

**City of Grand Junction Code Enforcement Contact:**

Grand Junction Police Department  
 555 Ute Avenue  
 Phone: 970-244-1593  
 Monday-Friday 8am - 5pm

**Mesa County Code Compliance Contact:**

Phone: 970-255-5034  
 Fax: 970-244-1769  
 Email: [code\\_compliance@mesacounty.us](mailto:code_compliance@mesacounty.us)  
 200 S. Spruce Street

**Code Enforcement Violations**

The majority of violations reported to this division for investigation include, but are not limited to:

- [Junk/trash/weeds](#) - Junk and rubbish are very common violations. These items include but are not limited to trash, dismantled/inoperable equipment, branches, household furnishings, animal waste, etc. It is the duty of every owner and lessee of any parcel of property to keep the property free of junk and rubbish.

Weeds are also a very common violation. City Code requires all weeds and brush exceeding six inches in height to be cut to within three inches of the ground. Property owners and lessees are responsible to trim weeds/brush up to the curblin of any street adjoining their property and to the center of any alley adjoining their property.

- During the period of May 1st - October 31st, the Parks and Recreation Department takes weeds complaints. The Weeds Desk can be reached during this time period at 970-244-1583.
- From November 1st - April 30th, Code Enforcement takes weeds complaints. You can reach Code Enforcement at 970-244-1593.

- [Outdoor storage and unlicensed/inoperable vehicles](#) -

**Outdoor Storage**

- Outdoor storage is allowed in the city limits on residential and non-residential properties.
- Nonresidential outdoor storage is subject to certain zoning criteria. Please call the Planning office at 970-244-1430.
- Residential outdoor storage is presumed if storage items/materials are outside of a dwelling for a period of longer than 48 consecutive hours and occupy a volume of more than 150 cubic feet. This includes building materials, except for a period when a valid building permit is in effect for construction on that property.
- All outdoor storage must be located on the rear half of the lot and screened from sight.
- Storage of [junk and rubbish](#) is not allowed on any part of the property. These items include but are not limited to: appliances, trash, furniture and accumulation of brush and tree limbs.

**Unlicensed/inoperable vehicles**

- A maximum of two inoperable vehicles intended for repair or restoration may be stored on the property as long as the vehicles are owned by the property owner or occupant, stored in the rear half of the lot and screened or covered from sight.
- [Storage of trailers/campers](#) - In residential zones, recreational or commercial vehicles may be stored within an enclosed building or in the rear yard. They may also be stored behind the front yard setback in a side yard other than the street side of a corner lot. This includes RV's, boats, trailers or commercial vehicles.

Recreational vehicles are allowed on the street or public right of way for up to 72 hours.

- [Animals](#)

**Household Pets**

- A maximum of three adult cats and three adult dogs (four months or older) shall be allowed. In no event shall the total number of adult household pets exceed six.
- This does not apply to small animals kept within a residence such as fish, small birds, rodents, and reptiles.
- Dogs or cats confined in kennels shall be no closer than 20 feet to the nearest house on an adjacent property.
- Barking dogs should be reported to Mesa County Animal Services at 970-242-4646 or by e-mail at [AC.Dispatch@mesacounty.us](mailto:AC.Dispatch@mesacounty.us).

**Agricultural Animals**

- One large agricultural animal, such as horses, cattle, sheep,, mules, and burros, is allowed per one half (1/2) acre of land in most residential zone districts.

- One large agricultural animal is allowed per one quarter (1/4) acre of land in the following zone districts: CSR, RSF-R, RSF-E, RSF-1, and RSF-2.
  - All agricultural animals must be fenced so they are no closer than 100 feet from the nearest house on an adjoining property.
  - Six small agricultural animals, such as rabbits, chickens, ducks, and geese, are allowed per one half (1/2) acre or less with 15 small agricultural animals allowed per one half (1/2) acre or more. These animals must be confined by a fence or cage, and can be no closer than 20 feet to the nearest house on an adjoining property.
  - No pigs are allowed within the City limits without a Conditional Use Permit. This does not apply to RSF-R zones.
- **Fences** - All new and replacement fences in the City limits require a fence permit. Most fence permits may be issued at the same time as application. Some fences along alleyways or corner lots may require review by Engineering.
    - Fence permits are \$25.00 per property. A permit may be obtained at the Planning office in City Hall, 250 N 5th Street, 970-244-1430.
    - Height - In residential zones, fences in front yards may be up to forty eight inches in height if they are at least two thirds open material (chain link, split rail or picket). A solid fence in the front yard can be thirty inches in height. In the back yard fences may be either open or solid and up to six feet in height.
    - Corner Lots - On corner lots there may be areas which you may not fence due to visibility standards at intersections. Usually there is a minimum of a forty foot "sight triangle" measured from the intersection of the right-of-way lines. Determination of sight distance requirements may be made at the time of permit application. In some cases City personnel may need to check the property to determine adequate sight distance.
    - Acceptable materials for fences include wire, wrought iron, plastic, wood and other material with a similar look.
    - Fences in business, commercial and industrial zone districts are allowed to be constructed with a fence permit to a maximum of six feet high outside the front yard setback, providing no sight obstruction is caused. Up to three strands of barbed wire may also be used in these zone districts. Fences over six feet require a building permit and must meet structure setback requirements.
    - Fences in Planned Zone districts may have different height, style or placement requirements.
    - Fence height limitations are submitted for review by the Board of Appeals. For more information, contact Community Development at 970-244-1430 or [comdev@gjcity.org](mailto:comdev@gjcity.org).
    - In no instance can fences be constructed or maintained in a manner which obstructs vision of motorists or causes any other traffic hazard.
    - A permit is not required for picket replacement or general maintenance of an existing fence.
  - **Sidewalks with snow/debris** - Grand Junction citizens enjoy mild winters with light snowfall, which keeps snow shoveling to a minimum. When we do get a taste of winter, keeping the snow, ice and debris off the sidewalks is necessary to ensure a safe and enjoyable winter walk.

Grand Junction Municipal Code Section 12.16.090 requires that sidewalks adjoining your home and/or business must be cleared of snow, ice and debris within 24 hours after a snowfall.

Be Neighborly - Be aware of your neighbors who are unable to get out and clear the walk and extend a neighborly hand in helping them meet this code requirement.

- **Smoking**

Smoking is prohibited in all public places within the city. Public Places would include, but are not limited to...

- City Parks
- Governmental Offices
- Education Facilities
- Retail Stores, other commercial establishments
- Waiting Rooms
- Laundromats
- Elevators
- Airports, bus, and train stations or shelters
- Hospitals, nursing homes, child care centers
- Auditoriums, theatres, arenas, assembly and meeting rooms
- Bleachers, stands, or other seating facilities for spectators in stadiums or other arenas, enclosed or outdoors, smoking is prohibited

On March 27, 2006, Governor Bill Owens signed House Bill 06-1175 concerning the enactment of the "Colorado Clean Indoor Air Act," prohibiting smoking in indoor enclosed areas. The State law is effective as of July 1, 2006. The Grand Junction City Council passed

Ordinance No. 3914 on June 7, 2006, amending the previous Ordinance regulating smoking in public places, in order to comply with the State law.

**Effective on July 1, 2006:**

- Smoking is not allowed in free standing bars, physically separated bars located in restaurants, bowling alleys, billiard halls, or in bingo halls or other facilities conducting games of chance. Smoking is allowed in outdoor seating areas of restaurants and bars that are not enclosed and are not under a roof or a projection of a roof as defined by the IBC as a roof assembly, such as patios.
- No Smoking shall occur within fifteen feet (15) of the front or main doorway leading onto a building or facility including patio areas listed above.
- Smoking is prohibited in the indoor areas of a private club

**The following are places where smoking is NOT prohibited:**

- Private homes, private residences, and private automobiles unless the home, residence, or vehicle is being used for the public transportation of children or as part of health care or day care transportation.
- A hotel or motel room to one or more guests if the total percentage of such hotel or motel rooms in such hotel or motel does not exceed twenty-five percent
- Any retail tobacco business
- A place of employment that is not open to the public and that is under the control of an employer that employs three or fewer employees.
- "No Smoking" or "Smoking Allowed Inside" signs must be posted at all main entrances. All signs shall be a minimum of twenty (20") square inches and be placed at a height between four (4') and six (6') feet above the floor. Free signs are available at [www.smokefreecolorado.org](http://www.smokefreecolorado.org)

Thank you for your cooperation in providing clean air for the community

- [Wood stoves](#) - With the temperatures dipping below freezing there is nothing nicer than curling up next to the fire place or tossing an extra log in the wood stove.

Grand Junction Municipal Code Section 8.20.060 regulates wood stove and fireplace burning in order to assist in improving air quality in the City. If you own or operate a wood stove or fireplace, it is your duty to be aware of any declaration of a high pollution (red) day by the Mesa County Health Department. Check Air Watch Advisory or please call 970-248-6990.

- [Yard sales](#)

**When planning yard sales remember:**

- The Municipal Code limits yard sales to four (4) days per household per 12-month period.
- The days may be consecutive, or not.
- Gross sales from yard sales are limited. Sales are limited to \$5,000 per 12-month period.
- Continuous retail sales of personal goods are not allowed as a home occupation.

Yard sale signs MAY NOT be posted on utility poles, traffic signs, signal poles, or in any public right-of-way.

**Procedures for Processing Violations**

1. A reported violation is assigned to a code enforcement officer for inspection.
2. If a violation is found, voluntary compliance is requested.
3. The officer works with property owners and tenants to achieve compliance in a reasonable time frame, commonly 10 days.
4. If a violation is not corrected in ten days a Notice of Violation may be issued.
5. Failure to respond to the Notice of Violation or willful reoccurrence of a violation may result in an administrative citation and associated fines or a summons into Grand Junction Municipal Court.
6. Non-compliant junk and trash violations may be corrected by the City with the cost billed to the property owner.

**Some complaints are not city code violations but rather civil matters between people.**