

GENERAL PROJECT REPORT

The location of said project is Lots 8 and 9 of Artisa 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 next door which is another 1/3 acre. Around lot 8 there is a chain link 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.

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

OUTLINE

- A. Project Description
 - ① Location
 - 2. Acreage
 - ③ Proposed use
- B. Public Benefit
- C. 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 area
 - 3. Site access and traffic patterns
 - 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.)
 - 6. 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 fencing

COMMENTS

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

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
Jan Koehn 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.

CITY ATTORNEY
Dan Wilson

5/12/95
244-1505

No comment.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

5/17/95
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: RSF-8

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: RSF-8

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:

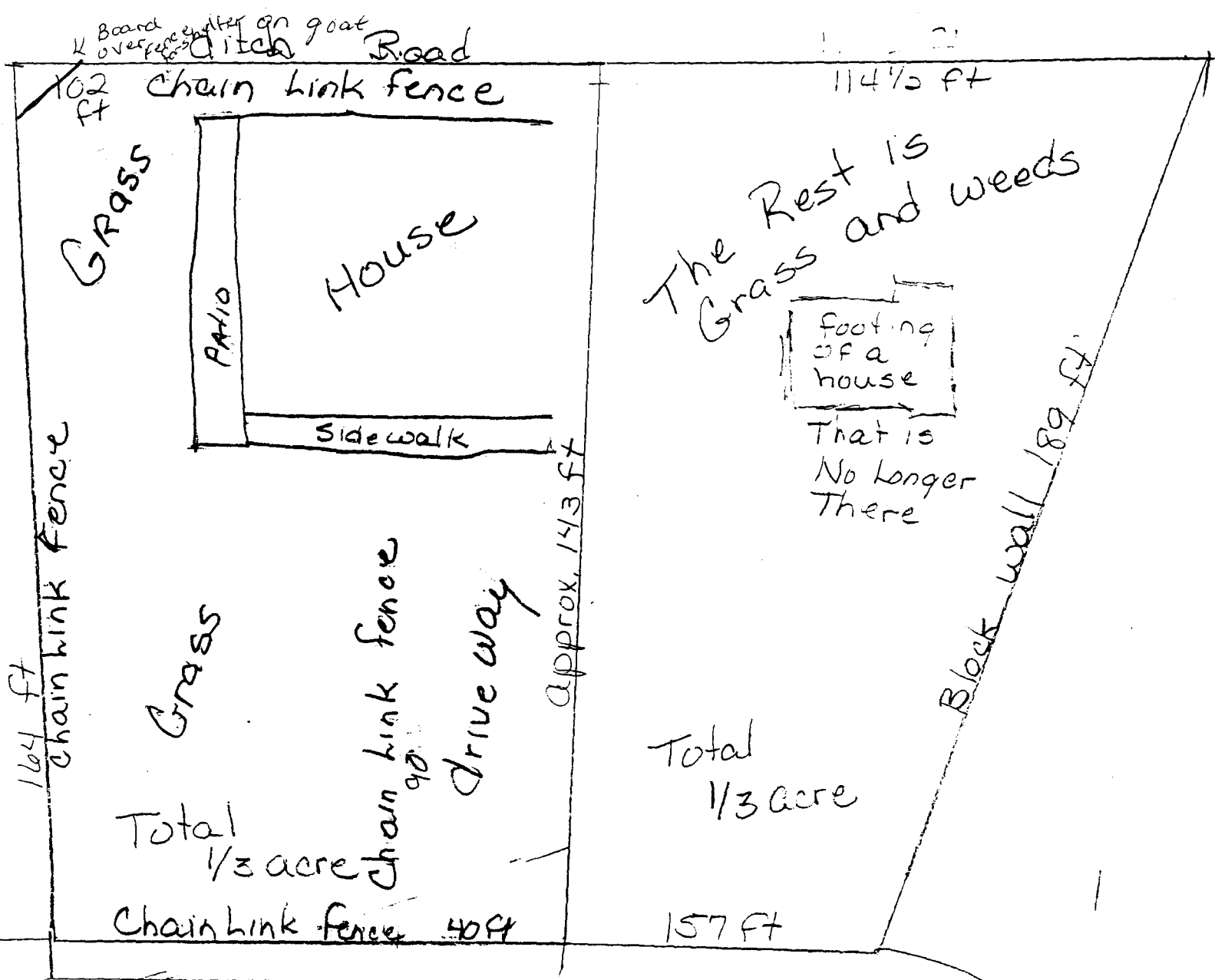
Here are my responses to the Review Comments.

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 lately.

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 Salisbury



Street Miriam

Cal-de-Str

1 inch equals = 25 ft

ALL measurements were
 Taken with a 3 ft yard Stick All measurements are
 Approximate

Grand Jctn Colo.
May 23, 1995

To Whom This Concerns:

Lot that adjoins 134 Miriam
St + Lot 140 Miriam is
leased to Larry Hennessey
for use of FA Club project
namely a goat named
Bubba for time described
on note.

Robert A. Hogge
Dorothy A. Hogge
Owners

LEASE

THIS INDENTURE, Made this 12th day of April, 1995,
between Robert D. Hogge (Owner)
X X X X, party of the first part,
and Larry Hennessey
X X X X X, party of the second 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:

1 Lot 9 Blk 5 Artesia Hts
Replat Sec 25 15 W

TO HAVE AND TO HOLD to the said party of the second part from the 13th
day of April, 1995, to the 30th day of Nov., 1995.
And the said party of the second part, in consideration of the leasing of the premises as above set forth, covenants and agrees with the party of the first part to pay the said party of the first part as rent for the same the sum of one only 10 DOLLARS payable as follows, to-wit: on hand here by acknowledged

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 his election, either distrain for said rent due, or declare this Lease at an end, and recover possession as if 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

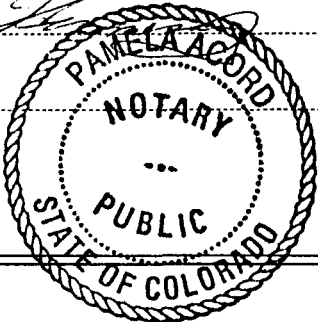
May be terminated at any time upon a 5 day notice

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.

Robert D. Hogge (SEAL)

Larry Hennessey (SEAL)



Mesa April 95
Pamela Acord
9-27-98



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 be 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