have gone by and it has not been taken care of.

Please be informed that you are hereby requested to cease and desist automobile repair work and storage of non-complying vehicles at the 548 Belford Avenue property immediately. Additionally, all junk and non-complying vehicles must be entirely removed from 548 Belford not more than 14 days following receipt of this letter.

Also, you are hereby requested to begin immediate removal of junk and vehicles from the 1855 Aspen Street property to be completed not later than March 31, 1987.

If full compliance is not met by the prescribed time limits, this matter will be taken to court. You should recall that your previous conviction included a \$250 fine and one day in jail, with the jail term suspended. Potentially, if you are again convicted, fines and penalties could be up to \$300 and/or 90 days in jail for each week the violation exists for each separate offense.

Mr. Ron Shreeves
February 18, 1987
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Considering that you have violated the terms of your conviction and appear to be blatantly violating regulations of which you are fully aware, this office will request the maximum possible penalties available under the law.

It is not the desire of this office to take legal action in this matter-- only to cure the problem once and for all. I hope you will consider the seriousness of this matter and work with us to conclude this series of violations..

If you have questions, please contact me at 244-1648. I will be glad to discuss this matter fully.


Sincerely,



Michael E. Sutherland
City Planning Official

MES/tt

xc: Mr. Gerald Ashby
Judge David Palmer

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.	
1. <input checked="" type="checkbox"/> Show to whom delivered, date, and addressee's address.	2. <input type="checkbox"/> Restricted Delivery.
3. Article Addressed to: Mr. Ron Shreeves 548 Belford Avenue Grand Junction, CO 81501	4. Article Number P167-104-401
Type of Service: <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Certified <input type="checkbox"/> Express Mail <input type="checkbox"/> Insured <input type="checkbox"/> COD	
Always obtain signature of addressee or agent and DATE DELIVERED.	
5. Signature - Addressee X 	8. Addressee's Address (ONLY if requested and fee paid)
6. Signature - Agent X	
7. Date of Delivery 2/26	

DOMESTIC RETURN RECEIPT

PS Form 3811, Feb. 1986

Sent To : KARLM
 Sent By : MARKA
 Sent Date: 10/ 2/89

Subject: Complaints about 548 Belford
 To: Rick Beaty
 From: Mark Achen
 Date: October 2, 1989

Hugh Burton (242-7124) indicates he has unsuccessfully approached city staff a number of times in recent years about zoning violations at this address. He is frustrated that nothing seems to ever happen except minor clean-up by the property owner, Ron Shreves.

Let me know what the issues are from the City's perspective and what we are doing to address it. Include all departments that have been involved.

Burton indicates the elderly neighbors on each side of 548 object to what is going on there but fear retaliation from Shreves if they complain.

Burton asserts Shreves is effectively operating a salvage yard, auto sales and heavy auto repair in a residential zone.

Burton indicates he spoke with Planning staff today and was told they have their hands full with other work. He indicates City Attorney told him he needed to hire his own attorney to pursue the violations.

He expressed a great deal of frustration that the City apparently can do nothing about what he sees as blatant zoning violations. He also indicates Nellie Jones, Shreves grandmother from whom he inherited this house, also runs a salvage operation at her home in Hillcrest Manor; and that Shreves runs a salvage operation in a residential zone on Orchard Mesa.

Burton believes Shreves subscribes to only one public utility at 548. Other than city water wood is being used for heating and a generator is being used for electricity.

He recently reported several unlicensed vehicles parked at this address on the public street.

mka cr DanW, JimS, KarlM

Maybe it's time we pulled a Russ Hardin on Shreeve's. If we have a legit notice out just cite him to court. If no notice (recent) then send one & then cite. What do you think? It seems like it should be an easy case to prove or am I missing something? Since his places really are a mess maybe we could reprioritize some less important ones. Lets discuss when I get back. R.

Sent To : KARLM
Sent By : RICKB
Sent Date: 10/18/89

Subject: Citizen Complaint

In reference to your memo of 10/2/89 regarding a complaint from Mr. Hugh Burton I have compiled the following information.

Mr. Burton stated that he had contacted the City on a number of occasions regarding alleged infractions of City Zoning Codes as well as City Ordinances against Mr. Ron Shreeves. I have discussed the problem with Carl Metzner, Linda Wetzel, and Dan Wilson. Mr. Shreeves has a significant track record on file listed a history of violations reaching back to 1984. Documentation of recurring violations seem to be limited to Zoning and Development Code 5-10-4A (Animal Regulations) and Use Zone Matrix 4-3-4 as well as Zoning and Development Code Chapter 5, Outdoor Storage 5-1-2A/B.

The typical scenario involves too many dogs, excessive amounts of unkept lumber, multiple unlicensed automobiles, and surplus automobile parts. Planning has documentation of frequent contacts with Mr. Shreeves including at least one municipal court appearance for "junk" storage. Mr. Shreeves utilizes at least three known addresses. After contact from planning he will eventually clean up the property and relocate said "junk" to another, thus relocating the problem. Known addresses utilized by Mr. Shreeves include 548 Belford, 1855 Aspen, 418 South 7th, and 312 Main (north alley which involved the graffiti problem and transient drinkers).

Dan Wilson remember the discussion with Mr. Burton did not tell him that he would have to hire his own attorney. Dan stated that he explained to Mr. Burton that the problems with zoning violations can be difficult to resolve and that if he needed the problem resolved immediately it may be quicker to hire an outside attorney. Dan also stated that he explained the issue of personnel time needed to resolve this issue.

Linda Wetzel recalled a discussion with Mr. Burton regarding the above issues and also states she explained to him the sequence of events needed to resolve the issue. Linda also relayed information that Mr. Burton stated that he would rather not testify if municipal court action could be taken.

It appears that Mr. Shreeves is a problem for planning and effective code enforcement. Chris Mack was aware of issues involving Mr. Shreeves and in fact initiated the process to clean up property located at 418 South 7th (property owned by Tom Lewis). As you are probably aware Chris has left the City leaving the Code Enforcement position vacant.

It is not likely that planning will be able to resolve this problem quickly with the very limited level of current staffing. Planning has lost two positions in the past 6 months or so and will be losing another to maternity leave this month.

I feel that we as a community have too many problems with persons who disregard any laws and/or shun authority. It is obvious that strong action and direction from City Council will be needed to resolve this case.

If I can be of further assistance please contact me.

2-13-90 Ron Shreves 548 Belford drive by
site inspection. Not much change from
Court date. No worse. LAW

4-12-90 Inspected Ron Shreves - 3 vehicles in
rear yard - one definitely operable, other 2
questionable. Same stuff in rear yard
otherwise as re: court date. LAW

P.S. Front yard full of miscellaneous items -
Ron, woman & older man appeared to be
cleaning out porch of house

6-20-90 Drive By SHREVES 548 Belford Today
10:45 A.M. There is no fence up yet. Cement
mixer still in yard as well as fencing materials,
vehicles and other ^{undetermined} stored materials. Mr. Shreves has
been given a verbal okay to extend the time for
cleanup & fencing until June 15, 1990 by
myself. The ~~is~~ has not happened. LAW

7-10-90 no fence - bldg materials, cement mixer
3 vehicles in rear yard



April 23, 1990

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Ron Shreeves
548 Belford Avenue
Grand Junction, CO 81501

Dear Mr. Shreeves:

This letter is being sent to you in response to a conversation I recently had with Linda Weitzel of the Grand Junction Planning and Zoning Department. Ms. Weitzel informed me that your use of the property at 548 Belford Avenue may constitute a violation of section 5-1-2 A and B of the Zoning and Development Code for the City of Grand Junction. Ms. Weitzel requested that I review your case before enforcement proceedings were commenced.

The purpose of this letter is to remind you of the possible consequences associated with a conviction for storage of junk and or junk vehicles in violation of section 5-1-2. The possible penalty, if convicted of this offense, can be a three hundred dollar fine and or 90 days in jail for each day that the violation continues. If a citation issues and you are convicted, in addition to any new penalty that will be imposed, the Court will sentence you to serve the eight days in jail which was previously suspended.

The Planning and Zoning department, by and through the City Attorney's Office, will agree to stay further enforcement action until May 20, 1990 at 9:00 a.m.

In exchange for this consideration, it is expected that the premises at 548 Belford will be cleaned and brought into conformance with the code by that date and time. Should compliance not occur, enforcement proceedings will be initiated.

Please feel free to contact the Planning and Zoning Department at 244-1430 or the City Attorney's office at 244-1506 should you have any questions.

OFFICE OF THE CITY ATTORNEY
DAN E. WILSON, CITY ATTORNEY

By: John P. Shaver
Assistant City Attorney

c: City Planning & Zoning Department