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Fil	e	<u>CUP-1995-082</u>					
Da	te	8/19/99					
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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the					
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There					
e s	a n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been					
e	n	included.					
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t	đ	quick guide for the contents of each file.					
	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.					
X	X	*Summary Sheet – Table of Contents					
1 1							
X	X	Application form					
		Receipts for fees paid for anything					
X	X	*Submittal checklist					
X	X	*General project report					
		Reduced copy of final plans or drawings					
X	X	Reduction of assessor's map					
		Evidence of title, deeds					
X	X	*Mailing list					
<u> </u>		Public notice cards					
1		Record of certified mail					
X		Legal description					
		Appraisal of raw land					
		Reduction of any maps – final copy					
		*Final reports for drainage and soils (geotechnical reports)					
		Other bound or nonbound reports					
		Traffic studies					
X		Individual review comments from agencies					
X	X	*Consolidated review comments list					
		*Petitioner's response to comments					
X	X	*Staff Reports					
		*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits					
\vdash		*Summary sheet of final conditions					
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or					
		expiration date)					
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X	X	Planning Commission Minutes – ** - 6/6/95					
X		Posting of Public Notice Signs					
X	X	Letter from Katherine Portner to Rose Salsbury					
X	X	Letter from Rose Salsbury to City of Grand Junction - 3/23/95					
X	X	Monthly Billing Statement					
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SUBMITTAL CHECKLIST CONDITIONAL USE

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An asterisk in the item description column indicates that a form is supplied by the City.

Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.

Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

REVISED JAN 1994

NOTES:



Receipt <u>2314</u>
Date <u>5-2-95</u>
Rec'd By ______

File No. CUP-95-82

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone			·	From: To:	
[] Planned Development	[] ODP [] Prelim [] Final				
Conditional Use			140 Miriam	PSF-8	Single Fam Residence
[] Zone of Annex					
[] Variance					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
[] Revocable Perm	it				
PROPERTY OW	NER	[][DEVELOPER	Ж	EPRESENTATIVE
Lawrence R.	¿Wynona HE	<u> </u>		Rose H	1. Salsbury
140 MIRIA	m Ave	Address		Address	rRiam Ave
Citand Je	t. Co 81503			Crond	Jet Co 8/503
City/State/Zip		City/State/Zip		City/State/Zip	
Business Phone No.	<u></u>	Business Pho	ne No.	Business Phone No).
NOTE: Legal property of	owner is owner of reco	d on date of su	bmittal.		
foregoing information is and the review commen	true and complete to the its. We recognize that	e best of our kno : we or our repr	owiedge, and that we ass esentative(s) must be pr	sume the responsibility to mo resent at all hearings. In th	aration of this submittal, that the initor the status of the application e event that the petitioner is not less before it can again be placed
Signature of Persor	Completing App	cation			Date
Sypona	K. Den	nessy			- many
Signature/of Proper	ty Owner(s) - Atta	ch Additionái	Sheets if Necessa	ry	

The location of said project is Lots 8 and 9 of Artisa $_{\rm Heights}$. The address of said project is 140 Miriam Ave. The proposed use is have a goat on property for the use of raising it for a 4-H project There will be only one goat in a fenced yard. We have 1/3 acre and have leased the lot nex door which is another 1/3 acre. Around lot 8 there is a chain l_{ink} fence to keep the goat in. It is also tied down at night. The adjacent property is used for leading the goat for practice for the Mesa County Fair. The goat is only loose in the Chain link fenced yard during the day with someone watching it at all times.

Land use in the surrounding area is BFI trash company in behind w the property with a ditch between us and BFI. Next door there is a home with one house a storage area in back of house with geese and chickens. In front is a street which is a cul de sac. Across the street is a desert and next to desert like area is another ho house.

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CHECKLIST	OK	NA
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Name of report on a title page or on the first page of text		

OUTLINE

- **Project Description**
 - Location
 - Acreage
 - 73) Proposed Public Benefit Proposed use
- Project Compliance, Compatibility, and Impact
 - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
 - 2 Land use in the surrounding are 3. Site access and traffic patterns Land use in the surrounding area

 - 4. Availability of utilities, including proximity of fire hydrants
 - 5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
 - Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
 - 7. Site soils and geology (such as per SCS soils mapping)
 - 8. Impact of project on site geology and geological hazards, if any
 - 9. Hours of operation
 - 10. Signage plans
- D. Development Schedule and Phasing

Goats Size of land describe funcing

COMMENTS

This report should only provide general information, and should not be more than 2 pages long.

MAY 1993

CUP95-82

Lawrence & Wynona Hennessey 140 Miriam Ave. Grand Junction, CO 81503 Rose Salsbury 140 Miriam Ave. Grand Junction, CO 81503 City of Grand Junction Communtiy Development Dept. 250 N 5th Street Grand Junction, CO 81501

Dennis & Deana Lambert P.O. Box 2157 Montrose, CO 81402 Wayne Lambert 428 Bluebell Lane Grand Junction, CO 81503 Margaret Mitchell 130 Dorothy Dr. Grand Junction, CO 81503

Kenneth & Judy Scribner 124 Dorothy Dr. Grand Junction, CO 81503 Geneva Guerin 131 Miriam Grand Junction, CO 81503 McBride, Minter Roberta 2705 Rincon Dr. Grand Junction, CO 81503

Virgil Robertson 511 29 1/4 Road Grand Junction, CO 81504 Monument Oil Company 703 23 1/2 Road Grand Junction, CO 81505 Edward & Vicky Tinkle 118 Miriam Grand Junction, CO 81503

Velva & Chester Kosakowski 128 Miriam Grand Junction, CO 81503 Robert & K.A. Hogge 134 Miriam Grand Junction, CO 81503 M. L. & Lois Einspahr c/o BFI P.O. Box 42165 Houston, TX 77242

Jane Sanders Kline · 263 1/2 Fisher Ave. Grand Junction, CO 81503

Michael & Angela Harmon 261 1/2 Fisher Ave. Grand Junction, CO 81503 Vonda G. Griffin 263 Fisher Ave. Grand Junction, CO 81503

David & Jana Sorman 264 Fisher Ave. GRand Junction, CO 81503 Sandra L. Craft 262 1/2 Fisher Ave. Grand Junction, CO 81503 W. Don & R. Darlyn Morris P.O. Box 3378 Grand Junction, CO 81502

Power Equipment Company P.O. Box 28 Denver, CO 80201-0028

David & Marilyn Heath 266 Fisher Ave, #A Grand Junction, CO 81503

REVIEW COMMENTS

Page 1 of 2

FILE #CUP-95-82

TITLE HEADING:

Conditional Use Permit - Goat in

an RSF-8 Zone District

LOCATION:

140 Miriam

PETITIONER:

Lawrence & Wynona Hennessey

PETITIONER'S ADDRESS/TELEPHONE:

c/o Rose Salsbury

140 Miriam

Grand Junction, CO 81503

256-7251

PETITIONER'S REPRESENTATIVE:

Rose Salsbury

STAFF REPRESENTATIVE:

Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 24, 1995.

GRAND JUNCTION FIRE DEPARTMENT

5/5/95

Hank Masterson

244-1414

Proposed hydrant between lots 12 and 13 is acceptable. An additional hydrant is needed at the intersection of F 1/2 Road and Cimarron Court.

GRAND JUNCTION CODE ENFORCEMENT

5/4/95

<u>Jan Koehn</u>

244-1593

- 1. Is there a shelter or shed for the animal on the property and if so, where?
- 2. Is the keeping of the goat intended to be long term and if not, for how long with the goat be kept on the property?
- 3. What is the length of the lease on the adjacent property? Would like written verification of the lease and the property owners acknowledgement of the goat.

Provided that the animal can be kept no closer than 100' to any other residential structures, we have no objections.

CITY DEVELOPMENT ENGINEER

5/12/95

Jody Kliska

244-1591

No comment.

FILE #CUP-95-82 / REVIEW COMMENTS / page 2 of 2

CITY ATTORNEY Dan Wilson	5/12/95 244-1505	
No comment.	244-1303	
COMMUNITY DEVELOPMENT DEPARTMENT	5/17/95	
Kathy Portner	244-1446	

See attached comments.

STAFF REVIEW

FILE:

#CUP-95-82

DATE:

May 17, 1995

STAFF:

Kathy Portner

REQUEST:

Conditional Use for a Goat

LOCATION:

140 Miriam Avenue

APPLICANT:

Lawrence R. and Wynona Hennessey

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential with a goat

SURROUNDING LAND USE:

NORTH:

Single Family Residential

SOUTH:

Commercial

EAST:

Commercial

WEST:

Commercial and Single Family Residential

EXISTING ZONING:

RSF-8

PROPOSED ZONING:

SURROUNDING ZONING:

NORTH:

RSF-8

SOUTH:

H.O. (Highway Oriented)

EAST:

H.O.

WEST:

H.O. and RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

As per City ordinance the keeping of goats, pigs, burros or mules in the City requires a Conditional Use Permit.

Please see Code Enforcement's comments. I have no other comments.

STAFF RECOMMENDATION:

Staff will make a recommendation after reviewing the petitioners response to comments.

STAFF REVIEW

FILE:

#CUP-95-82

DATE:

May 30, 1995

STAFF:

Kathy Portner

REQUEST:

Conditional Use for a Goat

LOCATION:

140 Miriam Avenue

APPLICANT:

Lawrence R. and Wynona Hennessey

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential with a goat

SURROUNDING LAND USE:

NORTH:

Single Family Residential

SOUTH:

Commercial

EAST:

Commercial

WEST:

Commercial and Single Family Residential

EXISTING ZONING:

RSF-8

PROPOSED ZONING:

SURROUNDING ZONING:

NORTH:

RSF-8

SOUTH:

H.O. (Highway Oriented)

EAST:

H.O.

WEST:

H.O. and RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

As per City ordinance the keeping of goats, pigs, burros or mules in the City requires a Conditional Use Permit. The applicant is requesting a Conditional Use Permit to allow the keeping of a goat at 140 Miriam Avenue on Orchard Mesa. The property is zoned RSF-8 which allows one large agricultural animal per 1/2 acre. The petitioner has 1/3 of an acre and has leased an additional 1/3 acre from the adjacent property owner.

Section 4-8-1 of the Zoning and Development Code lists the criteria to be used to evaluate all Conditional Use Permit applications. Criterion A is the only one that is relevant to this type of application. It states:

The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc.

The proposal to keep a goat at this location can be compatible with adjacent uses provided the area is kept clean. The goat must be kept no closer than 100' to any other residential structure. The lease for the adjacent 1/3 acre must be maintained to meet the minimum required lot area for a large agricultural animal.

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit to keep a goat.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #CUP-95-82, a Conditional Use Permit to keep a goat, I move we approve the request.

To Whom It May Concern;
Here are my responses to the Review Comments.

- 1) There is no permanent shelter for the animal (goat) because it has to be able to be cleaned often which is part of the 4-H project. There is a piece of plywood draped over the fence for protection from the hail and rain we have had tately.
- 2) As of right know the goat will be gone after July because it will be sold back to the original owner after county fair. It may be possible she might continue in 4-H goats but would only have the animals from about March to August depending on when they have county fair.
- 3) The length of the lease is written as it may be terminated at any time on a 5 day notice

Sincerely, Rose Salsbury

Rest 15 weeds Chain Link Fence That is Sidewalk No Longer l Vzacre5 1/3 acre Total Chain Link Ferre 157 FH Miriam Street Caldo Sac equals = 25 ft 1 inch

ALL measurments were Taken with a 3 ft yard Stick fill mousiments are approximate

Trank John Cols. May 23, 1995 To Whom This Concerns!

LEASE
THIS INDENTURE, Made this /2th day of Iful 1995, between when the state of the day of Iful 1995,
between , party of the first part,
WITNESSETH: That the said party of the first part, in consideration of the covenants of the said party of the second part, hereinafter set forth, do by these presents lease to the said party of the second part, the following described property, to-wit:
party of the second part, hereinafter set forth, do by these presents lease to the said party of the second part, the following described property, to-wit: Second part, hereinafter set forth, do by these presents lease to the said party of the second part, the following described property, to-wit:
Rejecui
TO HAVE AND TO HOLD to the said party of the second part from the
day of
The said party of the second part further covenants with the said party of the first part, that at the expiration of the time mentioned in this Lease, peaceable possession of said premises shall be given to the said party of the first part, in as good condition as they now are, the usual wear, inevitable accidents, and loss by fire excepted; and that upon the non-payment of the whole or any portion of said rent at the time when the same is above promised to be paid, the said party of the first part may, at the same was held by forcible detainer; the said party of the second part hereby waiving any notice of such election, or any demand for the possession of said premises: IT IS FURTHER COVENANTED AND AGREED, Between the parties aforesaid Heavy be terminated at any time.
The covenants herein shall extend to and be binding upon the heirs, executors and administrators of the parties to this Lease.
Witness the hands and seals of the parties aforesaid.
(SEAL)
(SEAL)
Resa (SEAL) ROTARY (SEAL)
We colone



Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (970) 244-1430 FAX (970) 244-1599

June 12, 1995

Rose H. Salsbury 140 Miriam Avenue Grand Junction, CO 81503

RE: File #CUP-95-82, CUP for a Goat

Dear Ms. Salsbury:

At their June 6, 1995 hearing the Grand Junction Planning Commission approved a Conditional Use Permit for the keeping of a goat at 140 Miriam Avenue. The following conditions shall apply to the approval:

- 1. The lease on the adjacent property for an additional 1/3 of an acre must be maintained to meet the minimum required lot area of 1/2 acre per large agricultural animal.
- 2. The area where the goat is kept must be kept clean.
- 3. The goat must kept no closer than 100' to any other residential structure.

The Conditional Use Permit shall remain valid as long as the above conditions are met and as long as the use of the property for the keeping of a goat is not discontinued for more than one year.

Thank you for your cooperation through this process.

Sincerely,

Katherine M. Portner Planning Supervisor

uren M.