

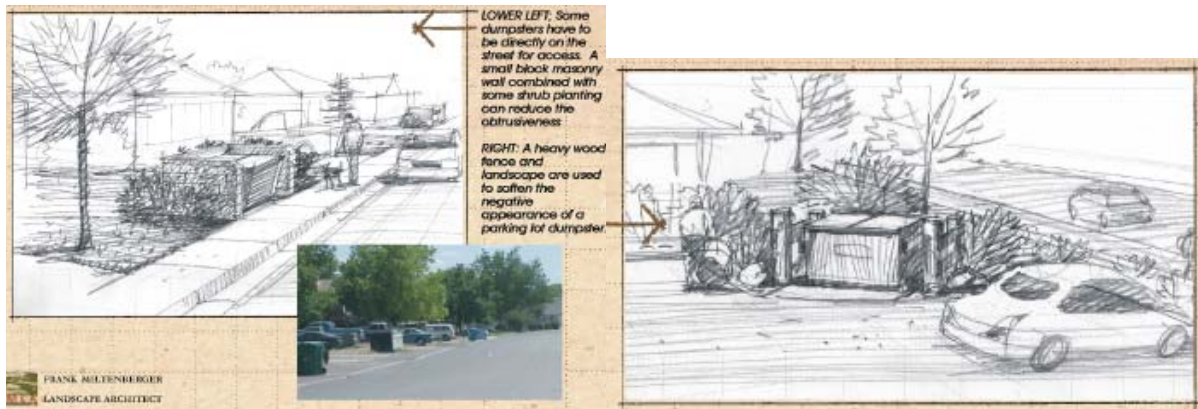


CODE ENFORCEMENT

BACKGROUND

Throughout the Clifton-Fruitvale Planning process, the residents have expressed how community image and appearance are related to the economic vitality of the area. Residents have pride in their neighborhoods but are concerned with the image the area has developed over the years. The Interstate 70 and I-70 Business Loop interchange in Clifton is a major entryway to the Grand Valley and offers visitors and residents their first view of the urban area. The image many people have of the area is based on their experience along the I-70 Business Loop corridor through the community.

Drawings were prepared especially for the Clifton-Fruitvale planning area to provide visual ideas, and to demonstrate how some of the improvements could look based on citizen input, safety concerns, and design standards. The drawings contain examples of parking, community entryway features, walkways, streetscapes, landmarks, fencing and landscaping, and screening utilities to improve community and neighborhood appearance and character. The full set of renderings is contained in appendix A.



The Mesa County Planning and Economic Development Department's Code Enforcement Division ensures that Code regulated uses of properties in unincorporated Mesa County comply with the Mesa County Land Development Code. The Division uses a two-pronged approach by working with the property owner to achieve voluntary compliance and resorting to enforcement as a final option. The goal is to improve neighborhoods by improving aesthetic appearance, health and safety. The result fosters orderly community development and improves economic vitality.

The Code Enforcement Division receives a complaint and a file is opened; it does not act on anonymous complaints. The complaint is investigated and a determination of violation or no violation is made, based on information gathered during the investigation and applicable research about the historic use of the property.





The goal is to provide follow-up information to complainants and to work with the property owner to achieve compliance. As a last resort a case may be taken to a public meeting to request authority from the Board of County Commissioners to litigate or prosecute.

Code Enforcement case types include outdoor storage, unlicensed vehicles/junk, animals, illegal businesses from home, signs, and setback violations. Complaints regarding junk require a written complaint signed by the complainant.

Mesa County has no weed regulation or ordinance requiring property owners to cut or control weeds, other than noxious weeds. The Code Enforcement Division is therefore unable to address concerns which have been expressed about weeds. However, the County is committed to noxious weed management and has created a “weed plan” and cost share program for landowners for County listed species (except tamarisk), State A and B List species and newly discovered species. The cost share program makes funding available to help defray the cost of control efforts. The weed plan, which outlines enforcement protocols, weed management policies and programs, is administered by the Mesa County Horticulture, Pest and Weed Inspector. The Natural Resource and Environment section of this plan describes noxious weed issues and management in more detail.

Code Complaints 1999 through March 9, 2006

Neighborhood	Central Clifton	South Clifton	NE Clifton	Rocky Mtn	North Fruitvale	South Fruitvale	TOTAL PLAN AREA	TOTAL MESA COUNTY
<i>Complaints</i>	47	118	13	81	48	19	326	1382

Complaints regarding pets and other animals are generally the jurisdiction of the Mesa County Department of Animal Services. However, the Code Enforcement Division does handle complaints related to Land Development Code standards for allowed number of pets and livestock on individual properties. Garbage complaints are the jurisdiction of the Mesa County Health Department (see Public Health chapter of this plan).

Code Enforcement Key Issues and Public Comments:

- Inadequate staff to address all complaints in a timely manner
- Lack of an enforceable junk ordinance
- Need to form a community group to discuss issues of concern and solutions, then present solutions to county. Also, a community group could have contact people to facilitate communication between county and community.
- Abandoned vehicles – may be an environmental hazard if fluids and batteries remain
- Overnight parking of semi trucks in or adjacent to homes.
- Need citizen group to prioritize cleanup activities
- People often don't have the funding to have someone clean up for them

