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**PLANNING COMMISSION AGENDA
TUESDAY, APRIL 26, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
[VIRTUAL MEETING](#)**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Redlands Limited to zone 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) located at 2080 Broadway. | [Staff Presentation](#) | Phone comment code: **9525** |
2. Consider a request by the City of Grand Junction to amend landscaping requirements applied to site development in the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code. | [Staff Presentation](#) | Phone comment code: **6841** |
WITHDRAWN and rescheduled to May 10th Planning Commission Public Hearing

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
April 12, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:37 p.m. by Chair Andrew Teske.

Those present were Planning Commissioners; Andrew Teske, Ken Scissors, Sandra Weckerly, Keith Ehlers, George Gatseos, Shanon Secrest, and Kimberly Herek.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Tamra Allen (Community Development Director), Nicole Galehouse (Principal Planner), and Kalli Savvas (Planning Technician).

There were members 3 of the public in attendance and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 22, 2022.

2. Grand Junction High School Easement Vacation **VAC-2022-140**

Consider a request by the Applicant, Mesa County Valley School District No. 51, to Vacate a Portion of a public storm sewer right-of-way on the campus of Grand Junction High School at 1400 N. 5th Street as granted to the City of Grand Junction ("City") by Reception Number 939901. See attached Grant of Right-of-Way marked Exhibit "A".

REGULAR AGENDA

1. Cannabis Regulations **ZCA-2022-200**

Consider a request by the City of Grand Junction to Amend Title 21 and Title 27 of the Grand Junction Municipal Code to regulate cannabis businesses by providing use-specific standards, specific buffering requirements from schools and rehabilitation facilities, and signage standards.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, March 22, 2022, via www.GJSpeaks.org.

The public hearing was closed at 6:02 p.m. on April 12, 2022.

Discussion

There was 45 minutes of discussion between Planning Commission members and staff about the proposed code amendment.

Motion and Vote

Commissioner Gatseos made the following motion Chairman, on the Zoning and Development Code Amendments, ZCA-2022-200, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Commissioner Scissors seconded motion passed 6-1.

2. Other Business

3. Adjournment

Commissioner Secrest moved to adjourn the meeting; Weckerly seconded.
The vote to adjourn was 7-0.

The meeting adjourned at 6:38 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: April 26, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request by Redlands Limited to zone 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) located at 2080 Broadway. | [Staff Presentation](#) | Phone comment code: **9525** |

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Redlands Limited is requesting a zone of annexation to R-5 (Residential 3 to 5.5 du/ac) for the Twenty Eighty Broadway Annexation. The approximately 2.37-acres consists of 1 parcel of land located at 2080 Broadway. A portion of the subject property is undeveloped.

The property is Annexable Development per the Persigo Agreement. The zone district of R-5 is consistent with the Residential Low (2 to 5.5 du/ac) Land Use category of the Comprehensive Plan and the City R-4 and R-5 zoning nearby. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owners have petitioned for annexation into the City limits and requested zoning of R-5 which is compatible with the Comprehensive Plan Land Use Map designation of Residential Low (2 to 5.5 du/ac). Since the Applicant's properties are currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation. However, staff has found this to not be enough justification and finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character or condition of the area is beginning to change with the further development of the area. Infill development along Peony Drive to the east has seen further subdivision of existing single family large lot residential. For example, the Peony Height Subdivision located 270 feet to the east and annexed and platted in 2013 created three lots of 0.22 and one lot of 0.21 acres, lot sizes that are found in a RSF-5 zone district. Staff finds that this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed R-5 zone district for this property, between 5 and 11 dwelling units at full buildout when developed. The Applicant has stated they will develop when they can connect to utilities being constructing by Monument Ridge Estates or other future development is stubbed to their property.

Water and sewer services are available to this property. This property is within the Ute Water District service area. A 12-inch water line runs along Broadway. The area can be served by Xcel Energy for electricity and natural gas.

The property is currently within the Persigo 201 Sewer Service Area. However, the property does not currently have a sewer connection. The property owner would be required to extend a sewer line and connect to the existing 8-inch sewer main that is located along Peony Drive or wait to connect to the future Monument Ridge Estates development that will stub sewer to this property. There is available capacity in the sewer collection system to accommodate future development of this property with 11 dwelling units. The maximum anticipated additional flow associated with 11 equivalent units (EQUs) is about 2800 gallons per day. The Persigo wastewater treatment plant has sufficient capacity to accommodate this development. The current capacity of the wastewater treatment plant is 12,500,000 gallons per day. The plant currently only receives approximately 8 million gallons per day. Therefore, the plant has ample capacity to accommodate this additional flow.

This property is in the Grand Junction Rural Fire Protection District and Redlands Sub-District, both served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. With an

estimated build out of 5-11 residential dwelling units, Fire Station 5 has the capacity to handle the increase in calls and meets National Fire Protection Association Standards for response time to this area.

To the east along Hwy 340 (Broadway) is Redlands Middle School and Broadway Elementary School. Walking distance to the east is the Monument Village Shopping Center with limited goods and services. Major shopping is available 3 ½ -miles away at Mesa Mall and the 24 Road area. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-5 densities, therefore this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Low (2 to 5.5 du/ac). The proposed zoning designation of R-5 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the high end of the Residential low land use category. For properties already annexed into the City limits in the area, to the west are zoned R-4 and to the east zoned R-5.

For unincorporated areas of the Redlands near this annexation and north of Broadway, Mesa County has zoned the majority of the area as RSF-4. Much of the surrounding area including unincorporated Mesa County is developed, except along the west side of this property where the proposed Monument Ridge Estates is proposed and the infill development opportunities along Peony Drive where large single family residential lots are numerous. The Land Use Map defines the immediate half mile area around the subject property north of Broadway as Residential Low and located in tier 2 of the Intensification and Growth Tiers Map and the area south of Broadway as Rural and located within Tier 3 (includes The Preserve Subdivision in unincorporated Mesa County). Staff finds that there is an adequate supply of R-4 (and County RSF-4) zoning in the area, but not enough R-5 zoning which also implements the Residential Low Land Use category. Therefore staff finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-4 zone district as well the CSR zoning could be considered in a Residential Low Land Use area, the R-5 zone district is consistent with the recommendations of the Plan's Land Use Map, compatible with the surrounding neighborhood and provides for housing on a smaller residential lot, thereby providing more housing to the community.

Consistency with Comprehensive Plan

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Twenty Eighty Broadway Zone of Annexation, ANX-2022-60 request for the property located at 2080 Broadway from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the

Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2080 Broadway, City file number ANX-2022-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Annexation Schedule - Table - Twenty Eighty Broadway Annexation
3. 2080 Broadway Annexation Plat
4. Site Maps and Photo
5. ORD-Zoning - 2080 Broadway ANX

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

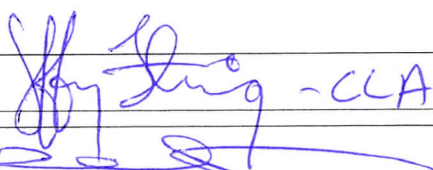
Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal. that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application, and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application

 - CLA

Date

Signature of Legal Property Owner



Date

Project Report

Redlands Limited Annexation and Zoning

January 21, 2022

Prepared for:

Michael and Tammy Brislin

2080 Broadway

Grand Junction, CO 81507

For proposed

Annexation and Zoning



Prepared by Jeffery Fleming ~ Colorado Land Advisor

Redlands Limited Annexation and Zoning

Project Report

This report is the property of
Redlands Limited, a Colorado limited liability company, it's
successors and assigns.

2021 Redlands Limited

Prepared by:

Jeffery Fleming, CNUa
Colorado Land Advisor, Ltd.
300 Main Street Suite 302
Grand Junction, CO. 81501
970.812.3288
LandAdvisor@ColoradoLandAdvisor.com

As a professional urban planner much experience and research has gone into compiling information for this report. Information was collected from various sources and every attempt has been made to acknowledge the contributing sources. Any errors of omission are unintentional and should be brought to the attention of the author as soon as possible.

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Introduction and Summary

This General Project Report, documents, and accompanying drawings, is intended to provide an overview of the property and proposed development utilizing the Grand Junction's Planning process. The process is intended to gather initial input from review agencies prior to Annexation and Zoning.

The site selected for Redlands Limited consists of a single parcel of land that is 2.36 acres. The site is located at 2080 Broadway in Mesa County, Colorado. The parcel of land currently has a house, garage, and quonsut hut on it. The Mesa County Assessor has given the property the following parcel number: 2947-154-00-016.

This request is for the Annexation and Zoning of the lot. The existing house and structures would remain with possible development in the future of residential units.

The Redlands Limited property is currently a single family home with outbuildings. The North end of the property has been used for agricultural purposes, primarily for livestock.

This request is for annexation into the City of Grand Junction coupled with a zoning designation. This request is for a zoning designation of R-5. Future development would likely be in the 4+ DU/AC. Access to the lot would remain where it is until that future date when another application for development is approved.

No construction is being proposed with this application. Any construction would be proposed in a future development application. All utilities: water, gas, sewer, electric, etc. are adjacent, or on-site.

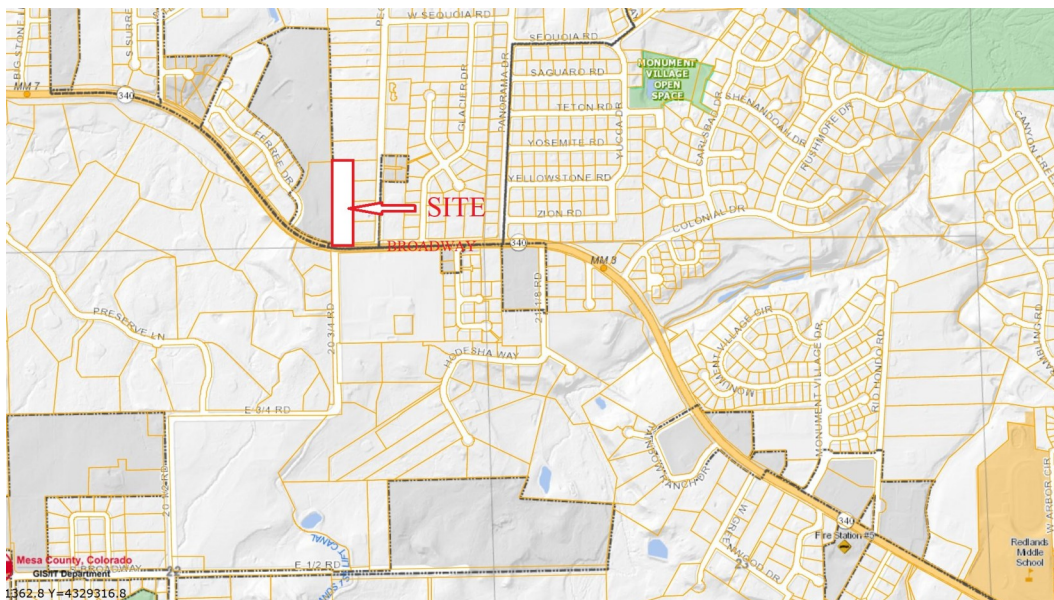
There are no known site conditions which would be impacted by this request. The site has no wetlands, no surface waters, no unusual topography as it has gentle slopes to the north. It is within the Persigo Agreement Boundary.

Site Analysis

The purpose of this section is to identify the physical and technical characteristics of the property selected for the Redlands Limited Annexation and Zoning in relationship to the surrounding area. This section also evaluates the site assets and constraints.

The site under consideration is one parcel of land that is rectangular in shape. The parcel is partially developed land. Ground cover ranges between non-existent on the formerly cultivated areas, to native landscaping typically found in a high desert setting. Around the existing house the land is fully landscaped.

The site consists of one parcel of land that totals 2.63 acres. Located in Mesa County, Colorado. The longitude and latitude of the approximate center of the property is: Latitude = 39.0933158 Longitude = -108.6636227.



Location Map

Site Analysis

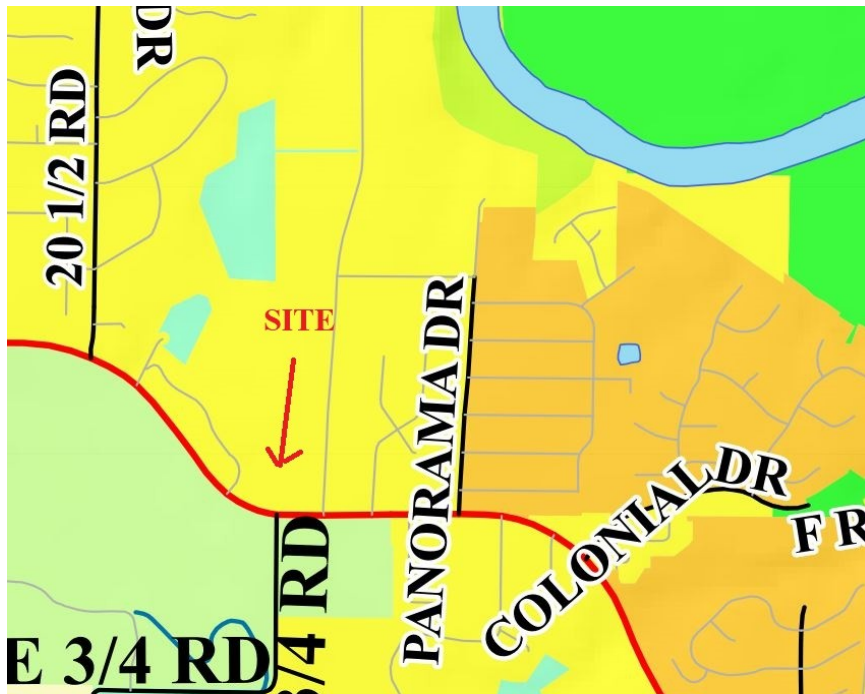
The subject property is within the Persigo Agreement Boundary, sometimes referred to as the 201 Boundary, a reference to the Colorado State Statute which governs such acts. The Future Land Use Map shows this area of the Redlands as being within the 201 and as such must be annexed and developed at urban type densities. The Redlands Limited Annexation and Zoning request will meet the criteria as set forth in the Zoning and Development Code. This Report details the character of the site and how it is suited to meet that criteria.

Recent growth within the Grand Valley has created a great deal of demand for developable lots within the city. Inventory continues to shrink and prices continue to rise as a result of this demand. Many people moving into the Valley are seeking to live in the Redlands area. This parcel is well suited for future development. Adjacent parcels have been, or are in the process of being developed. The proposed density would be compatible with those past and current developments' density.

Existing Land Use & Future Land Use Zoning

The topography of the site consists of low slopes of about 1%. An elevation distance of 4,661 feet is the lowest point (North) and to 4,668 exists as the highest point (Southwest).

This request is to have the parcel zoned to R-5. The Primary Uses of the R-5 zone are likely to fit any future development proposal. On the Future Land Use Map the area parcels are designated as Residential Medium Low and Residential Medium to the East. Adjacent parcels are zoned R-4. A reproduction of part of the City's Future Land Use Map follows:



Future Land Use Map

R-5 Zoning

This request is for the parcel to be zoned to an R5 zoning designation. The standards for this zone are:

Primary Uses of R-5 - Detached Single-Family, Two-Family Dwelling, Multifamily, Civic

Maximum Density 5.5 units/acre, Minimum Density 3 units/acre, Cluster Allowed

For the purpose of calculating density on parcels smaller than five acres, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area.

DENSITY AND DIMENSIONAL STANDARDS FOR : R-5 ZONE

DENSITY (units/ac.)	MIN. LOT SIZE	MIN. STREET FRONTAGE	MINIMUM SETBACKS			MAX. HEIGHT
Max. 5.5	Area: 4,000 ft (Single-Family)	20 feet	Street	Side	Rear	40 Feet
Min. 3	Width: 40 ft (Single-Family) 60 ft (Two-Family)		20/25ft.	5/3ft	15ft	

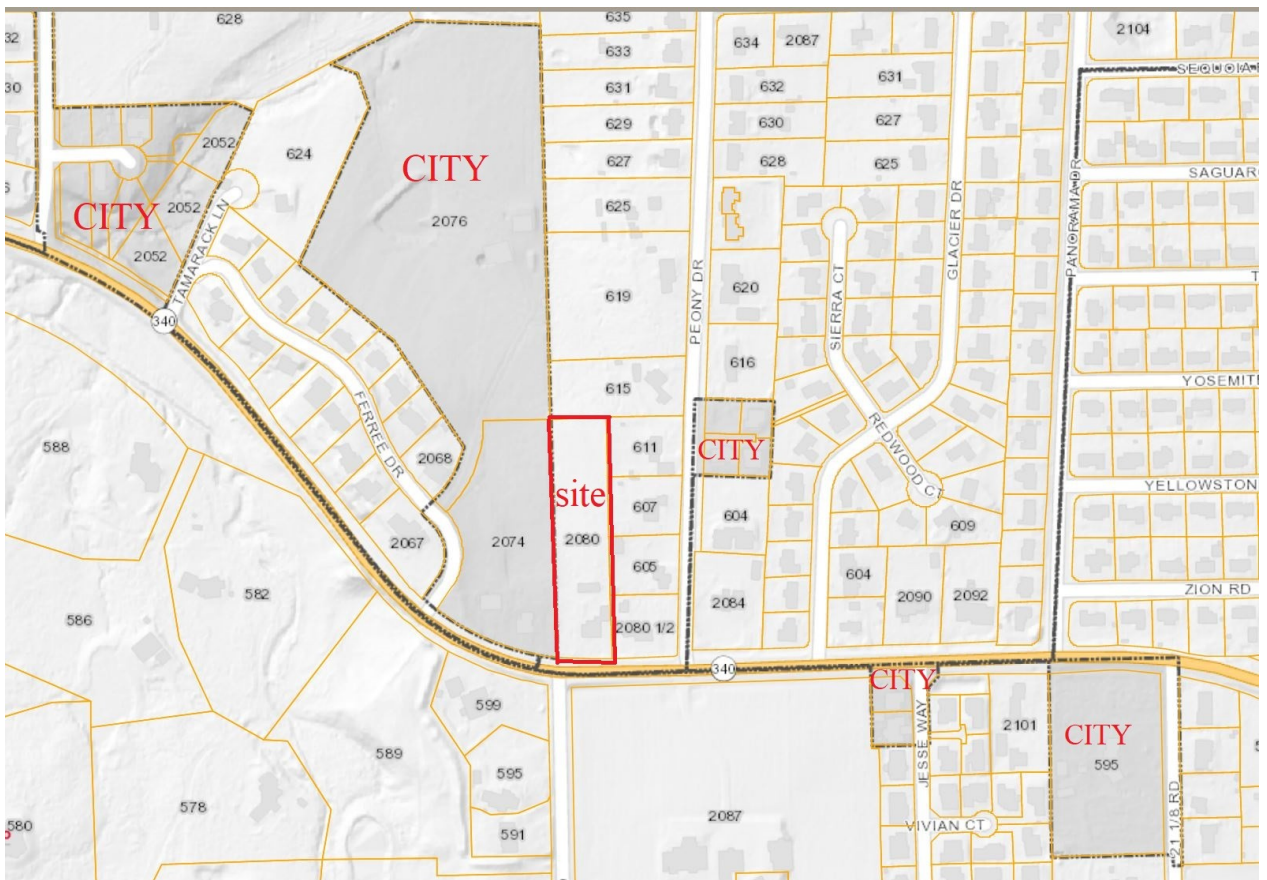
Surrounding Land Use

The surrounding land uses in the vicinity of the subject property are considered to be “low to moderate” intensity. Surrounding Land Uses in the immediate vicinity of the subject property are depicted on the accompanying Surrounding Land Use Map that shows the configuration of the various properties in relationship to the subject site. The following chart describes the various land uses that adjoin the property:

NORTHWEST	NORTH	NORHTEAST
Single Family Dwellings on Parcels & Vacant	Single Family Dwellings on Parcels	Single Family Dwellings on Parcels
WEST	SITE	EAST
Single Family Dwellings on Large Parcels		Single Family Dwellings & Duplex’s on Parcels
SOUTHWEST	SOUTH	SOUTHEAST
Single Family Dwellings on Rural and Estate Parcels	Two-Family Dwelling Single Family Dwelling on Parcels and Winery	Single Family Dwellings on Parcels

City Limits

The attached map shows the site in relationship with other properties which were previously annexed into the City of Grand Junction. These were largely driven by the Persigo Agreement.



Population & Demogrphics

According to the Grand Junction Economic Partnership, the Grand Junction Area population is nearly 155,000. The following graphs depict Age distribution and household size within the valley. The Valley appears to be getting younger in smaller households.

GRAND JUNCTION economic PARTNERSHIP

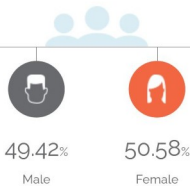
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People

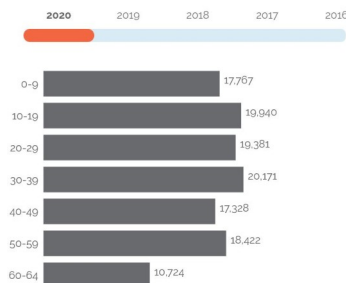
The total population of Mesa County is 154,350. The median age is 38.96

154,350

Total Population



Age Distribution

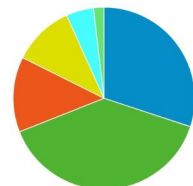


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Size of Household

- 1 Person
- 2 Person
- 3 Person
- 4 Person
- 5 Person
- 6+ Person



	Total	%	Map
Default			
1 Person	19,247	29.70	map
2 Person	24,979	38.55	map
3 Person	8,552	13.20	map
4 Person	6,982	10.77	map
5 Person	3,127	4.83	map
6+ Person	1,189	1.83	map

Transportation and Emergency Services

Developing the site is supported by existing transportation systems as well as emergency services. Access to the site is gained from Broadway, which connects to other major Redlands thoroughfares such as Redlands Parkway. Broadway is maintained by the state of Colorado. The roadway has curb, gutter, and sidewalk fronting the parcel. It is fully landscaped running along the side of the street. It is well maintained and is in good condition.

The property is located in : Fire Area “F” as established by the City of Grand Junction Fire Department. Firefighters can respond to emergencies from Fire Station No. 5 located at 2155 Broadway, which is one mile away from the project site.

The Grand Junction Fire Department currently employs approximately 100 full time employees and is one of the largest paid fire departments between Denver and Salt Lake City; the Grand Junction Fire Department has made numerous upgrades to its service including a new 911 Call Center.



Station 5- 2155 Broadway

Established: 2004

Specialty: Confined Space/River Rescue

Staffing:

- 1 Engine
- 1 Boat (cross staffed with Engine)
- 1 Water Tender (cross staffed with Engine)
- 1 Light Brush Engine(cross staffed with Engine)
- 1 Confined Space Trailer(cross staffed with Engine)

Other emergency services are available from the City of Grand Junction Police Department; the Uniform Patrol section was comprised of sworn officers, non-sworn police service technicians, sergeants and lieutenants. Collateral duties such as the Canine Program, SWAT, the Bike Office Program, and Forensic Investigations fall under the Uniform Patrol section. In all the Grand Junction Police Department has approximately 200 full time law enforcement employees.

Area Schools

School District 51 recently redrew the lines for many schools in order to better balance the growth of students within their system. Schools designated to and around the project site are as follows:

Broadway Elementary School, which is located at 2248 Broadway.

Redlands Middle School, which is located at 2200 Broadway.

Grand Junction High School, which is located at 5th Street and Tiger Way

Colorado Mesa University, which is located at 1100 North Ave.

All the above-mentioned schools are in Grand Junction, CO.

Broadway Elementary School



Redlands Middle School



Grand Junction High School



Colorado Mesa University



Utility Services

With growth, demands on utilities increases. The Redlands Limited site utilities are:

DOMESTIC WATER – The site is served by a publicly owned domestic water distribution system. Any future development would extend these services into each new dwelling from the water main owned and operated by Ute Water Conservation District. Fire protection would be addressed upon development of the site.

SANITARY SEWER – Redlands Limited is located within the 201/Persigo Boundary. Therefore, any new sewage connections would be made to that system via individual 4" lines.

NATURAL GAS – XCEL Energy has a main gas line in Broadway which would be used to provide any additional services needed.

DRY UTILITIES – Electric and communication lines are available along the front (South) of the property and will be extended into any future development. New lines would be underground on-site.

CELLULAR TELEPHONE SERVICE - All major cellular telephone companies provide coverage to the area. Phone reception for each of the carriers is available with signals ranging from good (AT&T) to very good (Verizon, Sprint and T-mobile).

IRRIGATION WATER – The existing irrigation water facilities currently servicing the property will continue to be utilized for the Redlands Limited property.

DRAINAGE – Historic drainage patterns have been addressed by the project engineer and will continue to discharge north into a future stormwater pond.

Development Evaluation

GENERAL - The development of the subject property is a response to the existing, and future housing demands of the Grand Junction area as projected in the Redlands Area Plan as well as the 2020 Comprehensive Plan. The site is within the Persigo Agreement Boundary which requires annexation and connection to sanitary sewer.

This area of the Redlands is sought after for its location. It is less than 10 minutes from shopping at the Mesa Mall. Likewise it is 10 minutes to the downtown core. The site has nice views and is well suited for future development.

Any activity similar to the proposed development, no matter where it is located, will most likely create some impact to the surrounding community economically, socially and physically. The nature of the proposal and how it is handled and controlled can determine whether the impacts are positive or negative. By a logical evaluation of all aspects of the existing and proposed development, steps can be taken which insure that the ultimate affects by the proposal are beneficial to the community.

Evaluation of the request is accomplished by using criteria contained within the Zoning and Development Code for approval of Annexations and Zoning Criteria. The 2020 Comprehensive Plan Goals were also considered before making this Application. It is anticipated that the parcel and any future development will fit well within those goals.

The following response to each of the applicable criteria illustrates compliance:

Responses to Criteria

21.02.160 Annexation.

- (a) **Purpose.** In accordance with State statutes, land may be annexed or de-annexed from the City as deemed appropriate by the City Council.
- (b) **Applicability.** Any lands to be added to or deleted from the corporate limits of the City shall comply with this section.
- (c) **Approval Criteria.** The application shall meet all applicable statutory and City administrative requirements. A complete copy of these requirements is available from the Public Works and Planning Department.
- (d) **Decision-Maker.**
 - (1) The Director shall make recommendations to City Council.
 - (2) City Council shall approve, conditionally approve or disapprove all applications for annexation or contraction of the municipal limits.
- (e) **Application and Review Procedures.** Application requirements and processing procedures shall comply with those described in applicable State statutes. A summary of these procedures is available from the Public Works and Planning Department.
- (f) **Zoning of Annexed Properties.** Land annexed to the City shall be zoned in accordance with GJMC 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

This Application represents a formal request in writing and does give consent to Annexation and Zoning. All owners do consent to this Application. No part of the subject property's boundary is disputed. No right-of-way will be changed through this annexation.

This Application is intended to meet many of the Goals of the Comprehensive Plan as well as the requirements within the Zoning and Development Code which relate to this application.

There is adequate capacity in all systems to support this application including transportation, city services, schools and utilities. We respectfully request your approval of this Application.

Responses to Criteria

(C) Correct a scrivener or clerical error such as lot numbers, acreage, street names and identification of adjacent recorded plats.

N/A

(3) Additional Approval Criteria. The Director will approve a Annexation and Zoning if the applicant demonstrates that:

(I) Any changes to existing easements or right-of-way have been completed in accordance with this code or otherwise allowed by law (additional easements or right-of-way may be dedicated);

N/A

(ii) The right-of-way shown on the Grand Valley Circulation Plan is not changed; and

It has been considered and it will not be affected by this Annexation and Zoning

(iii) If a new lot is being created, no portion of the property may have been the subject of a previous Annexation and Zoning creating a new lot within the preceding 10 years or a minor exemption subdivision (see subsection (o) of this section).

Previously considered and supported by City Planner and Development Engineer.

2080 BROADWAY ANNEXATION PETITION FOR ANNEXATION

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcel to the said City:

GENERAL LOCATION: 2080 Broadway, Grand Junction, CO. 81507

Tax ID # 2947-154-00-016

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, 2080 Broadway Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioner further states that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed. _

Redlands Limited
By: Michael Brislin

2080 Broadway Grand Junction, CO 81507
Address


SIGNATURE

12-7-21
DATE

(Annexation Petition.doc)

STATE OF COLORADO

SS

AFFIDAVIT

COUNTY OF MESA

Michael Brislin, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition: Redlands Limited, a Colorado limited liability company.

That each signature on the said petition is the signature of the person whose name it purports to be.

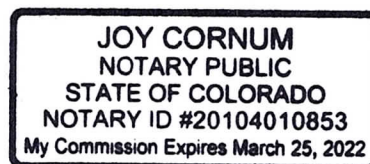
Subscribed and sworn to before me this 7th day of December, 2021.

Witness my hand and official seal.

Joy Cornum
Notary Public

300 Main #302 GS, CO 81501
Address

My commission expires: March 25, 2022



Beginning at a point that is South 89°30' East a distance of 97.2 feet from the Southwest corner of the SE1/4SE1/4, Section 15, Township 11 South, Range 101 West, 6th P.M., thence North 0°04' West a distance of 32.4 feet to the point of beginning, thence North 0°04' West a distance of 663.45 feet, thence North 89°56' East a distance of 154 feet, thence South 0°04' East a distance of 672.25 feet, thence South 89°37' West a distance of 56.8 feet, thence North 85°50' West a distance of 97.2 feet to the point of beginning;

TOGETHER WITH a tract or parcel of land of the State Department of Highways, Division of Highways, State of Colorado, Project No. S 0143(4) In the W1/2 of the SE1/4 of the SE1/4 of Section 15, Township 11 South, Range 101 West, of the Sixth Principal Meridian, in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

All of the land North of the following described right of way fence:

Beginning at a point on the north right of way line of SH 340 (Oct. 1975), 40 feet left of the centerline of said SH 340, from which point the SE corner of Sec. 15 bears S88°03'E, a distance of 1,070.2 feet;

1. Thence S89°39'W, along said right of way fence, a distance of 56.8 feet;
2. Thence continuing along said right of way fence, along the arc of a curve to the right, having a radius of 676.7 feet, a distance of 97.3 feet (the chord of this arc bears N86°13'30"W a distance of 97.2 feet) all In Mesa County, Colorado.

County of Mesa, State of Colorado.

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

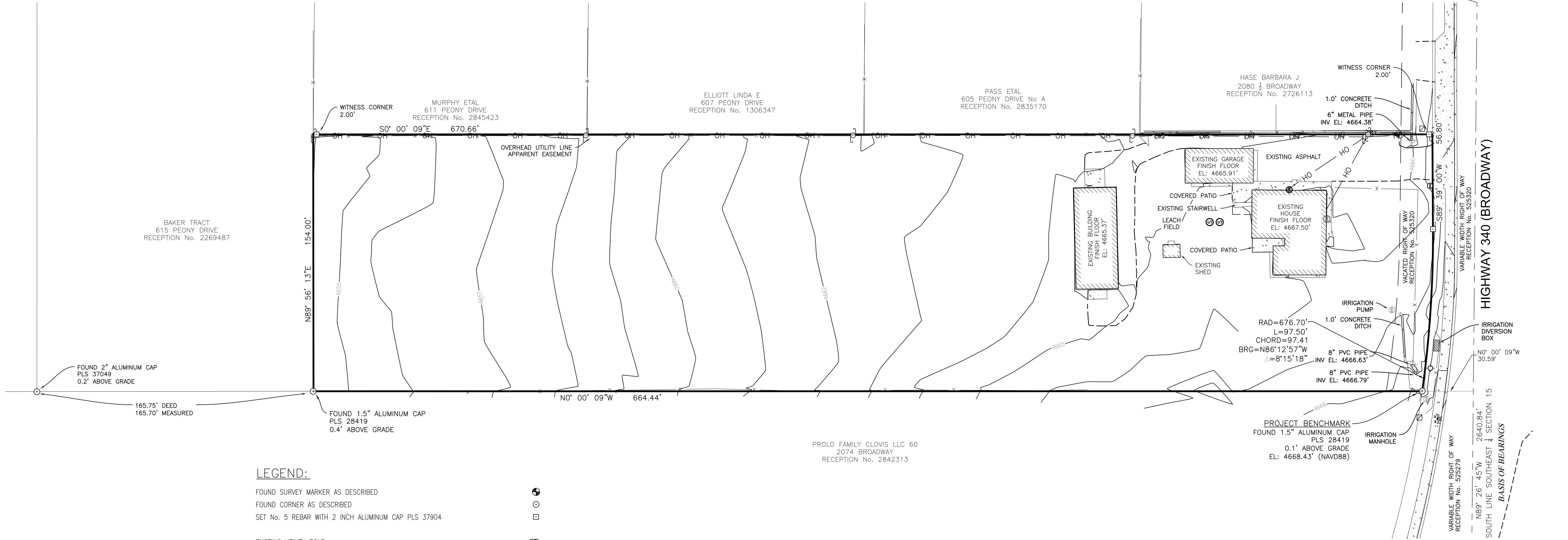
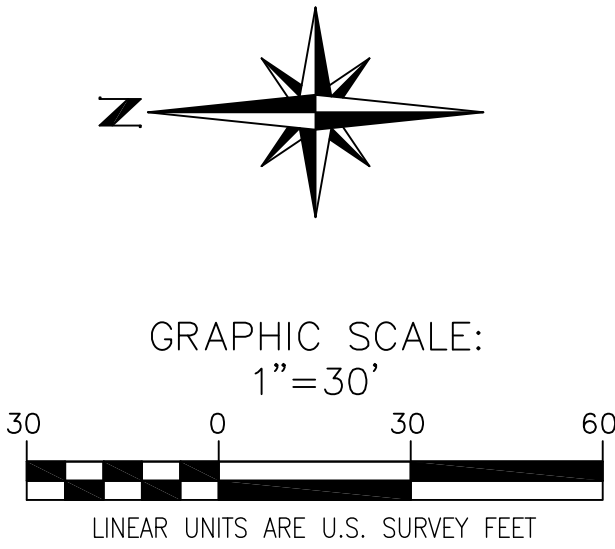
This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Michael Brislin
2529 Woody Creek DR
Grand Junction CO 81505
US

IMPROVEMENT SURVEY

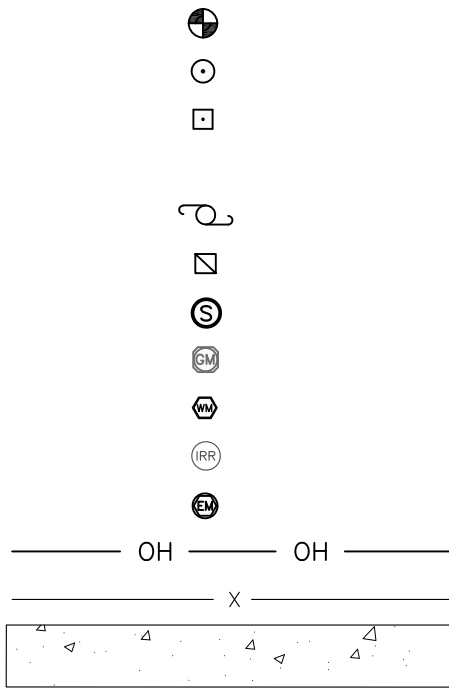
SITUATED IN THE SE¼ SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.
COUNTY OF MESA, STATE OF COLORADO



LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND CORNER AS DESCRIBED
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

EXISTING UTILITY POLE
EXISTING UTILITY PEDESTAL
EXISTING SEPTIC LID
EXISTING GAS METER
EXISTING WATER METER
EXISTING IRRIGATION FEATURE
EXISTING ELECTRIC METER
EXISTING OVERHEAD UTILITY LINE
EXISTING FENCE LINE
EXISTING CONCRETE



NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE USING A CURRENT TITLE POLICY PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, POLICY NUMBER CO-FSTG-IMP-27306-1-21-F0721575.
- BEARINGS ARE BASED ON THE SOUTH LINE OF SE¼ SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH PRINCIPAL MERIDIAN. THE VALUE USED N89°26'45"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE EAST AND WEST ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 3005225, OF THE MESA COUNTY RECORDS.

ABBREVIATIONS:

N NORTH
S SOUTH
E EAST
W WEST
T TOWNSHIP
R RANGE
MCSM MESA COUNTY SURVEY MARKER
ROW RIGHT OF WAY
SIMS SURVEY INFORMATION MANAGEMENT SYSTEM
PLS PROFESSIONAL LAND SURVEYOR
No. NUMBER
GPS GLOBAL POSITIONING SYSTEM
ID IDENTIFICATION
SQ SQUARE
FT FEET
AVE. AVENUE
ST. STREET
CT. COURT
LN. LANE
DR. DRIVE
U.S. UNITED STATES
L.C.E. LIMITED COMMON ELEMENT
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

CURVE LABEL ABBREVIATIONS:

RAD RADIUS
L ARC LENGTH
CHORD LONG CHORD DISTANCE
BRG LONG CHORD BEARING
Δ CURVE CENTRAL ANGLE

LEGAL DESCRIPTION:

Beginning at a point that is South 89°30' East a distance of 97.2 feet from the Southwest corner of the SE1/4SE1/4, Section 15, Township 11 South, Range 101 West, 6th P.M., thence North 0°04' West a distance of 32.4 feet to the point of beginning, thence North 0°04' West a distance of 663.45 feet, thence North 89°56' East a distance of 154 feet, thence South 0°04' East a distance of 672.25 feet, thence South 89°37' West a distance of 56.8 feet, thence North 85°50' West a distance of 97.2 feet to the point of beginning; TOGETHER WITH a tract or parcel of land of the State Department of Highways, Division of Highways, State of Colorado, Project No. S 0143(4) In the W1/2 of the SE1/4 of the SE1/4 of Section 15, Township 11 South, Range 101 West, of the Sixth Principal Meridian, in Mesa County, Colorado, said tract or parcel being more particularly described as follows: All of the land North of the following described right of way fence: Beginning at a point on the north right of way line of SH 340 (Oct. 1975), 40 feet left of the centerline of said SH 340, from which point the SE corner of Sec. 15 bears S88°03'E, a distance of 1,070.2 feet;
1. Thence S89°39'W, along said right of way fence, a distance of 56.8 feet;
2. Thence continuing along said right of way fence, along the arc of a curve to the right, having a radius of 676.7 feet, a distance of 97.3 feet (the chord of this arc bears N86°13'30"W a distance of 97.2 feet) all in Mesa County, Colorado.
County of Mesa, State of Colorado.

Said parcel contains 2.37 ACRES.

COLORADO REGISTERED LAND SURVEYOR PLS #37904

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat represents a field survey completed by me and / or under my direct supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.

IMPROVEMENT SURVEY

FOR REDLANDS LIMITED
SITUATED IN THE SE¼ SE¼ SECTION 15
TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.
COUNTY OF MESA, STATE OF COLORADO

JOB #: 2021-238 FIELD WORK: KM DRAWN BY: JW
DATE: 01/05/22 DRAWING NAME: 2080 BROADWAY CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

Redlands Limited 2080 Broadway Neighborhood Meeting Minutes

**Meeting Held on 1-6-22
At 5:30 pm
Two Rivers Winery**

The Redlands Limited neighborhood meeting was hosted at the Two Rivers Winery on January 6th 2022. The meeting was attended by 8 people. (Sign in sheet attached) Jeffery Fleming of Colorado Land Advisor hosted the meeting for Redlands Limited who is the owner and developer. Dave Thornton, Principal Planner for the City of Grand Junction attended, as did 4 neighbors.

Question: What type of houses will be built on the project? Jeffery responded by stating nothing had been fully decided but they would be similar to the ones in the area. Jeffery stated they may be single family or duplexes, with a total number of between 5 and 8 units.

Question: When will you start building the houses? A brief time line for the project was given noting it would likely be sometime in 2023.

Question: How wide is the easement along the East property line? The Site Plan was referenced to answer the question.

Question: Are you going to change the zoning? Mr Fleming stated the parcel is currently in the County and had a zoning of RSF4 for the property. The request is for R5 Zoning and the Use would remain residential.

Jeffery talked about how in the future development the driveway would likely be a shared driveway or private roadway. No construction would likely take place until the adjoining property to the west is approved by the City and developed.

Another neighbor gave some history of some irrigation water concerns. She wanted to make sure they would continue to get their irrigation water. Mr Fleming stated that the irrigation water would stay the same as it is now or be improved. The exact details of that would not be determined until an engineering design was completed with a future application for development. Currently this application is for Annexation and Zoning.

The attendees were thanked for coming out and reminded that they would receive a public hearing notice from the City, in the mail, in a few months. A couple of neighbors asked to take some of the maps presented at the meeting so they could better understand the project. Their request was granted. The meeting lasted approximately 45 minutes.

NAME	ADDRESS	PHONE or EMAIL
Jeffery Fleming	300 Main Street Suite 302 GJ CO 81501	970-812-3288
Mike Bristlin	2529 Woody Creek Dr. GJ CO 81505	(303) 883-4757
Tammy Bristlin	" " " " " " "	(303) 753-1883
Ruth Renwick	2080 Broadway GJ 81507	9494497152
Craig Renwick	2080 Broadway GJ 81507	9493035742
Julia Pass	605 Peony Dr. 81507	970-216-1132
BARBARA HASE	2080 1/2 BROADWAY 81507	970-243-7680
DAVE THORNTON	250 N. 5 th 81501	970-244-1450

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Redlands Limited ("Entity") is the owner of the following property:

(b) 2080 Broadway, G.J., CO. 81507 BEG S 89DEG30MIN E 97.2FT + 32.4FT N OF SW COR SE4SE4 SEC 15 11S 101W N 663.45FT N 89DEG56MIN E 154FT S 0DEG04MIN E 672.25FT S 89DEG37MIN W 56.8FT N 85DEG50MIN W 97.2FT TO BEG & THAT PTN OF VAC ROW ON S AS DESC IN B-1765 P-638 MESA CO RECORDS

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☐ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☐ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Zone of Annexation

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: 

Printed name of person signing: Michael Brislin

State of Colorado)

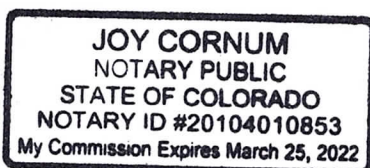
County of Mesa) ss.

Subscribed and sworn to before me on this 7th day of December, 2021

by Michael Brislin

Witness my hand and seal.

My Notary Commission expires on March 25, 2022




Notary Public Signature



File No.: F0721575-396-7SB

QUIT CLAIM DEED

THIS DEED, Made this 22 day of October, 2021

between Michael Stephen Brislin and Tammy Renee Brislin

of the County of Mesa and State of COLORADO, Grantor(s)

and Redlands Limited

whose legal address is 2529 Woody Creek Drive Grand Junction, CO ~~81507~~ 81505

of the County of Mesa and State of COLORADO, Grantee(s)

WITNESSETH, That the grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the grantee(s), his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of Mesa and COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as: 2080 Broadway Grand Junction, CO 81507-9711

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behalf of the grantee(s), his heirs and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.


Michael Stephen Brislin


Tammy Renee Brislin

STATE OF COLORADO
COUNTY OF Mesa

} SS:

The foregoing instrument was acknowledged before me this 22 day of October, 2021
by Michael Stephen Brislin and Tammy Renee Brislin


Notary Public

Witness my hand and official seal.
My Commission expires:

ELIZABETH SCHEER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20204033061
My Commission Expires September 22, 2024

TWENTY EIGHTY BROADWAY ANNEXATION SCHEDULE

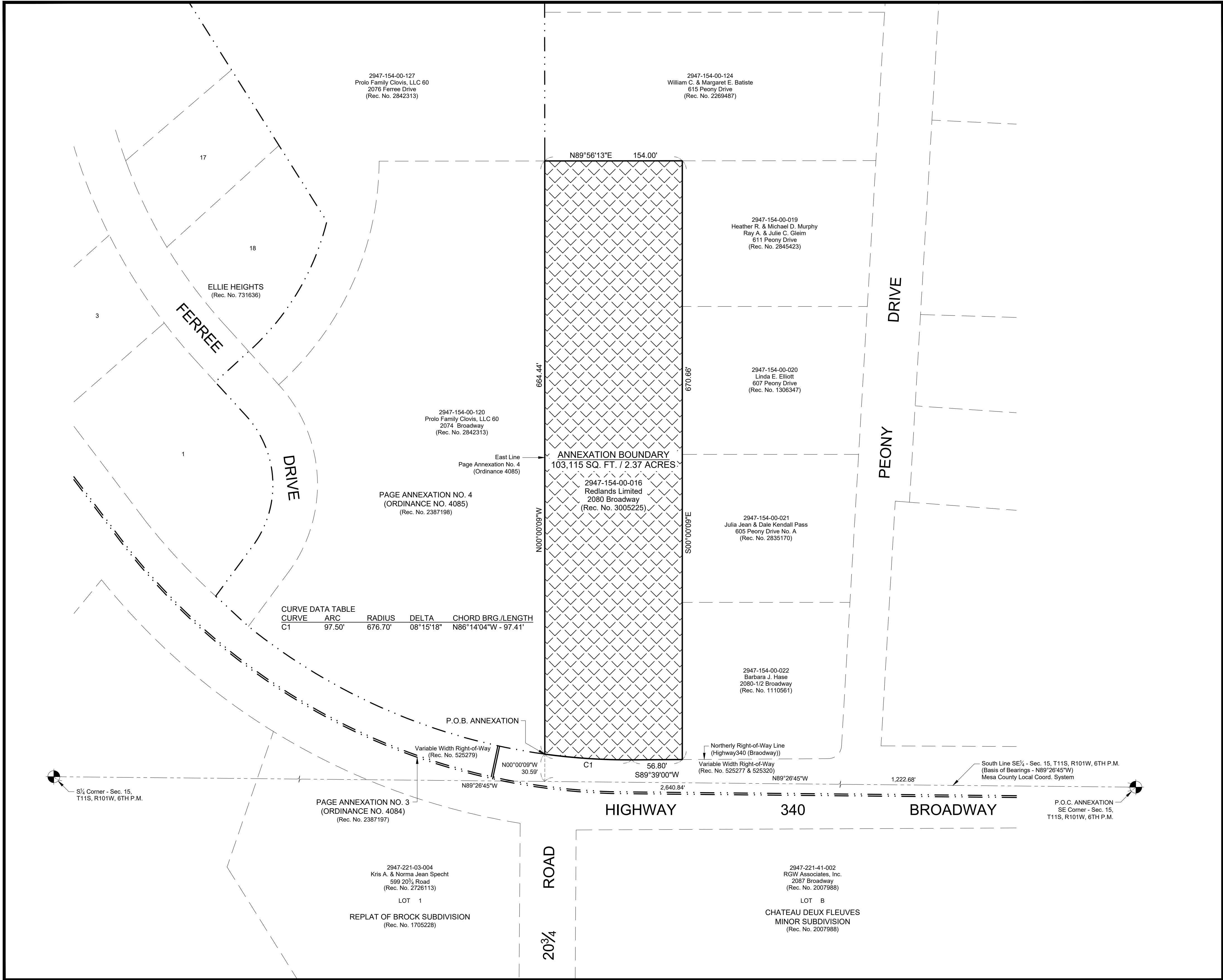
April 6, 2022	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
April 26, 2022	Planning Commission considers Zone of Annexation
May 4, 2022	Introduction of a Proposed Ordinance on Zoning by City Council
May 18, 2022	Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
June 19, 2022	Effective date of Annexation and Zoning

ANNEXATION SUMMARY

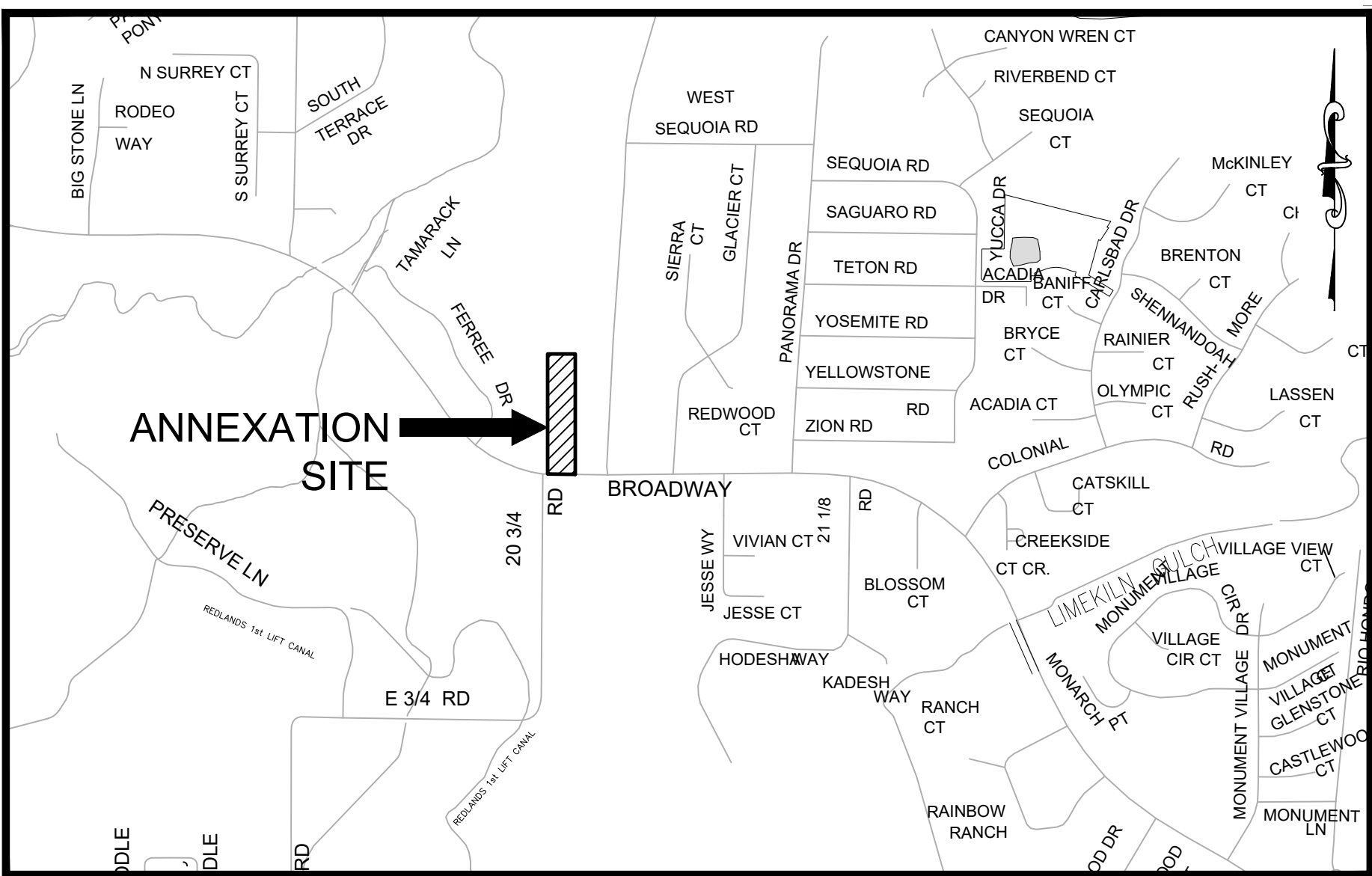
File Number:		ANX-2022-60
Location:		2080 Broadway
Tax ID Numbers:		2947-154-00-016
# of Parcels:		1
Existing Population:		2
# of Parcels (owner occupied):		1
# of Dwelling Units:		1
Acres land annexed:		2.37
Developable Acres Remaining:		2
Right-of-way in Annexation:		0
Previous County Zoning:		RSF-4
Proposed City Zoning:		R-5
Current Land Use:		Single Family
Comprehensive Plan Land Use:		Residential Low
Values:	Assessed:	\$26,500
	Actual:	\$370,590
Address Ranges:		2880 Broadway
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	GJ Rural (& GJ Rural Fire Redlands Sub)
	Irrigation/Drainage:	Redlands Water and Power
	School:	District 51
	Pest:	Grand River Mosquito District
	Other:	Colorado River Water Conservancy

TWENTY EIGHTY BROADWAY ANNEXATION

Located in the SE 1/4 SE 1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land as described in Reception Number 3005225, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 15 and assuming the South line of the Southeast Quarter of said Section 15 bears N89°26'45"W with all other bearings contained herein relative thereto; thence N89°26'45"W along said South line, a distance of 1,222.68 feet; thence N00°00'09"W, a distance of 30.59 feet to a point on the Northerly Right-of-Way line of Highway 340 as described in Reception Number 525320, said point also being a point on the East line of PAGE ANNEXATION NO. 4, Ordinance 4085, Reception Number 2387198 and being the Point of Beginning;

thence continuing N0°00'09"W along said East line of PAGE ANNEXATION NO. 4, a distance of 664.44 feet; thence N89°56'13"E, a distance of 154.00 feet; thence S00°00'09"E, a distance of 670.66 feet to said Northerly Right-of-Way line of Highway 340; thence S89°39'00"W, a distance of 56.80 feet to the beginning of a curve; thence Westerly, a distance of 97.50 feet along the curve concave to the North, having a radius of 676.70 feet, a central angle of 08°15'18" and a chord which bears N86°14'04"W, a distance of 97.41 feet distant to the Point of Beginning.

Said parcel containing **103,115** Square Feet or **2.37** Acres more or less, as described.

LEGEND

ANNEXATION BOUNDARY	—
ANNEXATION AREA	
EXISTING CITY LIMITS	- - - - -

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	Δ=	CENTRAL ANGLE
R.O.W.	RIGHT OF WAY	RAD.	RADIUS
SEC.	SECTION	ARC	ARC LENGTH
TWP.	TOWNSHIP	CHD.	CHORD LENGTH
RGE.	RANGE	CHB.	CHORD BEARING
U.M.	UTE MERIDIAN	BLK.	BLOCK
NO.	NUMBER	P.B.	PLAT BOOK
REC.	RECEPTION	BK.	BOOK
		PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,643.40 FT.
CONTIGUOUS PERIMETER	664.44 FT.
AREA IN SQUARE FEET	103,115 FT ²
AREA IN ACRES	2.37
AREA WITHIN R.O.W.	0.000 FT ²
	0.00 ACRES

ORDINANCE NO.

XXXX

EFFECTIVE DATE

APRIL XX, 2022

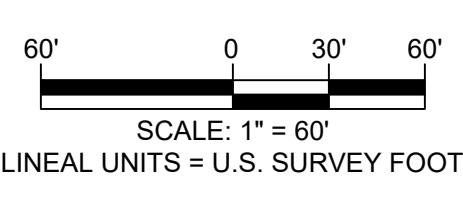
NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

RENEE BETH PARENT
STATE OF COLORADO - P.L.S. NO. 38266
FOR THE CITY OF GRAND JUNCTION
333 WEST AVENUE - BLDG. C
GRAND JUNCTION, CO. 81501

G:\Data\SURVEY\Annexations\2022\2022-60 - 2080 Broadway\60 CAD\2080 Broadway Annexation Plat.dwg - PLOTTED 2022-03-01

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: NCW DATE: 03/01/2022
DESIGNED BY: RBP DATE: 03/01/2022
CHECKED BY: CVW DATE: 03/04/2022
APPROVED BY: RBP DATE: 03/04/2022

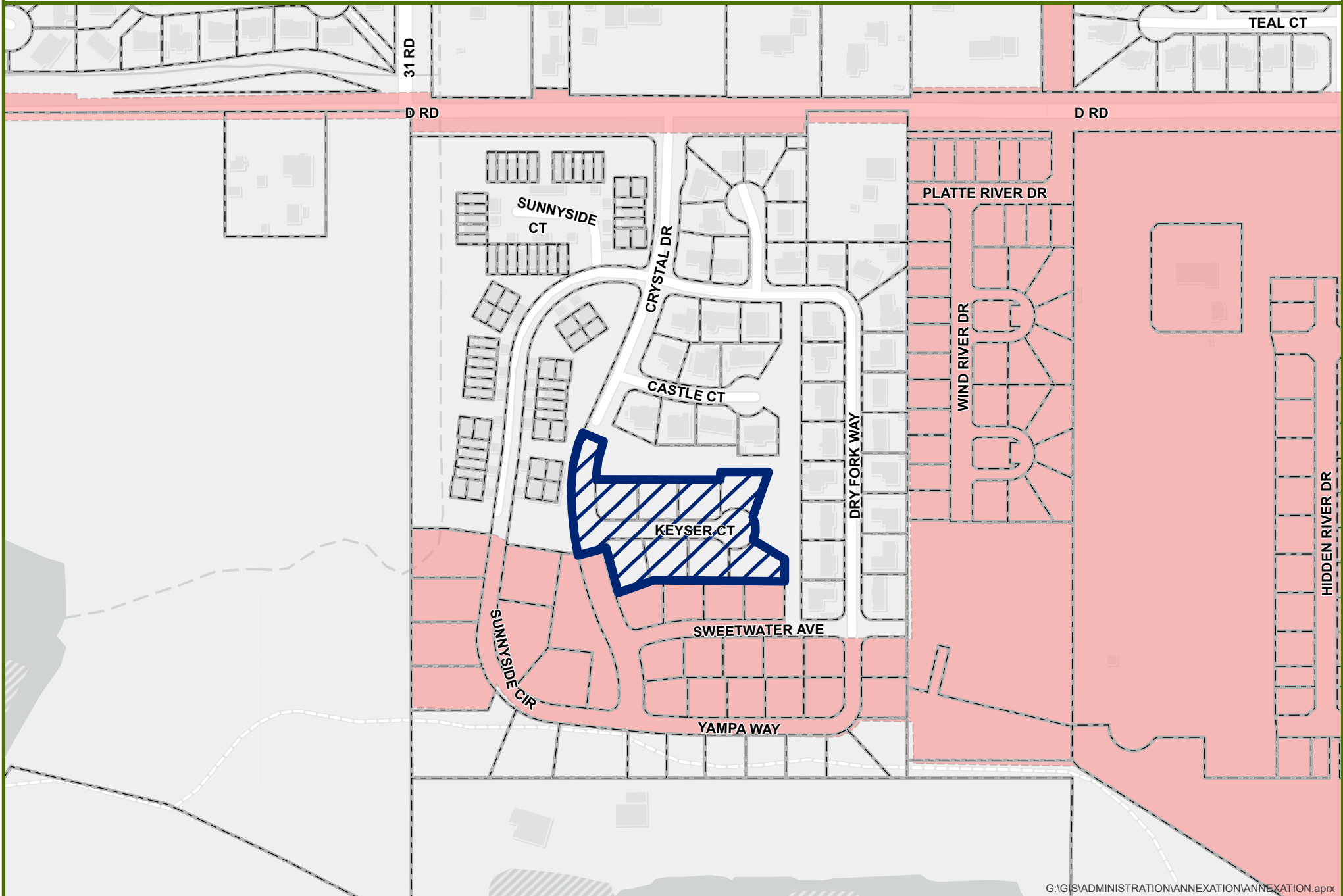


PUBLIC WORKS
ENGINEERING DIVISION

TWENTY EIGHTY BROADWAY ANNEXATION

Located in the SE 1/4 SE 1/4 SECTION 15, TOWNSHIP 11 SOUTH, RANGE 101 WEST,
6TH PRINCIPAL MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

KEYSER COURT ANNEXATION



0 200 400 Feet

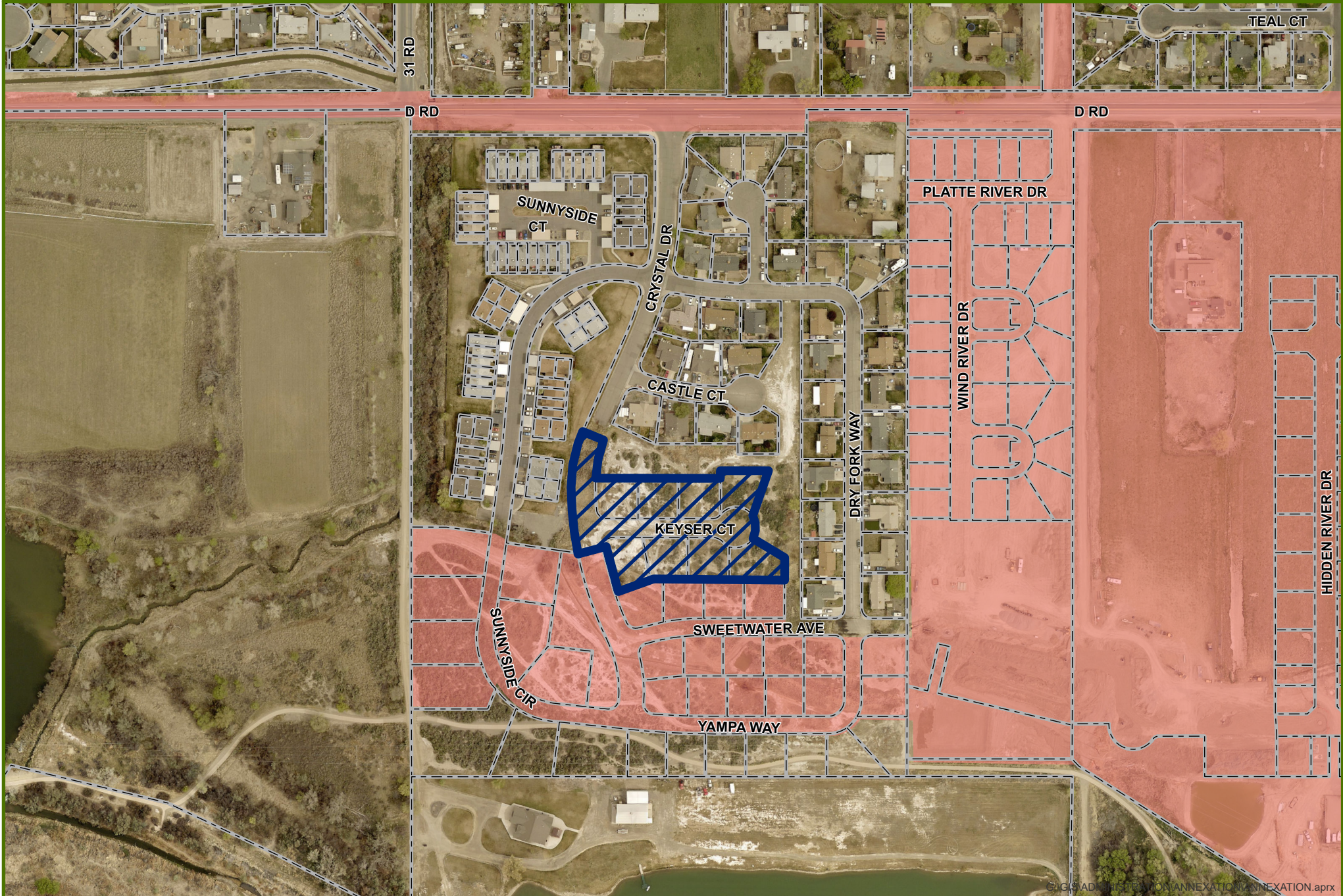


Annexation



City Limits

KEYSER COURT ANNEXATION



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0 200 400 Feet

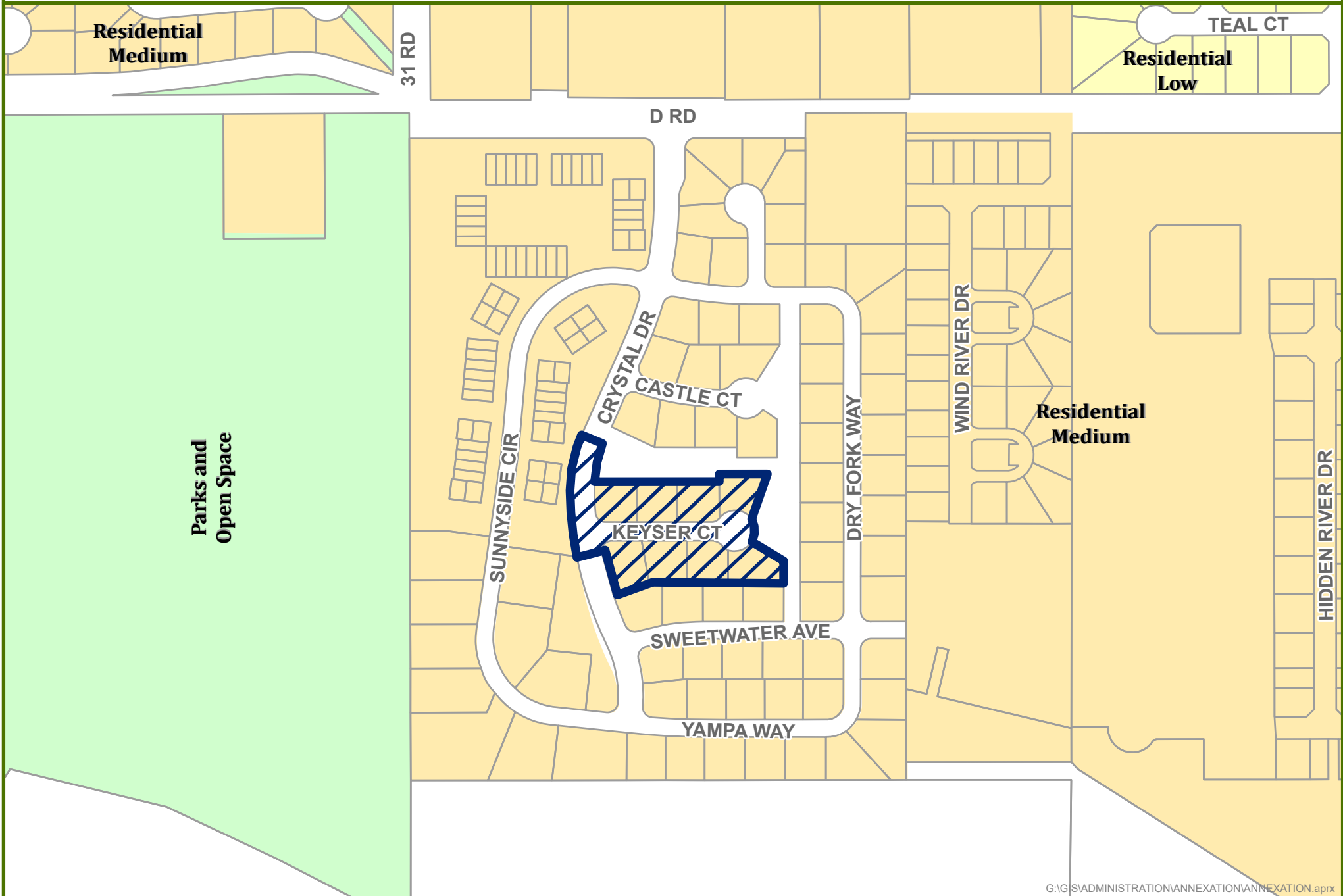


Annexation



City Limits

KEYSER COURT ANNEXATION - LAND USE



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0 200 400 Feet



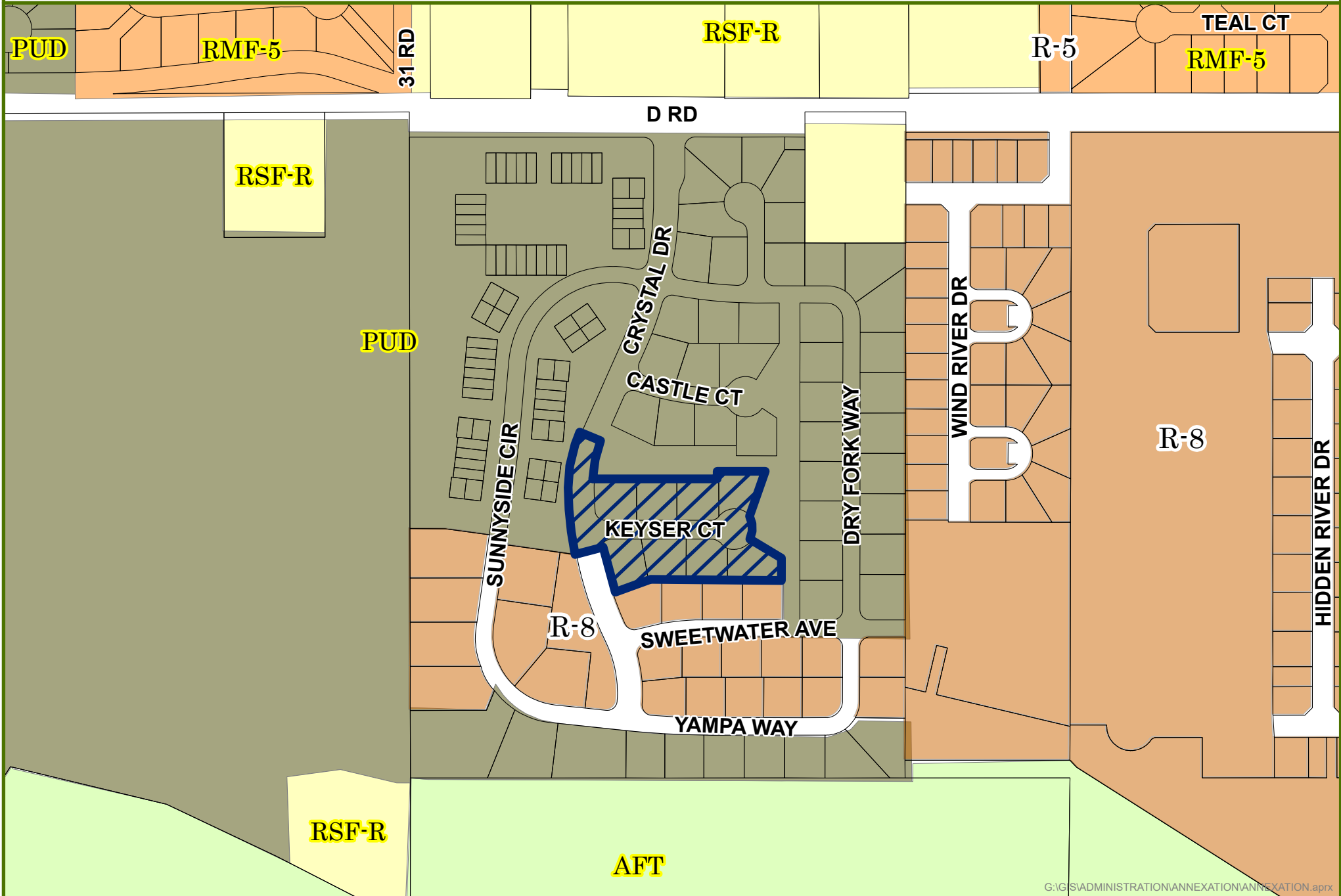
Annexation Boundary

Packet Page 40

Date Created: 2/23/2022

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

KEYSER COURT ANNEXATION - ZONING



0 200 400 Feet



Annexation

City Zoning
Packet Page 41

County Zoning

Date Created: 2/23/2022

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS



Google Street View from the southern terminus of Crystal Drive looking south into the annexation area.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING TWENTY EIGHTY BROADWAY ANNEXATION
LOCATED ON A PROPERTY AT 2080 BROADWAY
TO R-5 (RESIDENTIAL – 5 DU/AC) ZONE DISTRICT**

Recitals:

The property owner has petitioned to annex their 2.37 acres into the City limits. The annexation is referred to as the “Twenty Eighty Broadway Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Twenty Eighty Broadway Annexation consisting of 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) finding that both the R-5 zone district conforms with the designation of Residential Low as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential – 5 du/ac) zone districts, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

ZONING FOR THE TWENTY EIGHTY BROADWAY ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

Perimeter Boundary Legal Description
TWENTY EIGHTY BROADWAY ANNEXATION

A parcel of land as described in Reception Number 3005225, located in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 15 and assuming the South line of the Southeast Quarter of said Section 15 bears N89°26'45"W with all other bearings contained herein relative thereto; thence N89°26'45"W along said South line, a distance of 1,222.68 feet; thence N00°00'09"W, a distance of 30.59 feet to a point on the Northerly Right-of-Way line of Highway 340 as described in Reception Number 525320, said point also being a point on the East line of *PAGE ANNEXATION NO. 4, Ordinance 4085*, Reception Number 2387198 and being the Point of Beginning; thence continuing N0°00'09"W along said East line of *PAGE ANNEXATION NO. 4*, a distance of 664.44 feet; thence N89°56'13"E, a distance of 154.00 feet; thence S00°00'09"E, a distance of 670.66 feet to said Northerly Right-of-Way line of Highway 340; thence S89°39'00"W, a distance of 56.80 feet to the beginning of a curve; thence Westerly, a distance of 97.50 feet along the curve concave to the North, having a radius of 676.70 feet, a central angle of 08°15'18" and a chord which bears N86°14'04"W, a distance of 97.41 feet distant to the Point of Beginning.

Said parcel containing **103,115** Square Feet or **2.37** Acres more or less, as described.

INTRODUCED on first reading this ____ day of _____, 2022 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

C.B. McDaniel
President of the Council

ATTEST:

Wanda Winkelmann
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: April 26, 2022
Presented By: Felix Landry, Planning Supervisor
Department: Community Development
Submitted By: Felix Landry, Planning Supervisor

Information

SUBJECT:

Consider a request by the City of Grand Junction to amend landscaping requirements applied to site development in the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code. | [Staff Presentation](#) | Phone comment code: **6841** | **(WITHDRAWN and rescheduled to May 10th Planning Commission Public Hearing)**

RECOMMENDATION:

EXECUTIVE SUMMARY:

Section 21.06.040 of the Zoning and Development Code requires that site development include landscaping. Ordinance ZCA-2022-170 proposes revisions to the landscaping requirements. The ordinance balances many goals, among them efficient water use; doable and successful maintenance; a robust tree canopy; diverse plantings; and distinctive site design.

Proposed revisions draw on stakeholder input from local landscape professionals and best practices for landscaping regulations in the Southwest. A Suitable Plants List is also provided for reference and is a critical supplement to the proposed Code revisions. Primary changes include requirements to identify and protect Significant Trees during development. The changes also allow for development to pursue alternative landscaping standards where designs maximize water conservation and native plants. Adjustments to site design standards and planting requirements also aim to balance needs, improving plant health and reducing maintenance costs.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Section 21.06.040 of the Zoning and Development Code requires that site development include landscaping. The City Community Development Department applies those

regulations on landscaping to development proposals in the City. That section of the Code is complemented by several other sections of the Code, such as those concerning wildlife and wildfire (GJMC 21.07.020).

The Community Development Department, in collaboration with the Parks and Recreation Department, has drafted a revision to the landscaping regulation. The proposed includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, preservation of significant trees, and diverse landscapes planting.

The proposed regulations emerge from public discourse and public policy. They featured in discussions by the City's Development Roundtable, Forestry Board, City Council, and Planning Commission. They also recur in the process of development review, and in the experiences of development professionals, residents, conservation advocates, and staff. Sustainability and quality of life also appear as overarching goals in the City's most recent Strategic Plans, the 2020 One Grand Junction Comprehensive Plan, and the 2021 Parks, Recreation, and Open Space (PROS) Master Plan.

The One Grand Junction Comprehensive Plan discusses water conservation extensively and identifies updating landscaping regulations as a means of achieving this goal. Plan Principle 8: Resource Stewardship identifies directs the City to "Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices." The Comprehensive Plan also speaks to the need to "manage the City's urban forest," promote "water-wise landscaping within the City," and address "tree installation, replacement, and protection." Likewise, the 2021 PROS Master Plan calls for the "championing a healthy tree canopy."

To guide refinement of draft revisions, the Community Development Department has conducted two Planning Commission Workshops, a Forestry Board discussion, and a four-session stakeholder process involving a Landscaping Taskforce comprised of community landscaping experts. A primary aim of these workshops was to clarify goals for the revision, choose between policy approaches, and to draw on local expertise to ensure that changes benefit the health and manageability of landscape installations in the future. General goals to considered in workshop settings reflected the general goals of the revision, namely:

1. Eliminating discrepancies within the landscaping section and between the landscaping section and realistic design limitations.
2. Aligning landscaping requirements with strategic goals of sustainability, water conservation, and economic development where appropriate.
3. Producing supplemental materials and codified equivalency matrices to make the landscaping section easy to use, including lists of species suitable for use on private property and in public rights-of-way.

4. Establishing incentives and requirements that limit vulnerability to hazards and reduce disturbance of ecologically- and culturally-valuable landscape features during development.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on . Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on . The notice of this public hearing was published on in the Grand Junction Daily Sentinel.

ANALYSIS

Existing Standards

The proposed changes to the landscaping requirement are broadly consistent with the existing approach to landscaping in the Zoning and Development Code. The standards continue to approach landscaping in four primary ways.

The first is by setting minimum standards for the portions of a development site that must be landscaped. The Code identifies the adjacent right-of-way, parking lots, screens, buffers, street frontages, and perimeter enclosures for residential subdivisions. Revisions retain this standard.

The second is a numerical approach to plantings. A minimum number of trees, shrubs, groundcover, and coverage of landscaped areas is based on improved area. Revisions seek to make coverage more flexible through equivalencies and substitutions. Landscape plans must meet these minimum plant counts.

A third, and more limited, component of regulation concerns how development may plant, irrigate, and maintain sites. The manner in which landscaping is carried out must align with best practices as specified in the Code. The Ordinance addresses those requirements to reflect growth in best practices and the evolution of the City's planning goals.

Fourth, when a landscape plan is approved for a property, a property owner must maintain the site in perpetuity. While challenging to enforce, maintenance is crucial to landscape health in the long-term. The proposed revisions retain the general approach of requiring maintenance per plan. However, the revisions add a requirement for a viable, long-term maintenance strategy as an element of the approved plan. This allows for a more dynamic version of perpetual maintenance without allowing landscapes to fall into disrepair (see *Plan Requirements* below).

Balancing Goals

Proposed revisions to the landscaping standard reflect compromise along several lines. One area of compromise is between site development constraints, on one hand, and best planting practices on the other. Two illustrative examples follow. Further below, the essential changes to the code are enumerated in detail.

For a first example, consider the landscaped area in which trees are planted. Shade trees are unlikely to succeed in a planting area that is less than eight feet wide; if they do, they tend to damage adjacent concrete. However, the existing requirement provides for landscape strips as narrow as five feet or six feet, depending on context. Adjusting the minimum width to eight feet as proposed represents a compromise resolved in favor of long-term landscape health outcomes. In short, some landscaping areas may increase in size so that healthier trees result. This is directly related to the adjust

Another critical area of compromise occurs between tree canopy coverage and water conservation. Even among healthy and climate-appropriate trees, many require supplemental irrigation. Yet canopy is essential to a livable environment within City limits. Achieving both goals without compromise requires a level of design detail and care that may not be reasonably assumed to occur in all landscape design. Moreover, reducing turf is a primary mechanism for reducing water use, but successful trees are often linked to the presence of adjacent turf. These factors are related in complex and challenging ways.

The proposed requirements achieve both canopy and conservation goals where possible. One clear pathway is by creating a substantial requirement to retain existing, mature trees. Water conservation goals are also served directly by requiring irrigation plans as part of development review. Where these goals are potentially in conflict, they are resolved through the creation of two alternative landscape plan options, wherein a high degree of water conservation in plant selection and design is accompanied by a reduction in total tree count.

Finally, all every workshop on this topic shared an emphasis on flexibility. The Landscaping Taskforce spoke to a “menu” option, which resulted in the drafting of two alternative standards for low-water designs and high desert areas to the baseline standards. This method was preferred to another approach, wherein different standards would be varied by their location on a property-by-property basis. Adoption of map-based variation in landscaping standards would require a level of public engagement and an assessment of property-by-property growing conditions that exceed the scope of this revision. Such a map-based approach to landscaping regulation is also without known precedent. Future revisions of this requirement may reconsider this conclusion. As proposed, Alternative Landscape Plans pivot away from the uniform requirement in place today, in favor of flexiiblity.

Flexibility

An desire for increased flexibility on the part of licensed landscape architects—whose

stamp is required for most landscape designs—has been voiced during the revision process and in the review of many development applications. Revisions respond to this interest in several ways. One is to clarify and expand conversion rates when substituting among trees, shrubs, and groundcover. This may facilitate more responsiveness of landscape architects to specific site conditions.

The code also addresses flexibility by clarifying and slightly reducing the ratio of required tree plantings to disturbed or improved area. This occurs in the context of other changes that would restrict flexibility of site design. Chiefly, significant tree regulations would increase the required number of plantings in the many cases where significant trees exist. Thus, the total number of required trees is reduced in some zone districts. Specifically, two-caliper inches of tree plantings (equal to one minimum-size shade tree) are now required for every 3,000 square feet of improved area for all single-family, multifamily, business, and commercial zones, compared to the existing requirement of one tree per 3,000 square feet. Trees continue to be required at existing rates of one per 40 linear feet for street frontage landscaping.

Significant Trees

Significant trees often feature in the landscaping regulations of Colorado jurisdictions. A minimum diameter of a tree at breast height (“caliper”) is identified in the regulation. Size varies among jurisdictions. The proposed definition for a significant tree herein is a tree exceeding 15 inches in diameter. If a tree that currently exists on a property proposed for development is of that diameter or greater, then it is a significant tree. Significant trees are not currently regulated by the City, but the proposed revision would introduce such regulations.

A development proposal would be required to identify any existing significant trees at the time of application. Any development would be required to preserve at least 30% of significant trees found on the property at the time of application. Any significant trees to be removed would be required to be replaced at a rate of 1 new caliper inch of planted tree for every 2 inches of significant tree destroyed during development. The same ratio would apply remedially to any development that accidentally destroys a significant tree planned to be preserved.

This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development. No credit is proposed to be extended for retaining significant trees. Rather, a strong requirement is proposed to ensure that more mature trees are retained or replaced. Because preserving significant trees may represent a substantial challenge for site design, this new regulation occurs alongside a minor reduction in the total number of trees required per area of disturbed property (see *Flexibility* above).

Alternative Landscape Plans

Currently, only one standard for landscape plans is applied to all development proposals, regardless of their planting composition or access to water. The public process for the proposed revisions generated substantial interest in creating standards

that might apply in water constrained areas or when water conserving design choices are made. In response, two alternative standards are provided: Waterwise Landscape Plans and High Desert Landscape Plans.

The Waterwise Landscape Plan alternative may be pursued by a development proposal if it meets a minimum number of low-water plantings per the Suitable Plant List (50% of shrubs and groundcover) and a maximum proportion of landscaped area that is planted with turf (25%). This strategy is incentivized by reducing costs to development. Specifically, a reduced size of groundcover is permitted at time of planting, and a 20% reduction in total required tree plantings is enforced.

A more intensive alternative is also available in the form of a High Desert Landscape Plan. To qualify for this alternative, development must demonstrate relevant geotechnical constraints, limited access to irrigation water, or a high desert ecological context. Development must also propose a higher minimum number of low-water plantings (90% of shrubs and groundcover), a minimum number of native plantings (50% shrubs and groundcover), and a maximum turf area of 15% of landscaped areas. As in the Waterwise Landscape Plan alternative, stricter planting standards apply. A reduced size of groundcover is permitted at time of planting. A 50% reduction in total required tree plantings is enforced. A higher minimum percentage (60%) of significant trees are required to be preserved. The intended effect, overall, create a water conserving pathway for sites with unique conditions.

Suitable Plant List

A Suitable Plant list is provided as a reference document in this packet. Previously, this list was not a major element of regulations. The current code refers to a list of plants to be maintained by the Director GJMC 21.06.040(b)(4)). The attached list is a departure from the previous, shorter version of the list. The list is not an adopted part of the Zoning and Development Code; it is an administrative document that need not be adopted or revised by a decision of the City Council.

The list reflects a blend of inputs. One is best practice, drawing on the expertise of City staff and Landscaping Taskforce members. Another is common practice: almost all plants included on landscaping plans approved by the City since 2017 are included. Another is water conservation goals, as high-water use plants are generally not included.

The Suitable Plants List is proposed to become more important to the Zoning and Development Code. It is to be used as the basis for water use expectations used to evaluate alternative landscape plans (see *Alternative Landscape Plans* above). Substitutions of plants in the field would be restricted to those plants on the list. Perhaps most importantly, it is designed to serve as a menu for landscape architects. Landscape plans should consist of species found on the list. However, landscape plans can propose using plants that are not on the Suitable Plants List and provide adequate detail to substantiate the proposal. Plants approved by the Director in this way may be administratively added to the Suitable Plants List.

City Forester and Trees in Right-of-Way

Private development is required to plant and maintain landscapes in the public right-of-way in many circumstances. An additional chapter of the Grand Junction Municipal Code (8.32 – Trees) addresses many of the relevant concerns for trees planted in the right-of-way. This revision clarifies the authority of the City Forester over landscaping in the right-of-way and the requirement for the City Forester’s permission to remove any tree in the right-of-way. The Ordinance also continues to require one tree per 40 feet of street frontage landscaping. It adjusts the language for coverage of planting areas in the right-of-way to allow canopy coverage as a surface area coverage pathway. And, it reduces the amount of right-of-way landscaped with turf to 50% of the right-of-way area associated with a development proposal, encouraging shrubs and groundcover.

Impervious Surfaces

Proposed revisions also address the need for pervious surface to allow groundwater to infiltrate soils. Pervious surface relates to both plant health and stormwater management. The regulation is to reduce the area of a development that is covered by impervious surfaces. One mechanism is direct, with the establishment of a maximum impervious surface coverage (“lot coverage”). Under today’s regulations, lot coverage refers to the area covered by structures. This is revised to mean impervious surfaces, including pavement.

The maximum lot coverage is also revised in GJMC 21.03 – Zoning Districts. Previously, up to 100% of lots in commercial, industrial, and business districts could be covered by impervious surfaces (except R-O). The revision reduces this coverage to 80% in most cases. The exceptions are for B-2 (Downtown Business) zones, at 100% coverage, and CSR (Community Services and Recreation) zones, at 75% coverage. This is potentially impactful where certain uses often result in large masses of impervious surface, such as auto storage associated with automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage).

Diversity Requirements

Minor adjustments are made to ensure a minimum species diversity in landscape designs. Minimum diversity ratios for trees and shrubs reflect slight increases. The regulation is also revised to require diversity at the botanical level of genus, rather than of species, to ensure that numerical diversity requirements result in an appreciable diversity of planting survival conditions.

Best Horticultural Practices

As discussed above, the City’s landscaping regulations address planting practices only to a moderate extent. This allows the Code to remain succinct and allows practitioners to operate based on their expertise. However, a series of essential requirements are proposed that may be critical to ensuring long-term plant survival and aesthetic outcomes. These include: reduced applications of weed fabric; removal of “orchard style parking island” options not viable for plant success; widened frontage strips and planting islands (to a minimum width of eight feet); requiring organic mulch for shrub

beds; and setting minimum widths for planting holes.

Plan Requirements

Additional changes are proposed that would increase the level of landscaping-related detail required to be submitted with development applications. Specifically, revisions call for landscape plans to include an irrigation plan and a maintenance plan.

An irrigation plan is commonly required by Colorado jurisdictions whenever a landscape plan is required. While the City maintains submittal standards for irrigation plans and such plans are referenced in GJMC 21.06.010(c), there is no clear requirement that such plans be provided. Under the proposed revisions, irrigation plans would be required as a component of landscape plan submittals.

Likewise, as discussed above, maintenance plans are required to be noted on landscape plans. This adjustment recognizes both existing practice and best practice. In terms of existing practice, and as discussed above, there are evident challenges in requiring that a landscape plan be maintained in perpetuity. In terms of best practice, irrigation and landscaping must often be adjusted to meet the needs of living plant material. By requiring maintenance notes as a component of landscaping plans, the City would facilitate maintenance that is reactive to practical conditions while remaining consistent with approved plans. This may assist private property owners to achieve ongoing compliance with required landscaping, weeds, junk, or other City nuisance codes and ordinances.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the proposed amendments to the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, ZCA-2022-170, the following findings of fact have been made:

The Comprehensive Plan identifies the aim of implementing water conservation through adjusted landscaping requirements. The proposed revisions are found to be consistent with this and additional aims of the One Grand Junction 2020 Comprehensive Plan.

Therefore, Staff recommends approval of this request.

SUGGESTED MOTION:

Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. PC Report - Landscaping Staff Report 3.15.2022

2. Existing Code
3. Landscaping Code _ For Packet _ Strike and Underline
4. City of Grand Junction Suitable Plants List _ For Packet
5. Landscaping Code _ For Packet _ Clean
6. Summary of Engagement Process

Grand Junction Planning Commission

Regular Session

Staff Report

Meeting Date: March 15, 2022

Presented By: Felix Landry, Planning Supervisor
Lance Gloss, ??

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor
Lance Gloss, ??

SUBJECT:

Consider an amendment to landscaping requirements applied to site development in the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Section 21.06.040 of the Zoning and Development Code requires that site development include landscaping. Ordinance XXXX proposes revisions to the landscaping requirements. The ordinance balances many goals among them efficient water use; doable and successful maintenance; a robust tree canopy; diverse plantings; and distinctive site design.

Proposed revisions draw on stakeholder input from local landscape professionals and best practices for landscaping regulations in the Southwest. A Suitable Plants List is also provided for reference, and is a critical supplement to the proposed Code revisions. Primary changes include requirements to identify and protect Significant Trees during development. The changes also allow for development to pursue alternative landscaping standards where designs maximize water conservation and native plants. Adjustments to site design standards and planting requirements also aim to balance needs, improving plant health and reducing maintenance costs.

BACKGROUND OR DETAILED INFORMATION:

Process

Section 21.06.040 of the Zoning and Development Code requires that site development include landscaping. The City Community Development Department applies those regulations on landscaping to development proposals in the City. That section of the Code is complemented by several other sections of the Code, such as those concerning wildlife and wildfire (GJMC 21.07.020).

The Community Development Department, in collaboration with the Parks and Recreation Department, has drafted a revision to the landscaping regulation. The proposed includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, preservation of significant trees, and diverse landscapes planting.

The proposed regulations emerge from public discourse and public policy. They featured in discussions by the City's Development Roundtable, Forestry Board, City Council, and and Planning Commission. They also recur in the process of development review, and in the experiences of development professionals, residents, conservation advocates, and staff. Sustainability and quality of life also appear as overarching goals in the City's most recent Strategic Plans, the 2020 One Grand Junction Comprehensive Plan, and the 2021 Parks, Recreation, and Open Space (PROS) Master Plan.

The One Grand Junction Comprehensive Plan discusses water conservation extensively and identifies updating landscaping regulations as a means of achieving this goal. Plan Principle 8: Resource Stewardship identifies directs the City to "Evaluate landscaping standards to promote the use of native and/or drought-tolerant plant materials, efficient irrigation, and appropriate soil amendments to support plant health and resiliency, and other water-conserving practices." The Comprehensive Plan also speaks to the need to "manage the City's urban forest," promote "water-wise landscaping within the City," and address "tree installation, replacement, and protection." Likewise, the 2021 PROS Master Plan calls for the "championing a healthy tree canopy."

To guide refinement of draft revisions, the Community Development Department has conducted two Planning Commission Workshops, a Forestry Board discussion, and a four-session stakeholder process involving a Landscaping Taskforce comprised of community landscaping experts. A primary aim of these workshops was to clarify goals for the revision, choose between policy approaches, and to draw on local expertise to ensure that changes benefit the health and manageability of landscape installations in the future. General goals to considered in workshop settings reflected the general goals of the revision, namely:

1. Eliminating discrepancies within the landscaping section and between the landscaping section and realistic design limitations.

2. Aligning landscaping requirements with strategic goals of sustainability, water conservation, and economic development where appropriate.
3. Producing supplemental materials and codified equivalency matrices to make the landscaping section easy to use, including lists of species suitable for use on private property and in public rights-of-way.
4. Establishing incentives and requirements that limit vulnerability to hazards and reduce disturbance of ecologically- and culturally-valuable landscape features during development.

Existing Standards

The proposed changes to the landscaping requirement are broadly consistent with the existing approach to landscaping in the Zoning and Development Code. The standards continue to approach landscaping in four primary ways.

The first is by setting minimum standards for the portions of a development site that must be landscaped. The Code identifies the adjacent right-of-way, parking lots, screens, buffers, street frontages, and perimeter enclosures for residential subdivisions. Revisions retain this standard.

The second is a numerical approach to plantings. A minimum number of trees, shrubs, groundcover, and coverage of landscaped areas is based on improved area. Revisions seek to make coverage more flexible through equivalencies and substitutions. Landscape plans must meet these minimum plant counts.

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Fourth, when a landscape plan is approved for a property, a property owner must maintain the site in perpetuity. While challenging to enforce, maintenance is crucial to landscape health in the long-term. The proposed revisions retain the general approach of requiring maintenance per plan. However, the revisions add a requirement for a viable, long-term maintenance strategy as an element of the approved plan. This allows for a more dynamic version of perpetual maintenance without allowing landscapes to fall into disrepair (see *Plan Requirements* below).

Balancing Goals

Proposed revisions to the landscaping standard reflect compromise along several lines. One area of compromise is between site development constraints, on one hand, and

best planting practices on the other. Two illustrative examples follow. Further below, the essential changes to the code are enumerated in detail.

For a first example, consider the landscaped area in which trees are planted. Shade trees are unlikely to succeed in a planting area that is less than eight feet wide; if they do, they tend to damage adjacent concrete. However, the existing requirement provides for landscape strips as narrow as five feet or six feet, depending on context. Adjusting the minimum width to eight feet as proposed represents a compromise resolved in favor of long-term landscape health outcomes. In short, some landscaping areas may increase in size so that healthier trees result. This is directly related to the adjust

Another critical area of compromise occurs between tree canopy coverage and water conservation. Even among healthy and climate-appropriate trees, many require supplemental irrigation. Yet canopy is essential to a livable environment within City limits. Achieving both goals without compromise requires a level of design detail and care that may not be reasonably assumed to occur in all landscape design. Moreover, reducing turf is a primary mechanism for reducing water use, but successful trees are often linked to the presence of adjacent turf. These factors are related in complex and challenging ways.

The proposed requirements achieve both canopy and conservation goals where possible. One clear pathway is by creating a substantial requirement to retain existing, mature trees. Water conservation goals are also served directly by requiring irrigation plans as part of development review. Where these goals are potentially in conflict, they are resolved through the creation of two alternative landscape plan options, wherein a high degree of water conservation in plant selection and design is accompanied by a reduction in total tree count.

Finally, all every workshop on this topic shared an emphasis on flexibility. The Landscaping Taskforce spoke to a “menu” option, which resulted in the drafting of two alternative standards for low-water designs and high desert areas to the baseline standards. This method was preferred to another approach, wherein different standards would be varied by their location on a property-by-property basis. Adoption of map-based variation in landscaping standards would require a level of public engagement and an assessment of property-by-property growing conditions that exceed the scope of this revision. Such a map-based approach to landscaping regulation is also without known precedent. Future revisions of this requirement may reconsider this conclusion. As proposed, Alternative Landscape Plans pivot away from the uniform requirement in place today, in favor of flexiiblity.

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among trees, shrubs, and groundcover. This may facilitate more responsiveness of landscape architects to specific site conditions.

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A development proposal would be required to identify any existing significant trees at the time of application. Any development would be required to preserve at least 30% of significant trees found on the property at the time of application. Any significant trees to be removed would be required to be replaced at a rate of 1 new caliper inch of planted tree for every 2 inches of significant tree destroyed during development. The same ratio would apply remedially to any development that accidentally destroys a significant tree planned to be preserved.

This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development. No credit is proposed to be extended for retaining significant trees. Rather, a strong requirement is proposed to ensure that more mature trees are retained or replaced. Because preserving significant trees may represent a substantial challenge for site design, this new regulation occurs alongside a minor reduction in the total number of trees required per area of disturbed property (see *Flexibility* above).

Alternative Landscape Plans

Currently, only one standard for landscape plans is applied to all development proposals, regardless of their planting composition or access to water. The public process for the proposed revisions generated substantial interest in creating standards that might apply in water constrained areas or when water conserving design choices

are made. In response, two alternative standards are provided: Waterwise Landscape Plans and High Desert Landscape Plans.

The Waterwise Landscape Plan alternative may be pursued by a development proposal if it meets a minimum number of low-water plantings per the Suitable Plant List (50% of shrubs and groundcover) and a maximum proportion of landscaped area that is planted with turf (25%). This strategy is incentivized by reducing costs to development. Specifically, a reduced size of groundcover is permitted at time of planting, and a 20% reduction in total required tree plantings is enforced.

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Suitable Plant List

A Suitable Plant list is provided as a reference document in this packet. Previously, this list was not a major element of regulations. The Code currently regulation refers to a list of plants to be maintained by the Director GJMC 21.06.040(b)((4)). The attached list is a departure from previous, shorter version of the list. The list is not an adopted part of the Zoning and Development Code; it is an administrative document that need not be adopted or revised by a decision of City Council.

The list reflects a blend of inputs. One is best practice, drawing on the expertise of City staff and Landscaping Taskforce members. Another is common practice: almost all plants included on landscaping plans approved by the City since 2017 are included. Another is water conservation goals, as high water use plants are generally not included.

The Suitable Plants List is proposed to become more important to the Zoning and Development Code. It is to be used as the basis for water use expectations used to evaluate alternative landscape plans (see *Alternative Landscape Plans* above). Substitutions of plants in the field would be restricted to those plants on the list. Perhaps most importantly, it is designed to serve as a menu for landscape architects. Landscape plans should consist of species found on the list. However, landscape plans can propose to use plants that are not on the Suitable Plants List and include provide adequate detail to substantiate the proposal. Plants approved by the Ditector in this way may be administratively added to the Suitable Plants List.

City Forester and Trees in Right-of-Way

Private development is required to plant and maintain landscapes in the public right-of-way in many circumstances. An additional chapter of the Grand Junction Municipal Code (8.32 – Trees) addresses many of the relevant concerns for trees planted in the right-of-way. This revision clarifies the authority of the City Forester over landscaping in the right-of-way and the requirement for the City Forester's permission to remove any tree in the right-of-way. The Ordinance also continues to require one tree per 40 feet of street frontage landscaping. It adjusts the language for coverage of planting areas in the right-of-way to allow canopy coverage as a surface area coverage pathway. And, it reduces the amount of right-of-way landscaped with turf to 50% of the right-of-way area associated with a development proposal, encouraging shrubs and groundcover.

Impervious Surfaces

Proposed revisions also address the need for pervious surface to allow groundwater to infiltrate soils. Pervious surface relates to both plant health and stormwater management. The regulation is to reduce the area of a development that is covered by impervious surfaces. One mechanism is direct, with the establishment of a maximum impervious surface coverage ("lot coverage"). Under today's regulations, lot coverage refers to the area covered by structures. This is revised to mean impervious surfaces, including pavement.

The maximum lot coverage is also revised in GJMC 21.03 – Zoning Districts. Previously, up to 100% of lots in commercial, industrial, and business districts could be covered by impervious surfaces (except R-O). The revision reduces this coverage to 80% in most cases. The exceptions are for B-2 (Downtown Business) zones, at 100% coverage, and CSR (Community Services and Recreation) zones, at 75% coverage. This is potentially impactful where certain uses often result in large masses of impervious surface, such as auto storage associated with automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage).

Diversity Requirements

Minor adjustments are made to ensure a minimum species diversity in landscape designs. Minimum diversity ratios for trees and shrubs reflect slight increases. The regulation is also revised to require diversity at the botanical level of genus, rather than of species, to ensure that numerical diversity requirements result in an appreciable diversity of planting survival conditions.

Best Horticultural Practices

As discussed above, the City's landscaping regulations address planting practices only to a moderate extent. This allows the Code to remain succinct and allows practitioners to operate based on their expertise. However, a series of essential requirements are proposed that may be critical to ensuring long-term plant survival and aesthetic

outcomes. These include: reduced applications of weed fabric; removal of “orchard style parking island” options not viable for plant success; widened frontage strips and planting islands (to a minimum width of eight feet); requiring organic mulch for shrub beds; and setting minimum widths for planting holes.

Plan Requirements

Additional changes are proposed that would increase the level of landscaping-related detail required to be submitted with development applications. Specifically, revisions call for landscape plans to include an irrigation plan and a maintenance plan.

An irrigation plan is commonly required by Colorado jurisdictions whenever a landscape plan is required. While the City maintains submittal standards for irrigation plans and such plans are referenced in GJMC 21.06.010(c), there is no clear requirement that such plans be provided. Under the proposed revisions, irrigation plans would be required as a component of landscape plan submittals.

Likewise, as discussed above, maintenance plans are required to be noted on landscape plans. This adjustment recognizes both existing practice and best practice. In terms of existing practice, and as discussed above, there are evident challenges in requiring that a landscape plan be maintained in perpetuity. In terms of best practice, irrigation and landscaping must often be adjusted to meet the needs of living plant material. By requiring maintenance notes as a component of landscaping plans, the City would facilitate maintenance that is reactive to practical conditions while remaining consistent with approved plans. This may assist private property owners to achieve ongoing compliance with required landscaping, weeds, junk, or other City nuisance codes and ordinances.

RECOMMENDATION AND FINDINGS OF FACT:

The Comprehensive Plan identifies the aim of implementing water conservation through adjusted landscaping requirements. The proposed revisions are found to be consistent with this and additional aims of the One Grand Junction 2020 Comprehensive Plan.

Staff recommends approval of this request.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-XX-20XX, I move that the Planning

Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

ATTACHMENTS:

1. Copy of GJMC 21.06.040 – Current Requirements
2. Proposed Changes to GJMC 21.06.040
3. Suitable Plants List [Exhibit – not an adopted document]
4. Approved Street Trees for Grand Junction's Rights-of-Way [Exhibit – not an adopted document]
5. Ordinance XXXX
6. Taskforce Roster and Workshops
7. [do we need to include materials from the taskforce process, such as redlines from taskforce members and previous drafts?]

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal of new development **and contribute to a livable urban environment**. Landscaping reduces heat and glare, facilitates movement of traffic within parking areas, shades cars and parking surfaces reducing local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves the value of property and neighborhoods within the City.

(b) **General Landscape Standards.**

(1) All landscaping required by this code shall comply with the standards and requirements of this section. The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used nor planned to be used for infrastructure.

(2) Plant Quantities. The amount of landscaping is based on gross area of proposed development.

(3) Landscaping Standards. All new development must install and maintain landscaping as required by this code. (See subsection (b)(1) of this section for an example of the landscaping requirements of this section.)

(i) On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See zone district standards.)

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements.

(4) Acceptable Plant Material. Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious weeds are not allowed. (The Director will keep a list of suitable plants.)

(5) Minimum plant sizes are:

- (i) Shade tree, two-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30 feet or greater. If two-inch caliper trees are not available due to seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. For example, the installation of six one-and-one-half-inch caliper shade trees would result in a shortfall of three caliper inches, which could be compensated for with two additional one-and-one-half-inch trees. However, a minimum caliper of one and one-half inches shall be required.
 - (ii) Ornamental tree, one-and-one-half-inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between 15 feet and 30 feet.
 - (iii) Evergreen tree, six feet tall at time of planting.
 - (iv) Deciduous shrub, five-gallon container.
 - (v) Evergreen shrub, five-gallon container.
 - (vi) Perennials and ground covers, one-gallon container.
 - (vii) Turf mix, native grasses and wild flower mix are the only vegetation that may be planted as seed.
- (6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system.
- (i) Nonpotable irrigation water shall be used unless the Director allows the use of potable water.
 - (ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any right-of-way.
 - (iii) If connected to a drinking water system, all irrigation systems require State-approved backflow prevention devices.
 - (iv) All irrigation for nonpotable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.
 - (v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(7) Landscape Plans and Equivalent Plants.

- (i) Landscape plans must identify the species and sizes of vegetation (SSID manual).
- (ii) All landscaping shall be installed as shown on the approved plan.
- (iii) An equivalent species may be substituted in the field without prior approval of the Director, provided a revised drawing is submitted to the Department. Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements, thrive in the same microclimate, soils and water conditions.
- (iv) All other changes to the landscape plan require prior approval from the Director.
- (v) All development plans shall designate required landscaping areas. Subdivision plats shall designate required landscaping areas.
- (vi) The owner shall keep each fire hydrant unobscured by plant material.
- (vii) Landscape plans shall be stamped by a licensed landscape architect. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy.

(8) Preservation of Significant Landscape Features. Existing landscape features such as escarpments, large or old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the Director as part of the development review process. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.

- (i) During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.
- (ii) All protection measures shall be clearly identified on the construction and landscape plans.
- (iii) No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

(9) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar obstructions.

(10) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

- (i) Utility composite plans must be submitted with landscape plans.

- (ii) Trees which will grow to a height of greater than 15 feet at maturity shall not be planted under electrical lines.

- (iii) Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.

(11) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard.

(12) Soil. Soil in landscape areas must be amended and all vegetation planted in accordance with good horticultural practices.

- (i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

- (ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.

- (iii) Mulch and weed fabric are required for all shrub beds.

- (iv) The minimum square footage of planting area for a five-gallon evergreen or deciduous shrub is 16 square feet. These minimum square footages may be varied by a qualified professional.

(13) Trees.

- (i) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape area and between parking bays, helps eliminate this conflict and should be considered.

- (ii) Tree canopies may overlap by up to 20 percent of the diameter of the tree at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

- (iii) At planting, tree trunks must be reasonably straight with minimal doglegs.
- (iv) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
- (v) The minimum square footage of planting area for a shade tree is 140 square feet. The Director may vary the minimum square footage.
- (vi) Species Diversity. The percent of any one type of tree that can be planted in a development shall be as follows:
 - (A) Zero through five trees: No limitation.
 - (B) Six to 21 trees: No more than 50 percent of one species.
 - (C) 21 or more trees: No more than 20 percent of one species.

(14) Shrubs.

- (i) Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.
- (ii) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.
- (iii) Species Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:
 - (A) Ten through 19 shrubs: 50 percent.
 - (B) Twenty through 39 shrubs: 33 percent.
 - (C) Forty through 59 shrubs: 25 percent.
 - (D) 60 or more shrubs: 15 percent.
- (iv) When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.
- (v) With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(15) Maintenance. The owners, tenants and occupants for all new and existing uses in the City must:

- (i) Maintain landscaping in a healthy, growing, neat and well-maintained condition.
- (ii) Maintenance includes watering, weeding, pruning, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
- (iii) Any plant that dies must be replaced with an equivalent live plant within 90 days of notification or, if during the winter, by the next April 1st.
- (iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.
- (v) On his own or based on a citizen complaint, the Director may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.
- (vi) Between one and two years after installation of required landscaping, Code Enforcement shall conduct a site inspection to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(16) Public Right-of-Way. Except where a detached sidewalk exists or is proposed and approved (see subsection (b)(16)(iv) of this section), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this code.

- (i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's one-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.
- (ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, low shrubs or ground cover. The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.
- (iii) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or

paving shall be covered with mulch, wood chips, bark chips, decorative rocks or cobble or similar natural materials, to be underlain by weed fabric or other barrier.

(iv) Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet.

(v) The Director may allow decorative paving in landscaped areas in commercial or other high pedestrian traffic areas if the decorative paving is compatible with nearby right-of-way paving and landscaping.

(17) Pervious Coverage. Landscaped and buffer areas count toward the pervious area requirement.

(18) Authority.

(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions.

(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:

(A) The number of trees exceeds 25 percent of the minimum number of trees; and/or

(B) Trees exceed the minimum caliper requirement by one inch or more; and/or

(C) Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 10 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

(D) Additional trees or larger trees can be exchanged on a per-caliper-inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches. For example: 10 three-inch caliper trees equaling 30 caliper inches is the same as 15 two-inch caliper trees equaling 30 caliper inches; one two-inch caliper tree equals six shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.

(E) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.

(19) **Water Wise.** Because of Grand Junction's desert environment, water wise design and the use of xeric (low water use) plants are strongly encouraged. Water wise designs shall employ the seven basic principles of xeric design which include "comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately" (source: Denver Water Board).

(i) Low water use plants are encouraged for use in the "typical" urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of this code.

(ii) Landscaping designs that mimic the "desert" character of Grand Junction's setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve "desert" or xeric landscape plans as well as variances from the required plant coverage ratios. To further encourage xeriscaping, one-gallon xeric plants shall be equivalent to five-gallon traditional plants. Trees shall be installed in accordance with subsection (b) of this section.

(c) **Parking Lots.**

(1) **Interior Landscaping Requirement.** Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces. In lieu of the standard landscape island, one "orchard style" landscape island may be used for every six parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands. (See subsection (j) of this section.)

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

(v) Wheel stop barriers on all sides adjacent to the parking lot surface are required to protect landscape islands from vehicles.

(vi) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vii) Landscaping of the interior of a parking lot shall include trees and shrubs.

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the shading of cars, to assist in the abatement of heat and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area.

(i) Screening shall occur between a street and a parking lot and street frontage landscape shall apply. (See subsections (c)(3) and (l) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is six feet. The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a "screen" means a turf berm and/or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be 100 percent covered in plant material within three years. Turf is allowed.

(iv) The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.

(v) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

(vi) Two five-gallon shrubs may be substituted for four linear feet of wall; shrubs must reach a height of at least 30 inches at maturity.

(vii) A column or jog or equivalent architectural feature is required for every 25 linear feet of wall.

(viii) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(ix) Shrubs must be planted on the street side of the wall.

(x) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

(xi) Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(xii) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.

(xiii) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(d) **Street Frontage Landscape.**

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain a minimum 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material at maturity.

(3) The Director may allow for up to 50 percent of the 14-foot-wide street frontage to be turf, or up to 100 percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds 30 feet. Low water usage turf is encouraged.

(4) All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners' association as per subsection (b)(16) of this section.

(5) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(6) Where detached walks are provided, a minimum street frontage landscape of five feet is acceptable.

(e) **Buffers.**

(1) Buffers shall be provided between different zoning districts as indicated in subsection (k) of this section.

(i) Seventy-five percent of each buffer area shall be landscaped with turf, low shrubs or ground cover.

(ii) One medium sized tree is required per every 40 linear feet of boundary between different zones.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) **Fences, Walls and Berms.**

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (k) of this section. When an existing fence or wall substantially meets the requirements of this section, and

subsection (k) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (k) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC [21.04.040\(i\)](#), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

- (i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).
- (ii) Fence type: solid wood or material with a similar appearance, finished on both sides.
- (iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.
- (iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.
- (v) A wall must have a column or other significant architectural feature every 30 feet of length.
- (vi) Any fence or wall over six feet in height requires a building permit.
- (vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

- (i) Maximum slope of 4:1 for turf areas and 3:1 for shrub beds; and
- (ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) Residential Subdivision Perimeter Enclosures.

(1) Intent. The decision-maker may require (where deemed necessary) perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of

protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Specifications. Unless specified otherwise at the time of final approval:

- (i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.
- (ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.
- (iii) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.
- (iv) A perimeter enclosure in excess of six feet is a structure and requires a building permit.
- (v) A perimeter wall must have a column or other significant architectural feature every 30 feet.

(3) Required Perimeter Enclosures. The decision-maker may require a perimeter enclosure as a condition of the final approval if:

- (i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
- (ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
- (iii) A perimeter enclosure is necessary to control ingress and egress for the development.
- (iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
- (v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
- (vi) A perimeter enclosure is needed to comply with a corridor overlay district.

(vii) The Director will notify applicants of the need for a perimeter enclosure, if required.

(4) Design of Perimeter Enclosures. A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one-half inch equals one foot.

(5) Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

(i) Vegetation in the sight triangle (see TEDS, GJMC Title [29](#)) shall not exceed 30 inches in height at maturity;

(ii) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(iii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(iv) A minimum of 75 percent of the landscape buffer area shall be covered by plant material at maturity. Turf may be allowed for up to 50 percent of the 14-foot-wide landscape strip, at the Director's discretion. Low water usage turf is encouraged;

(v) Where detached walks are provided, a minimum buffer of five feet shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the HOA.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the decision-maker finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip

would meet all applicable objectives of this section and the design standards of GJMC [21.06.060](#), the final approval shall specify the type and size of materials, placement of fence posts, length of sections, and the like.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

(10) Variances. Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(h) **I-1 and I-2 Zone Landscape.**

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) Turf may be allowed for up to 50 percent of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.

(ii) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material at maturity.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) Vegetation in the sight triangle in the street frontage must not exceed 30 inches in height at maturity.

(ii) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 80 percent of which must be shade trees.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(16) of this section.

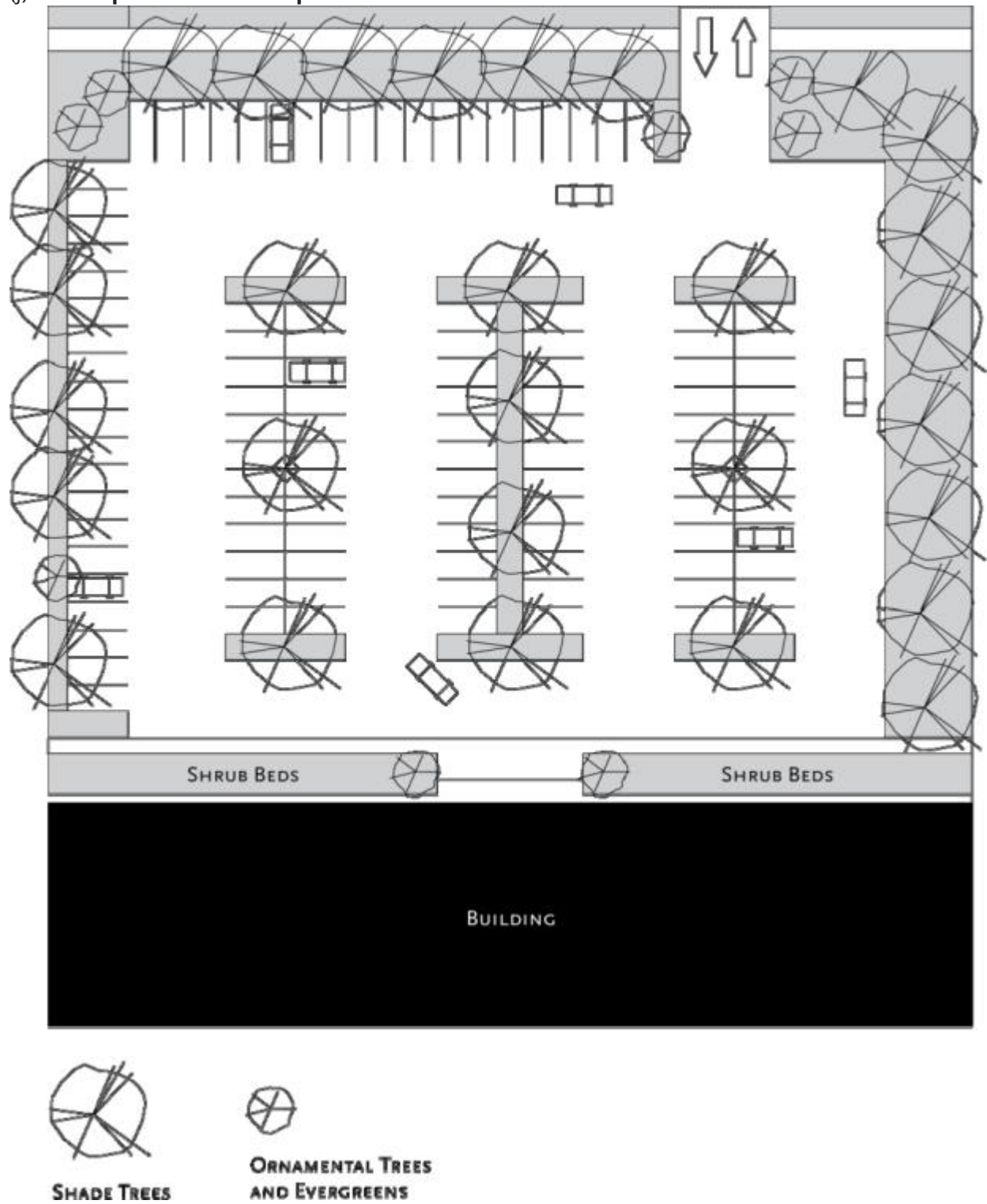
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

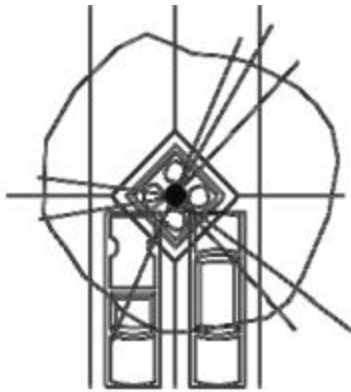
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

(i) **Landscaping Requirements.**

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	One tree per 3,000 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	One tree per 5,000 square feet of improved area. One five-gallon shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) **Example Tree Landscape Plan.**





6' X 6' SQUARE SHOWN
7' X 7' ALSO POSSIBLE

ORCHARD-STYLE LANDSCAPE ISLAND

(k) Buffering Between Zoning Districts.

Zoning of Proposed Development	Zoning of Adjacent Property															
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MX
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	
CSR3 ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	

Notes

•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.

Zoning of Proposed Development	Zoning of Adjacent Property															
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MX

•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than required fence.

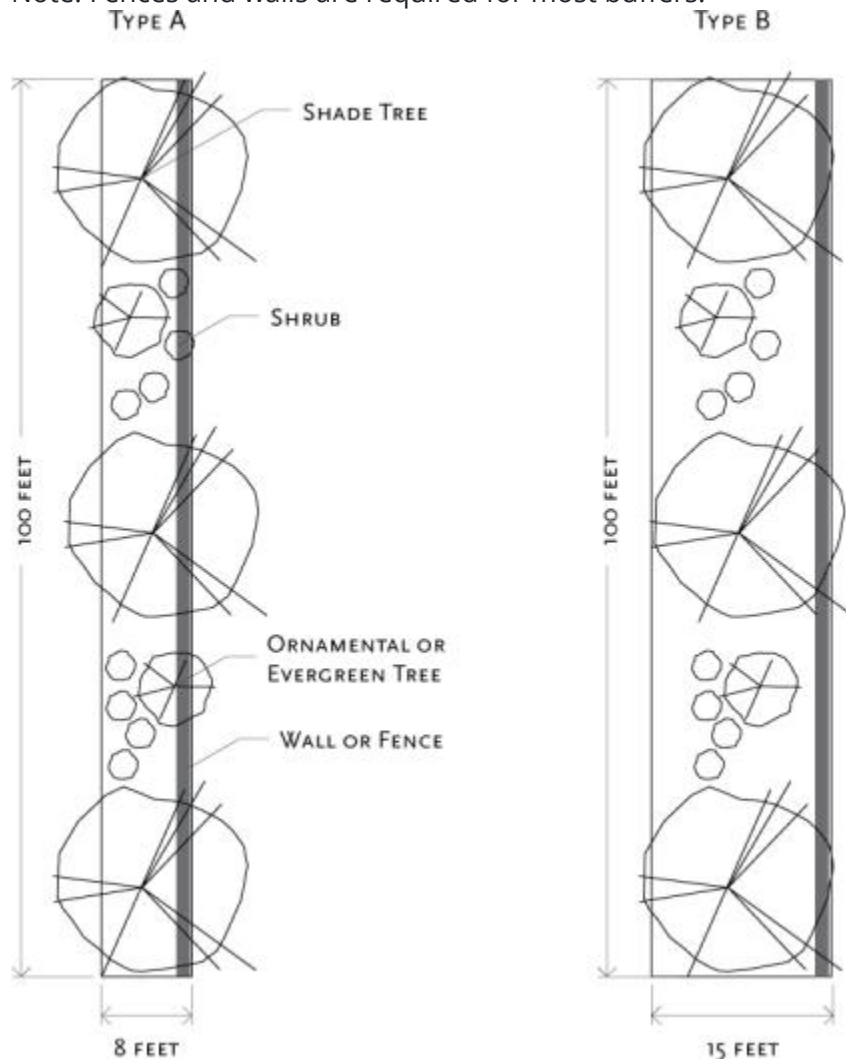
•The Director may modify this table based on the uses proposed in any zone district.

¹ Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.



(Ord. 4646, 11-19-14; amended during 2010 codification; Ord. 4419, 4-5-10)

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees and plantings in public rights-of-way maintained by the Forestry Board (see Section 8.32.020).

Buffer/Buffering means an object and/or area consisting of a wall, fence, and or landscape strip including trees and shrubs that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 and any amendments made thereto.

Caliper means the diameter of the tree trunk measured six inches above the ground for trees up to and including four-inch caliper size and 54 inches above the ground for larger trees (Diameter at Breast Height, or DBH).

Canopy drip line means the area directly located under the outer circumference of the tree branches from which water drips onto the ground.

Distinctive landscape treatments means landscape designs that combine public art, plantings, and site design elements that establish a unique sense of place or strong visual impression.

Graywater system means onsite systems designed for irrigation of planted landscapes using domestic wastewater that has not been substantially contaminated by toilet discharge, soap, or other chemicals and which can be beneficially used to supply or supplement other irrigation.

Lot coverage means that area of the lot or parcel which may be occupied by impervious surfaces.

Noxious or invasive species means non-native plants that have a recognized harmful impact on natural habitats and/or are likely to displace or out-compete native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act (C.R.S. Title 35 Article 5.5).

Suitable Plant List means a list of plant species and genera appropriate for planting on private property in conjunction with site development as maintained by the Community Development Director.

Root ball means the mass formed by the roots of a plant and the soil surrounding them at the time of planting.

Rootzone means the area of the ground around the base of the tree where rooting occurs, as measured from the trunk to a distance twice the radius of the canopy drip line.

Tree canopy coverage means the area of ground directly beneath the leaves and branches of trees.

Waterwise means landscape plantings that minimize water waste and improve maintenance outcomes by grouping plants based on similar watering requirements, selecting climate-appropriate plants, and designing irrigation for optimal efficiency.

Xeriscape or xeriscaping means landscape plantings that reduce the need for irrigation.

21.03.030 Measurements.

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by impervious surfaces buildings. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

21.03.090 Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											

Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	<u>70%</u>	<u>100%</u> <u>80%</u>	<u>100%</u>	<u>100%</u> <u>80%</u>	<u>100%</u> <u>80%</u>	<u>100%</u> <u>75%</u>	<u>100%</u> <u>80%</u>	<u>100%</u> <u>80%</u>	<u>100%</u> <u>80%</u>	<u>100%</u> <u>90%</u>	<u>100%</u> <u>90%</u>
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
C-1: Min. rear setback – 0 if an alley is present											
CSR: Maximum building height abutting residential – 40 ft.											
** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.											

21.06.040 Landscape, buffering and screening standards.

(a) Purpose and Goals. The purpose of this section is to enhance the aesthetic appeal and sensitivity to context of new development, achieve efficient use of water resources, expand urban tree canopy, and contribute to a livable urban environment. Landscaping reduces heat and glare, ~~facilitates movement of traffic within parking areas,~~ shades cars

and parking surfaces, reduces local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, ~~buffers and screens potentially incompatible uses from one another,~~ and conserves and enhances the value of property and neighborhoods within the City.

(b) General Landscape Standards.

(1) Authority.

(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for plantings in the right-of-way. The City Forester shall decide all questions of plantings in the right-of-way.

(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:

(A) The number of trees exceeds the minimum number of trees by 25 percent; and/or

(B) Additional berming or other attractive buffering, community garden boxes or plots in residential developments, public art, pergolas or similar gathering places, decorative boulders, or enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 20 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

(C) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.

(iii) The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iv) The Director or assignee shall determine the suitability of hand watering as an alternative to irrigation for the establishment of waterwise or xeric landscape designs. Hand watering is not permitted without prior approval by the Director.

(v) Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(42) All landscaping required by this code shall comply with the standards and requirements of this section. ~~The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings.~~ Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used ~~nor planned to be used~~ for infrastructure.

(23) Plant Quantities. The amount of landscaping is based on gross area of proposed development.

(34) Landscaping Standards. All new development must install, and maintain, and protect landscaping as required by this code. (See subsection (b)(4k) of this section for an example of the landscaping requirements of this section.)

(i) On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See zone district standards.)

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements and must be installed and maintained as required by section 21.06.040(b)(16) of this Code.

(iii) The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings.

(iiii) Buffer landscaping is required in addition to overall site landscaping requirements.

(45) Acceptable Plant Material. ~~Vegetation must be suitable for Grand Junction's climate and soils. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious weeds are not allowed. (The Director will keep a list of suitable plants.)~~

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plan List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious weeds or invasive species are

not allowed to be planted in development but may be preserved in development.

(A) The Director maintains the right not to approve a plant species that appears on the Suitable Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(iii) Plant materials shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.

(iv) All plants proposed for installation shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(56) Minimum plant sizes are:

(i) Shade tree, two-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30 feet or greater. If two-inch caliper trees are not available due to documented seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. ~~For example, the installation of six one-and-one-half-inch caliper shade trees would result in a shortfall of three caliper inches, which could be compensated for with two additional one-and-one-half-inch trees.~~ However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half-inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between 15 feet and 30 feet.

(iii) Evergreen tree, six feet tall at time of planting.

(iv) Deciduous shrub, five-gallon container.

(v) Evergreen shrub, five-gallon container.

(vi) Perennials and ground covers, one-gallon container.

(vii) Turf mix, native grasses and wild-flower mix are the only vegetation that may be planted as seed or by plugs.

(67) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system or approved graywater system.

(i) Non-potable irrigation water shall be used if it is available to the proposed development area unless the Director allows the use of potable water.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any undeveloped right-of-way.

(iii) If connected to a drinking potable water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(vi) Efficient use of natural precipitation is encouraged to be achieved through alignment of landscaping plans with grading plans to expose planting areas to appropriate amounts of natural water flow.

(78) Landscape Plans and ~~Equivalent~~ Plantings.

(i) Landscape plans must identify the species and sizes of vegetation (~~SSID manual~~).

(ii) All landscaping shall be installed, maintained, and protected as shown on the approved plan.

(iii) An equivalent species may be substituted in the field without prior approval of the Director, provided that a written record of substitutions ~~revised drawing~~ is submitted to the Department. Plants are "equivalent" if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified by the City of Grand Junction Suitable Plant List, and thrive in the same microclimate, soils and water conditions. Changes impacting trees in the right-of-way shall require approval of the City Forester prior to substitution in the field.

(iv) All other changes to the landscape plan require prior approval from the Director.

(v) All development plans shall designate required landscaping areas.
~~Subdivision plats shall designate required landscaping areas.~~

~~(vi) The owner shall keep each fire hydrant unobscured by plant material.~~

(vi) All landscape plans shall include an irrigation plan. The irrigation plan shall comply with the standards in the SSID manual. See GJMC 21.06.010(c).

(vii) Plant materials shall be spaced appropriately to allow adequate room for rootzone and vegetation at maturity.

(viii) Landscape plans shall be stamped by a licensed landscape architect. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy.

(A) A licensed landscape architect is not required to produce landscape plans if the plans are submitted for a Minor Site Plan review unless required by State statute. All other requirements continue to apply to landscaping for Minor Site Plans.

(ix) Expansion of a developed site as defined in GJMC 21.02.100(f) that requires a Site Plan Review shall require a landscaping plan and correction of nonconforming landscaping as provided in GJMC 21.08.040.

(x) Maintenance requirements shall be noted on landscaping plans, including plans for expansion of irrigation and removal of dead plant material.

(xi) Tree protection measures shall be clearly identified on the construction and landscape plans.

(xii) Wall and fence elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(xiii) Distinctive landscape treatments are recommended for site and neighborhood entrances where a proposed development is accessed from a collector or arterial road.

(89) Preservation of Significant Landscape Features and Significant Trees

(i) Existing landscape features such as escarpments, large or mature old trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the

~~Director the applicant as part of the development review process. This identification shall include a written inventory of significant features to be produced with a landscaping plan. Any significant tree as defined in subsection (c) below shall be identified on the proposed landscaping plan. To the extent the Director deems practicable, such features shall be preserved by the final plans and to such extent, count toward landscape and open space area requirements. Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless the City Forester says otherwise.~~

~~(ii) To the extent the Director deems practicable, such Significant landscape features including significant trees shall be preserved unless deemed unreasonable or impractical by the Director by the final plans and to such extent, count toward landscape and open space area requirements.~~

~~(iii) All trees not identified as noxious or invasive species that have a diameter exceeding 15 caliper inches shall be considered significant trees and are required to be preserved in development or shall be replaced at a rate of one newly planted tree per 2 caliper inches of the significant tree to be removed, in addition to new tree plantings otherwise required by this Code. See GJMC 21.06.040(h)(6) for credit applied to preserved trees.~~

~~(iv) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development.~~

~~(v) Significant trees to be preserved shall be healthy and free from serious disease or parasite infection.~~

~~(vi) Features to be preserved shall be protected throughout site development. If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction under the canopy drip line of the tree unless determined impractical by the City Forester says otherwise.~~

~~(iA) During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved. existing plant material to~~

be preserved shall be enclosed by a temporary fence at least five (5) feet outside the canopy dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.

~~(ii) All protection measures shall be clearly identified on the construction and landscape plans.~~

(iiiB) No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

(C) Adequate irrigation shall be provided to trees preserved during construction.

(D) If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. Where the damaged feature is a significant tree, additional trees shall be planted on the site at the rate of one newly planted tree per 2 caliper inches of damaged or destroyed tree.

(910) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar materials ~~obstructions~~.

(101) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

(i) Utility composite plans must be submitted with landscape plans.

~~(ii) Trees which will grow to a height of greater than 15 feet at maturity shall not be planted under electrical lines.~~

~~(iii) Ornamental and evergreen trees planted under an electrical line may count towards the total tree requirement.~~

(124) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard (see TEDS).

(132) Soil. Soil in landscape areas must be amended and all vegetation planted in accordance with best horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

(ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.

(iii) Organic mulch to a minimum depth of 3 inches and weed fabric are required for all shrub beds.

(iv) The minimum square footage of planting area for a five-gallon evergreen or deciduous shrub is 16 square feet. These minimum square footages may be varied by a qualified professional. Prior to planting, compacted soils shall be transformed to a friable condition.

(v) Compost, soil amendments, or retained topsoil shall be incorporated into the soil to a minimum depth of 6 inches for tree and shrub plantings.

(143) Trees.

(i) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape areas and between parking bays, helps eliminate this conflict and should be considered.

(ii) Tree canopies may overlap by up to ~~20~~ 30 percent of the diameter of the tree canopy drip line at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.

(iii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.

(iv) Weed fabric shall not be used within 8 feet of the base of a tree.

(vi) At planting, trees shall be healthy and free of disease. Tree trunks must be reasonably straight with minimal doglegs. Roots shall be checked prior to planting and corrected for optimal growth patterns.

(vi) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.

(vii) Tree planting holes shall be of sufficient depth so that the flare of the tree above the root ball is no higher than 1 inch above grade.

(viii) Tree planting holes shall be of a diameter no less than three times the diameter of the tree's root ball at time of planting.

(ix) The minimum square footage of planting area for a shade tree is 140 square feet. This minimum square footage may be varied if deemed unreasonable or impractical by the Director. The Director may vary the minimum square footage.

(x) Ornamental trees shall be planted in a landscape strip that is no less than six feet in width (not including curb and gutter). Shade trees shall be planted in a landscape strip that is no less than eight feet in width (not including curb and gutter).

(vxi) Species Tree Diversity. The percent of any one type genus of tree that can be planted in a development shall be as follows:

- (A) Zero through five trees: No limitation.
- (B) Six to 10 trees: No more than 50 percent of one species genus.
- (C) Eleven to 20 trees: No more than 33 percent of one genus.
- (D) 21 Twenty-one or more trees: No more than 20 percent of one species genus.

(xii) Drip irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

(xiii) A minimum of 50% of proposed tree plantings shall be identified as of preferred trees by the Suitable Plant List.

(154) Shrubs.

~~(i) Twenty-five percent of the required shrubs may be converted to turf based on one five-gallon shrub per 50 square feet of turf.~~

~~(ii) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.~~

(ii) Species Shrub Diversity. The percent of any one type genus of shrub that can be planted in a development shall be as follows:

- (A) Ten through 19 shrubs: 50 percent per genus.
- (B) Twenty through 39 shrubs: 33 percent per genus.
- (C) Forty or more ~~through 59~~ shrubs: 25 percent per genus.
- ~~(D) 60 or more shrubs: 15 percent.~~

(iiiv) When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.

~~(iii) With the approval of the Director, the number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.~~

(165) Maintenance. The owners, tenants and occupants, including homeowners' associations, for all new and existing uses in the City must:

(i) Maintain landscaping in a healthy, growing, neat and well-maintained condition.

(ii) Maintenance includes watering, weeding, pruning, fertilization, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.

(iii) Any plant that dies must be replaced with an equivalent live plant within 90 days of notification or, if during the winter, by the next April 1st.

(iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.

~~(v) On his own or based on a citizen complaint,~~ The Director or designee may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.

(vi) Between one and two years after installation of required landscaping, Code Enforcement shall conduct a site inspection to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.

(vii) Maintenance of landscaping in unimproved rights-of-way shall be the responsibilities of owners, occupants and tenants.

(viii) The owner shall keep each fire hydrant unobscured by plant material so that it is visible from the center of the right-of-way at an angle of 45 degrees.

(ix) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

(176) Public Right-of-Way. Except where a detached sidewalk exists or is proposed and approved (see subsection (b)(16)(iv) of this section), landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's ~~one~~ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, trees canopy coverage, low shrubs or ground-cover. No more than 50 percent of the right-of-way shall be landscaped with turf. The Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.

(iii) Except where a detached sidewalk exists or is proposed and approved, landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(iiiiv) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with organic mulch, wood chips, bark chips, ~~decorative rocks or cobble~~ or similar natural materials, ~~to be underlain by weed fabric or other barrier.~~

(iv) Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet. Right-of-way landscaping shall be a minimum of eight feet wide in any direction unless deemed unreasonable or impractical by the City Forester.

(vi) No tree shall be removed from the public right-of-way without the approval of the City Forester. Trees removed from the right-of-way shall be replaced subject to GJMC 8.32.050.

(vii) Trees planted in the public right-of-way shall be of species identified on the list of Approved Street Trees for Grand Junction's Rights-of-Way.

(187) Pervious Coverage. Landscaped and buffer areas shall count toward the pervious area requirement: contribute to the area of pervious surfaces used to calculate lot coverage.

(18)—Authority:

(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for plantings in the right-of-way.

(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:

(A) The number of trees exceeds 25 percent of the minimum number of trees; and/or

(B) Trees exceed the minimum caliper requirement by one inch or more; and/or

(C) Additional berming or other attractive buffering, public art, enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 10 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

(D) Additional trees or larger trees can be exchanged on a per-caliper-inch basis with three shrubs equaling one caliper inch. Credit for using larger trees would be based on a direct exchange of caliper inches. For example: 10 three-inch caliper trees equaling 30 caliper inches is the same as 15 two-inch caliper trees equaling 30 caliper inches; one two-inch caliper tree equals six shrubs. Trees may be substituted for shrubs, but shrubs may not be substituted for trees.

(ED) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.

(19)—Water Wise:

Because of Grand Junction's desert environment, water wise design and the use of xeric soil. Water wise designs shall employ the seven basic principles of xeric design which include "comprehensive planning and design for low water use, creating practical turf areas, selecting low water use plants and organizing plants

by water usage, using adequate soil prep, using water conserving mulches, irrigating efficiently and maintaining the landscape appropriately" (source: Denver Water Board).

(i) ~~Low water use plants are encouraged for use in the "typical" urbanized landscape, especially where the plants can be irrigated (zoned) separately from higher water use plant material. This way of using xeric plants is compatible with any of the requirements of this code.~~

(ii) ~~Landscaping designs that mimic the "desert" character of Grand Junction's setting are also encouraged, but must be carefully designed so that the basic requirements for shade, screening and buffering are met. Because of this, the Director must approve "desert" or xeric landscape plans as well as variances from the required plant coverage ratios. To further encourage xeriscaping, one-gallon xeric plants shall be equivalent to five-gallon traditional plants. Trees shall be installed in accordance with subsection (b) of this section.~~

(19) Alternative Landscaping Plans. Two alternative standards for landscape plans may be applied at the time of a development proposal. The applicant may request that landscape plans be reviewed under the standards for Waterwise Landscape Plan or High Desert Landscape Plan if the landscape plan meets the specified criteria for the alternative standard.

(i) Waterwise Landscape Plans. To address long-term constraints on water supply in Grand Junction, landscape designs that maximize the efficiency of water use are strongly encouraged. A Waterwise Landscaping Plan shall be subject to all requirements of this Code except where this subsection provides for an alternative standard, in which case this subsection will control.

(A) Criteria. A Waterwise Landscape Plan shall be a landscape plan where:

(1) At least 50 percent of trees, shrubs, and groundcover are xeric or low water use as identified in the City of Grand Junction Suitable Plant List; and

(2) No more than 25 percent of the landscaped area is planted with turf.

(B) Waterwise Landscape Plans shall employ the seven basic principles of xeric design. These principles are:

(1) Appropriate planning and design.

(2) Limiting turf areas to locations where it provides functional benefits.

(3) Efficient irrigation systems.

(4) The use of soil amendments to improve water holding capacity of the soil.

(5) The use of mulches, where appropriate.

(6) The use of drought-tolerant plants.

(7) Appropriate and timely maintenance.

(D) Waterwise Landscape Plans shall identify irrigation zones ("hydrozones") and shall separate xeric and low water use plantings from medium and high water use plantings.

(E) Waterwise Landscape Plans shall include a method of irrigation for establishment of all plant materials.

(F) One-gallon low water use or xeric groundcover and perennial plants may be substituted for five-gallon traditional groundcover and perennial plants when the landscape plan meets the definition of a Waterwise Landscape Plan.

(G) A 20 percent reduction in total required tree plantings is permitted when the landscape plan meets the definition of a Waterwise Landscape Plan.

(H) A minimum of 30 percent of identified significant trees in the development area shall be preserved in a Waterwise Landscape Plan.

(ii) High Desert Landscape Plans. Where geotechnical constraints, limited access to irrigation water, or a high desert ecological context affect a development area, a High Desert Landscape Plan may be proposed. A High Desert Landscaping Plan shall be subject to all requirements of this Code except where this subsection provides for an alternative standard, in which case this subsection will control.

(A) Criteria. A High Desert Landscape Plan shall be a landscape plan where:

(1) At least 50 percent of trees, shrubs, and groundcover are native species as identified in the City of Grand Junction Suitable Plant List;

(2) At least 90 percent of shrubs and groundcover are xeric or low water use as identified in the City of Grand Junction Suitable Plant List; and

(3) Less than 15 percent of the landscaped area is planted with turf.

(B) High Desert Landscape Plans shall employ the seven basic principles of xeric design as identified in GJMC 21.06.040(b)(19)(i)(B).

(C) A 50 percent reduction in required tree plantings is permitted when the landscape plan meets the definition of a High Desert Landscape Plan. High Desert Landscape Plans shall be exempt from the street frontage and buffer tree spacing requirements of GJMC 21.06.040(d)(4), (b)(17)(v), (g)(5)(1), and (e)(ii).

(D) A minimum of 60 percent of identified significant trees in the development area shall be preserved in a High Desert Landscape Plan.

(v) All Alternative Landscaping Plans must be carefully designed so that the basic requirements for shade, screening and buffering are met. Low water use landscaping includes xeriscaping. The term "xeri" shall not be interpreted to mean "zero".

(c) Parking Lots.

(1) Interior Landscaping Requirement.

Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces. ~~In lieu of the standard landscape island, one "orchard style" landscape island may be used for every six parking spaces. The orchard style landscape islands shall be evenly spaced between end landscape islands.~~
(See subsection (j) of this section.)

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

(iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.

(iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.

~~(v) Wheel stop barriers on all sides adjacent to the parking lot surface are required to protect landscape islands from vehicles.~~

(vi) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.

(vii) Landscaping of the interior of a parking lot shall include trees and shrubs.

(viii) To improve the management of stormwater runoff, structurally-sound permeable pavers may be used in parking areas, subject to the approval of the Director. Use of permeable pavers for ten parking stalls shall result in a reduction of one required parking stall per the required parking ratios in GJMC 21.06.050.

(ix) Trees planted in parking lot islands shall be selected from those identified as Parking Lot Island Trees on the Suitable Plant List.

(x) The use of bioswales in parking lot designs is encouraged to facilitate stormwater management.

(2) Parking Lot Perimeter.

Landscaping is required around the entire perimeter of a parking lot ~~to assist in the shading of cars, to assist in the abatement of heat, and to reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties and rights-of-way.~~ The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(i) Screening shall occur between a street and a parking lot. ~~and~~ When screening is required, street frontage landscape standards shall apply. (See subsections (c)(3) and ~~(k)~~ of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is ~~six eight feet~~. The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(3) Screening.

All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a "screen" means a turf or groundcover berm and/or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be at least 75 ~~400~~ percent covered in plant material including tree canopy coverage, shrubs, turf, and groundcover at maturity ~~within three years. Turf is allowed.~~

(iv) The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.

(v) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

~~(vi) Two five-gallon shrubs may be substituted for four linear feet of wall; shrubs must reach a height of at least 30 inches at maturity.~~

~~(vii) A column or jog or equivalent architectural feature is required for every 25 linear feet of wall.~~

(viii) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(ixviii) Shrubs must be planted on the street side of the wall.

(ix) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

~~(x) Wall elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.~~

(xi) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.

(xii) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(d) Street Frontage Landscape.

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain an average 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material including tree canopy coverage, shrubs, turf, and groundcover at maturity.

~~(3) The Director may allow for up to 50 percent of the 14-foot-wide street frontage to be turf, or up to 100 percent turf coverage may be allowed if the parking lot setback from the right-of-way exceeds 30 feet. Low water usage turf is encouraged.~~

~~(4) All unimproved right-of-way adjacent to new development projects shall be landscaped and irrigated by the owner and/or homeowners' association as per subsection (b)(16) of this section.~~

~~(5) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.~~

(e) Buffers.

(1) Buffers shall be provided between different zoning districts as indicated in subsection (km) of this section.

(i) Seventy-five percent of each buffer area shall be landscaped with turf, low shrubs or ground-cover.

(ii) One ~~medium-sized~~ tree is required per every 40 linear feet of boundary between different zones.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) Fences, Walls and Berms.

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (k) of this section. When an existing fence or wall substantially meets the requirements of this section, and subsection (k) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (k) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC 21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column, jog, or other significant architectural feature every 25 30 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

(i) Maximum slope of 4:1 for ~~turf areas~~ groundcover berms and 3:1 for shrub beds; and

(ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.

(g) Residential Subdivision Perimeter Enclosures.

(1) Intent. The decision-maker Director may require ~~(where deemed necessary)~~ perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.

(2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.

(32) Specifications. Unless specified otherwise at the time of final approval:

(i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.

(ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.

(iii) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.

(iv) A perimeter enclosure in excess of six feet is a structure and requires a building permit.

(v) A perimeter wall must have a column or other significant architectural feature every ~~30~~ 25 feet.

(34) Required Perimeter Enclosures. The ~~decision-maker~~ Director may require a perimeter enclosure ~~as a condition of the final approval~~ if the following conditions are met. The Director will notify applicants of the need for a perimeter enclosure, if required.

(i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.

(ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.

(iii) A perimeter enclosure is necessary to control ingress and egress for the development.

(iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.

(v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.

(vi) A perimeter enclosure is needed to comply with a corridor overlay district.

~~(vii) The Director will notify applicants of the need for a perimeter enclosure, if required.~~

~~(4) Design of Perimeter Enclosures. A complete landscape plan for the required landscape buffer and a detail drawing of the perimeter enclosure must be submitted at the time of final approval: perimeter enclosure detail at a scale of one-half inch equals one foot.~~

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, an average 14-foot-wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

(i) ~~Vegetation in the sight triangle (see TEDS, GJMC Title 29) shall not exceed 30 inches in height at maturity;~~

(ii) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;

(iii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;

(iiiv) A minimum of 75 percent of the landscape buffer area shall be covered by plant material including tree canopy coverage, shrubs, and groundcover at maturity. Turf may be allowed for up to 50 percent of the 14-foot-wide landscape strip, at the Director's discretion. Low water usage turf is encouraged;

(iv) Where detached walks are provided, a minimum buffer of eight feet shall be provided. In which case, the right-of-way parkway strip (area between the sidewalk and curb) will also be planted as a landscape buffer and maintained by the homeowners' association.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the Director ~~decision-maker~~ finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of GJMC 21.06.060, ~~the final approval~~ approved plans shall

specify note specifications including the type and size of materials, placement of fence posts, and length of sections, and the like.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

~~(10) Variances. Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.~~

(h) Substitutions. The requirements outlined in GJMC 21.06.040(i) above may be varied based at the following rates of substitution.

(1) Required shrubs may be substituted for shrubs and required shrubs may be substituted for trees at a rate of three shrubs equaling one caliper inch of tree. For example: 3 two-inch caliper trees equaling 6 caliper inches may be exchanged for 12 shrubs, or vice versa.

(A) No more than 75 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two five-gallon shrubs may be substituted for four linear feet of wall when walls are required per GJMC 21.06.040(c)(3). Shrubs substituted for walls must reach a height of at least 30 inches at maturity.

(3) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.

(4) The number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(5) Substitutions for waterwise landscape plantings are described in GJMC 21.06.040(b)(20). To use substitute using the requirements of this section, the landscape plan must qualify as a Low Water Landscape Plan or High Desert Landscape Plan per the requirements of GJMC 21.06.040(b)(19)(i) and (ii).

(6) Preservation of existing trees may be included in the total planting count at a ratio of two caliper inches of preserved tree to one caliper inch of required tree plantings.

	<u>Tree</u>	<u>Shrub</u>	<u>Groundcover/Perennials</u>	<u>Wall</u>
<u>Tree</u>	<u>Two caliper inches preserved tree to one caliper inch</u>	<u>3 shrubs for 1 caliper inch of tree</u>	<u>n/a</u>	<u>n/a</u>

	<u>required</u>			
<u>Shrub</u>	<u>3 shrubs for 1 caliper inch of tree</u>	<u>n/a</u>	<u>three one-gallon perennials and/or ground cover for one five-gallon shrub</u>	<u>2 five-gallon shrubs (minimum 30 inches in height) for four linear feet of wall</u>
<u>Groundcover/Perennials</u>	<u>n/a</u>	<u>three one-gallon perennials and/or ground cover for one five-gallon shrub</u>	<u>n/a</u>	<u>n/a</u>
<u>Wall</u>	<u>n/a</u>	<u>2 five-gallon shrubs (minimum 30 inches in height) for four linear feet of wall</u>	<u>n/a</u>	<u>n/a</u>

(hi) I-1 and I-2 Zone Landscape.

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) ~~Turf may be allowed for up to 50 percent of the parking lot perimeter, at the Director's discretion. Low water usage turf is encouraged.~~

(ii) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material including trees, shrubs, turf, and groundcover at maturity.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) ~~Vegetation in the sight triangle in the street frontage must not exceed 30 inches in height at maturity.~~

(ii) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 70 percent of which must be shade trees.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(16) of this section.

(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

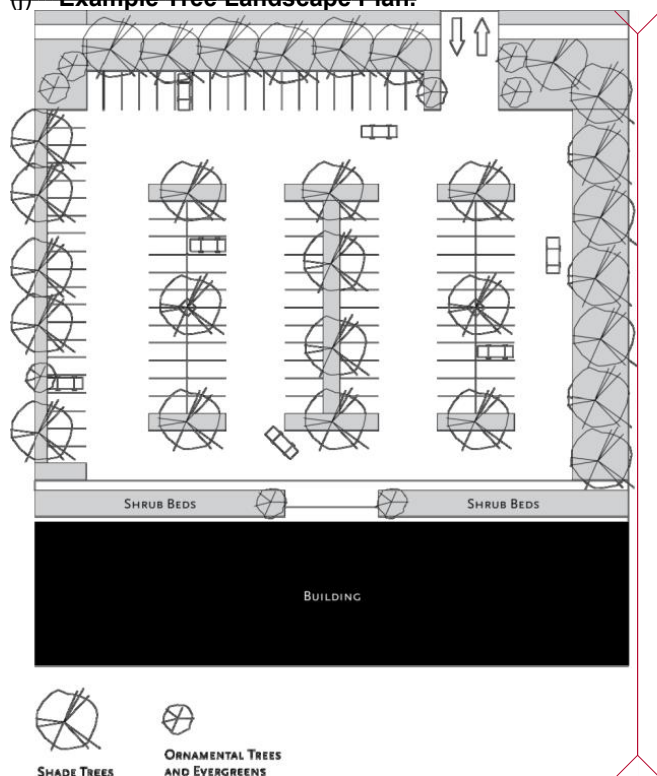
(5) Other Applicable Sections. The requirements of subsections (i), (j), and (k) and (l) of this section shall also apply.

(ij) Landscaping Requirements.

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	One tree <u>Two caliper inches of tree plantings</u> per 3,000 <u>2,500</u> square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	One tree <u>Two caliper inches of tree plantings</u> per 3,000 <u>2,500</u> square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of	Street frontage, parking lots, buffers

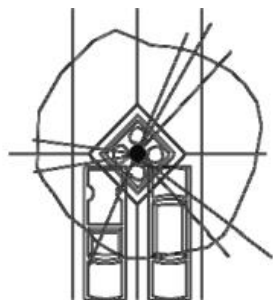
Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
	this section where applicable	and public right-of-way
MXR, MXG, MXS, MXOC	One tree <u>Two caliper inches of tree plantings</u> per 3,000 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	One tree <u>Two caliper inches of tree plantings</u> per 5,000 square feet of improved area. One five-gallon shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(j) **Example Tree Landscape Plan.**



Commented [GLJ1]: REMOVE

REMOVE EXAMPLE TREE LANDSCAPE PLAN



6' X 6' SQUARE SHOWN
7' X 7' ALSO POSSIBLE

ORCHARD-STYLE LANDSCAPE ISLAND

Commented [GLJ2]: REMOVE

REMOVE ORCHARD-STYLE LANDSCAPE ISLAND

(k) Buffering Between Zoning Districts.

Zoning of Proposed Development	Zoning of Adjacent Property														
	SF	R-5	R-8	R-12	R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2	I-1	I-2	M-U	CSR
SF (Subdivisions)	-	-	-	-	-	-	-	F	-	F	W	W	W	F	-
R-5	-	-	-	-	-	-	-	F	-	F	W	W	W	-	-
R-8	-	-	-	-	-	-	F	F	-	F	W	W	W	F	-
R-12 & R-16	-	-	-	-	-	-	-	F	-	W	W	W	W	F	-
R-24	-	-	-	-	-	-	-	F	-	W	W	W	W	F	-
RO & MXOC	A	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-
B-1	F	F	F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	W	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F
I-1	W	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W
I-2	B&W	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12	R-24	R-O & MXOC	B-1	B-2	C-1	C-2	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
Notes																		
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.																		
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.																		
•The Director may modify this table based on the uses proposed in any zone district.																		
¹ Gravel operations subject to buffering adjacent to residential.																		

(Im) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Commented [GLJ3]: REMOVE



33

Common	Scientific Name	Plant Type
Indian Ricegrass	<i>Achnatherum (Oryzopsis) hymenocladum</i>	Grass, Ornamental
Big Bluestem	<i>Andropogon gerardii</i>	Grass, Ornamental
Sideoats Grama	<i>Bouteloua curtipendula</i>	Grass, Ornamental
Blue Grama Grass	<i>Bouteloua gracilis</i>	Grass, Ornamental
Karl Foerster Feather Reed Grass	<i>Calamagrostis acutiflora</i>	Grass, Ornamental
Desert Saltgrass	<i>Distichlis spicata</i>	Grass, Ornamental
Sand Love Grass	<i>Eragrostis trichodes</i>	Grass, Ornamental
Blue Oat Grass	<i>Helictotrichon sempervirens</i>	Grass, Ornamental
Chinese Silver Grass	<i>Miscanthus sinensis</i>	Grass, Ornamental
Little Bluestem	<i>Schizachyrium scoparium</i>	Grass, Ornamental
Mountain Alyssum	<i>Alyssum montanum</i>	Groundcover
Mt. Atlas Daisy	<i>Anacyclus pyrethrum</i> var. <i>depressus</i>	Groundcover
Small Leaf Pussytoes	<i>Antennaria parvifolia</i>	Groundcover
Bearberry or Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Groundcover
Mesa Verde Ice Plant	<i>Delosperma 'Kelaidis'</i>	Groundcover
Trailing Fleabane	<i>Erigeron flagellaris</i>	Groundcover
Sulfur Buckwheat	<i>Eriogonum umbellatum</i> var. <i>umbellatum</i>	Groundcover
Mat Penstemon	<i>Penstemon caespitosus</i>	Groundcover
Stonecrop species	<i>Sedum</i> spp.	Groundcover
Dwarf Ephedra	<i>Ephedra monosperma</i>	Groundcover, Evergreen
Texas Hummingbird Mint or Sonoran Sage	<i>Agastache cana</i>	Perennial
Sunset Hyssop or Licorice Mint	<i>Agastache rupestris</i>	Perennial
Rocky Mountain Columbine	<i>Aquilegia caerulea</i>	Perennial
Denver Gold Columbine	<i>Aquilegia chrysantha</i>	Perennial
Prickly Poppy	<i>Argemone polyanthemum</i>	Perennial
Fringed Sage	<i>Artemisia frigida</i>	Perennial
Seafoam Sage	<i>Artemisia versicolor</i> 'Seafoam'	Perennial
Butterfly Milkweed	<i>Asclepias tuberosa</i>	Perennial
Lavender Leaf Sundrops	<i>Calylophus lavandulifolius</i>	Perennial
Siberian Wall Flower	<i>Cheiranthus allionii</i>	Perennial
Hairy Golden Aster	<i>Chrysopsis villosa</i>	Perennial
Purple Coneflower	<i>Echinacea purpurea</i>	Perennial
Claret Cup Cactus	<i>Echinocereus triglochidiatus</i>	Perennial
Blanketflower	<i>Gaillardia aristata</i>	Perennial
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	Perennial
Scarlet Bugler	<i>Ipomopsis aggregata</i>	Perennial
Munstead Lavender	<i>Lavandula angustifolia</i> 'Munstead'	Perennial
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Perennial
Perennial Lupine	<i>Lupinus perennis</i>	Perennial
Colorado Four O'Clock or Desert Four O'Clock	<i>Mirabilis multiflora</i>	Perennial
Catmint	<i>Nepeta racemosa</i>	Perennial
Firecracker Penstemon	<i>Penstemon eatonii</i>	Perennial
Rocky Mountain Penstemon	<i>Penstemon strictus</i>	Perennial
Prairie Coneflower	<i>Ratibida columnifera</i>	Perennial
Grayheaded Coneflower	<i>Ratibida pinnata</i>	Perennial
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	Perennial
Desert Prince's Plume	<i>Stanleya pinnata</i>	Perennial
Prickly Thrift	<i>Acantholimon glumaceum</i>	Perennial/Ground Cover

Yarrow species	<i>Achillea spp.</i>	Perennial/Ground Cover
Colorado Desert Blue Star or Jone	<i>Amsonia jonesii</i>	Perennial/Ground Cover
Eastern Blue Star	<i>Amsonia tacernaemontana</i>	Perennial/Ground Cover
Poppy Mallow	<i>Callirhoe involucrata</i>	Perennial/Ground Cover
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	Perennial/Ground Cover
Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	Perennial/Ground Cover
Shasta Daisy	<i>Leucanthemum × superbum</i>	Perennial/Ground Cover
Blue Flax	<i>Linum lewisii</i>	Perennial/Ground Cover
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	Shrub, Deciduous
Leadplant	<i>Amorpha canescens</i>	Shrub, Deciduous
False Indigo Bush	<i>Amorpha fruticosa</i>	Shrub, Deciduous
Dwarf False Indigo	<i>Amorpha nana</i>	Shrub, Deciduous
Powis Castle Sage	<i>Artemisia 'Powis Castle' [arboresc</i>	Shrub, Deciduous
Big Sagebrush	<i>Artemisia tridentata</i>	Shrub, Deciduous
Saltbush	<i>Atriplex canescens</i>	Shrub, Deciduous
Shadscale	<i>Atriplex confertifolia</i>	Shrub, Deciduous
Japanese Barberry	<i>Berberis thunbergii</i>	Shrub, Deciduous
Butterfly Bush or Summer Lilac	<i>Buddleja davidii</i>	Shrub, Deciduous
Winter Fat	<i>Ceratodites lanata or Krascheninni</i>	Shrub, Deciduous
Mountain Mahogany	<i>Cercocarpus ledifolius</i>	Shrub, Deciduous
Mountain Mahogany	<i>Cercocarpus montanus</i>	Shrub, Deciduous
Fernbush	<i>Chamaebatiaria millefolium</i>	Shrub, Deciduous
Gray Rabbitbrush	<i>Chrysothamnus nauseosus, or Eri</i>	Shrub, Deciduous
Yellow Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>	Shrub, Deciduous
Spanish Broom	<i>Cytisus purgans</i>	Shrub, Deciduous
Scotch broom	<i>Cytisus scoparius</i>	Shrub, Deciduous
New Mexico Privet or Desert Olive	<i>Foresteria pubescens</i>	Shrub, Deciduous
Red Berry Mahonia	<i>Mahonia haematocarpa</i>	Shrub, Deciduous
Russian Sage	<i>Perovskia atriplicifolia</i>	Shrub, Deciduous
Littleleaf Mock Orange	<i>Philadelphus microphyllus</i>	Shrub, Deciduous
Ninebark	<i>Physocarpus opulifolius</i>	Shrub, Deciduous
Antelope Bitterbrush	<i>Purshia tridentata</i>	Shrub, Deciduous
Fragrant Sumac	<i>Rhus aromatica</i>	Shrub, Deciduous
Skunkbush sumac	<i>Rhus trilobata</i>	Shrub, Deciduous
Staghorn Sumac	<i>Rhus typhina</i>	Shrub, Deciduous
Greasewood	<i>Sarcobatus vermiculatus</i>	Shrub, Deciduous
Korean Lilac	<i>Syringa meyeri</i>	Shrub, Deciduous
Sand Sagebrush	<i>Artemisia filifolia</i>	Shrub, Evergreen
Cholla species	<i>Cylindropuntia spp.</i>	Shrub, Evergreen
Blue Stem Joint Fir	<i>Ephedra equistina</i>	Shrub, Evergreen
Mormon Tea	<i>Ephedra viridis</i>	Shrub, Evergreen
Common Broom	<i>Genista tinctoria</i>	Shrub, Evergreen
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub, Evergreen
Desert Prickly Pear	<i>Opuntia phaeacantha</i>	Shrub, Evergreen
Prickly Pear species	<i>Opuntia spp.</i>	Shrub, Evergreen
Narrowleaf Yucca	<i>Yucca angustissima</i>	Shrub, Evergreen
Banana Yucca	<i>Yucca baccata</i>	Shrub, Evergreen
Soapweed Yucca	<i>Yucca glauca</i>	Shrub, Evergreen
Dwarf Yucca	<i>Yucca harrimaniae</i>	Shrub, Evergreen

Trident Maple	<i>Acer buergeranum</i>	Tree, Deciduous
Hedge Maple	<i>Acer campestre</i>	Tree, Deciduous
Amur Maple	<i>Acer ginnala</i>	Tree, Deciduous
Rocky Mountain Maple	<i>Acer glabrum</i>	Tree, Deciduous
Bigtooth Maple	<i>Acer grandidentatum</i>	Tree, Deciduous
Box Elder	<i>Acer negundo</i>	Tree, Deciduous
Tatarian Maple	<i>Acer tataricum</i>	Tree, Deciduous
Downy Serviceberry	<i>Amelanchier arborea</i>	Tree, Deciduous
Allegheny Serviceberry	<i>Amelanchier laevis</i>	Tree, Deciduous
Apple Serviceberry	<i>Amelanchier x grandiflora</i>	Tree, Deciduous
American Hornbeam	<i>Carpinus caroliniana</i>	Tree, Deciduous
Pignut Hickory	<i>Carya glabra</i>	Tree, Deciduous
Western Catalpa	<i>Catalpa speciosa</i>	Tree, Deciduous
Purple Catalpa	<i>Catalpa x erubescens</i>	Tree, Deciduous
Chinese Catalpa	<i>Catalpa ovata</i>	Tree, Deciduous
Common hackberry	<i>Celtis occidentalis</i>	Tree, Deciduous
Sugar Hackberry	<i>Celtis laevigata</i>	Tree, Deciduous
Redbud	<i>Cercis canadensis</i>	Tree, Deciduous
Desert Willow	<i>Chilopsis linearis</i>	Tree, Deciduous
American Fringetree	<i>Chionanthus virginicus</i>	Tree, Deciduous
American Smoketree	<i>Cotinus obovatus</i>	Tree, Deciduous
Morden Hawthorn	<i>Crataegus x mordenensis [laevigata]</i>	Tree, Deciduous
Russian Hawthorn	<i>Crataegus ambigua</i>	Tree, Deciduous
Green Hawthorn	<i>Crataegus viridis</i>	Tree, Deciduous
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>	Tree, Deciduous
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	Tree, Deciduous
Northern Downy Hawthorn	<i>Crataegus submollis</i>	Tree, Deciduous
Hardy Rubbertree	<i>Eucommia ulmoides</i>	Tree, Deciduous
Singleleaf Ash	<i>Fraxinus anomala</i>	Tree, Deciduous
Honeylocust	<i>Gleditsia triacanthos inermis</i>	Tree, Deciduous
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	Tree, Deciduous
Chinese flame tree	<i>Koelreuteria bipinnata</i>	Tree, Deciduous
Golden Rain Tree	<i>Koelreuteria paniculata</i>	Tree, Deciduous
Amur Maackia	<i>Maackia amurensis</i>	Tree, Deciduous
Osage Orange	<i>Maclura pomifera</i>	Tree, Deciduous
Crabapple cultivars	<i>Malus spp.</i>	Tree, Deciduous
Fruitless White Mulberry	<i>Morus alba</i>	Tree, Deciduous
Chinese Pistache	<i>Pistacia chinensis</i>	Tree, Deciduous
Ornamental Pear	<i>Pyrus spp.</i>	Tree, Deciduous
Swamp White Oak	<i>Quercus bicolor</i>	Tree, Deciduous
Texas Red Oak	<i>Quercus buckeyi</i>	Tree, Deciduous
Gambel Oak	<i>Quercus gambelii</i>	Tree, Deciduous
Lacey Oak	<i>Quercus glaucoides</i>	Tree, Deciduous
Bur Oak	<i>Quercus macrocarpa</i>	Tree, Deciduous
Northern Red Oak	<i>Quercus rubra</i>	Tree, Deciduous
Wavey Leaf Oak	<i>Quercus undulata</i>	Tree, Deciduous
Colorado Foothills Oak	<i>Quercus x maxei</i>	Tree, Deciduous
Sawtooth Oak	<i>Quercus accutissima</i>	Tree, Deciduous
Chinkapin Oak	<i>Quercus muehlenbergii</i>	Tree, Deciduous

New Mexico Locust	<i>Robinia neomexicana</i>	Tree, Deciduous
Japanese Pagodatree	<i>Styphnolobium japonica</i>	Tree, Deciduous
Peking Tree Lilac	<i>Syringa pekinensis</i>	Tree, Deciduous
Japanese Tree Lilac	<i>Syringa reticulata</i>	Tree, Deciduous
Hybrid Elm	<i>Ulmus spp.</i>	Tree, Deciduous
Japanese Zelkova	<i>Zelkova serrata</i>	Tree, Deciduous
Arizona Cypress	<i>Cupressus arizonica</i>	Tree, Evergreen
Utah Juniper	<i>Juniperus osteosperma</i>	Tree, Evergreen
Cologreen Juniper	<i>Juniperus scopulorum 'Cologreen'</i>	Tree, Evergreen
Gray Gleam Juniper	<i>Juniperus scopulorum 'Gray Gleam'</i>	Tree, Evergreen
Skyrocket Juniper	<i>Juniperus scopulorum 'Skyrocket'</i>	Tree, Evergreen
Wichita Blue Juniper	<i>Juniperus scopulorum 'Wichita Blue'</i>	Tree, Evergreen
Piñon Pine	<i>Pinus edulis</i>	Tree, Evergreen
Bosnian Pine	<i>Pinus heldreichii</i>	Tree, Evergreen
Austrian pine	<i>Pinus nigra</i>	Tree, Evergreen

Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree
2	1	xeric-low	native	
3-6	2-3	xeric-low	native	
1.5-2	1.5-2	low	native	
1-2	1.5-2	xeric-medium	native	
4	2	low	non-native	
1-3	indet.	xeric-low	native	
2-4	2-3	low-medium	native	
2-3	2-2.5	low-medium	non-native	
2-6	1-3.5	low-medium	non-native	
1.5-2.5	1-2	low-medium	native	
0.5	1-1.5	low	non-native	
.258	1	low-medium	non-native	
.25	.5	low	native	
1	2	low	native	
0.25	1.5	low-medium	native	
0.5	1	low	native	
1	1	low	native	
1	1	low-medium	native	
0.5	1-4	low-medium	varies by spp.	
1	3	xeric-low	non-native	
1.5-3	1-2	xeric-medium	non-native	
1.5-2	1-1.5	xeric-medium	non-native	
1-2	1-2	low	native	
2-2.5	1-2	low-medium	native	
1-3	1-2	xeric-low	native	
0.5-1.5	1.5-2	xeric-low	native	
0.5-1	1.5-2.5	low	non-native	
1.5	1.5	low	native	
1	1	low	native	
1	1-2	low-medium	non-native	
1	1-2	low	native	
2-5	1.5-2	low-medium	non-native	
0.5	1	low	native	
1	1	low-medium	native	
1.5	1.5	low	native	
1	1	low-medium	native	
1-1.5	1-1.5	low-medium	non-native	
1-2.5	1-3	low-medium	non-native	
1-2	1-2	low-medium	non-native	
1	2-3	low	native	
1-2	2-3	low-medium	non-native	
1	2	low	native	
2-3	2-3	low	native	
1-3	1-1.5	low-medium	native	
1-3	1-2	low-medium	non-native	
0.5-1	1	low	native	
2-6	1-2	low	native	
0.5	1	xeric	non-native	

1-3	1-3	xeric-low	varies by spp.
1	1-1.5	low	native
2-3	2-3	low	non-native
0.5-1	0.5-3	low-medium	native
1-2	1-1.5	low-medium	native
1-2	1-1.5	low-medium	non-native
1-2.5	1-3	low-medium	non-native
1.5	1	low	native
10-15	10-30	low-medium	native
2-3	2-2.5	xeric-medium	native
4-10	8-10	low	native
1-3	1-3	low-medium	native
2-3	1-2	low	non-native
1.5-6	1-5	xeric-low	native
3-4	3-4	low	native
1-3	1-3	low	native
2-6	3-7	xeric-medium	non-native
6-8	3-5	low-medium	non-native
1-3	1-3	low	non-native
8-12	4-8	low-medium	native
8-12	4-8	low-medium	native
6-8	6-8	xeric-low	non-native
4-7	4-7	low-medium	native
4-7	4-7	low-medium	native
2-3	4-6	low	non-native
4-8	4-8	low-medium	non-native
6-8	5-8	low	native
6-12	6-12	xeric-low	native
3-5	2-4	low-medium	non-native
2-3	2-3	low-medium	native
5-8	4-6	low-medium	native
6-12	6-12	low	native
2-6	6-10	low-medium	non-native
2-6	6-10	low-medium	native
15-25	20-30	low-medium	non-native
1.5-5	2-5	low	native
5-8	6-10	low-medium	non-native
3-4	3-4	low	native
2-7	2-7	xeric-low	Varies by spp.
4	6	xeric-low	non-native
2-3	3-6	xeric-low	native
2-3	2-3	low-medium	non-native
3-5	4-6	xeric-low	non-native
2-5	3-6	xeric-low	native
1-3	2-7	xeric-low	varies by spp.
3	3	low	native
1-3	2-3	low	native
2-3	2-3	low	non-native
3	1	low	native

30	30	medium	non-native	
30	15	medium	non-native	Yes
10-32	15	medium	non-native	
20	10-15	medium	native	
25	25	xeric-low	native	Yes
25-80	30-50	low	native	Yes
15-20	15-20	xeric-low	non-native	Yes
20	15	medium	non-native	
20-25	10-15	medium	non-native	
20	15	medium	non-native	
25	20-25	medium	non-native	
50	30	medium	non-native	
40-70	20-50	xeric-low	non-native	Yes
50	35	medium	non-native	Yes
25	25	medium	non-native	Yes
30-60	40-60	xeric-low	non-native	Yes
45	40	xeric-low	non-native	Yes
15-25	15-30	medium	non-native	Yes
20	20	xeric-low	non-native	
15	15	medium	non-native	
15-20	10-15	low	non-native	Yes
15-20	15-20	low	non-native	Yes
18-24	18-24	xeric	non-native	Yes
20-35	20-35	low	non-native	Yes
20	20	xeric	non-native	Yes
25	25	low	non-native	Yes
20	20	low	non-native	Yes
40	40	low	non-native	Yes
12	6	xeric	native	
60-80	60-80	xeric	non-native	Yes
60-80	40-55	xeric	non-native	Yes
30-40	30-40	low	non-native	
30-40	30-40	xeric	non-native	Yes
20-30	15-20	xeric	non-native	Yes
30	30	xeric	non-native	Yes
10-30	10-30	medium-high	non-native	Yes
30-50	30-50	low	non-native	Yes
35	20	xeric-low	non-native	Yes
20-50	20-35	low	non-native	Yes
45	36	medium	non-native	
35	35	xeric-low	non-native	Yes
20-25	10-12	xeric	native	Yes
30	25	xeric	non-native	
60-80	60-80	xeric	non-native	Yes
50-75	50-75	medium	non-native	
20	15	xeric	native	Yes
35	30	xeric	native	Yes
50	50	medium	non-native	
45	50	low	non-native	Yes

12-36	12-36	xeric	native	
50	40	xeric-low	non-native	Yes
15	12	xeric-low	non-native	Yes
25	20	xeric-low	non-native	Yes
30-60	20-40	xeric-low	non-native	Yes
50-80	50-80	xeric-low	non-native	Yes
30-40	15-25	xeric	non-native	Yes
20	10	xeric	native	Yes
15-20	5-7	xeric	native	Yes
10-15	4-6	xeric	native	Yes
15-20	4-6	xeric	native	Yes
18-23	4-8	xeric	native	Yes
18-25	12	low	native	Yes
30-40	20-30	low	non-native	Yes
40-60	30-40	low	non-native	Yes

Parking Lot Island Tree

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Yes

Common

Siberian Elm
Russian Olive
Ash
Black Walnut
Leafy Spurge
Tree of Heaven
Ravenna Grass
Absinth wormwood
Bull Thistle
Canada Thistle
Chinese Clematis
Common Tansy
Giant Reed
Houndstongue
Japanese Knotweed
Knapweed spp.
Musk Thistle
Myrtle Spurge
Cypress Spurge
Oxeye Daisy
Perennial Pepperweed
Plumeless Thistle
Purple Loosestrife
Scentless chamomile
Scotch Thistle
Sulfur Cinquefoil
Syrian Bean Caper
Tamarisk
Toadflax
Hoary Cress
Yellow Starthistle

Technical

Ulmus pumila
Elaeagnus angustifolia
Fraxinus spp.
Juglans nigra
Euphorbia esula
Ailanthus altissima
Saccharum ravennae
Artemisia absinthium
Cirsium vulgare
Cirsium arvense
Clematis orientalis
Tanacetum vulgare
Arundo donax
Cynoglossum officinale
Polygonum Cuspidatum
Centaurea spp.
Carduus nutans
Euphorbia myrsinites
Euphorbia cyparissias
Chrysanthemum leucanthemu
Lepidium latifolium
Carduus acanthoides
Lythrum salicaria
Matricaria perforate
Onopordum acanthium
Potentilla recta
Zygophyllum fabago
Tamarisk parviflora & *Tamaris*
Linaria spp.
Cardaria draba
Centaurea solstitialis

Notes

Existing mature elms may be of value for preservation

Exception of Single leaf ash; *Fraxinus anomala*

Threat of thousand canker disease

lm

ik ramosissima

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees and plantings in public rights-of-way maintained by the Forestry Board (see Section 8.32.020).

Buffer/Buffering means an object and/or area consisting of a wall, fence, and or landscape strip including trees and shrubs that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 and any amendments made thereto.

Caliper means the diameter of the tree trunk measured six inches above the ground for trees up to and including four-inch caliper size and 54 inches above the ground for larger trees (Diameter at Breast Height, or DBH).

Canopy drip line means the area directly located under the outer circumference of the tree branches from which water drips onto the ground.

Distinctive landscape treatments means landscape designs that combine public art, plantings, and site design elements that establish a unique sense of place or strong visual impression.

Graywater system means onsite systems designed for irrigation of planted landscapes using domestic wastewater that has not been substantially contaminated by toilet discharge, soap, or other chemicals and which can be beneficially used to supply or supplement other irrigation.

Lot coverage means that area of the lot or parcel which may be occupied by impervious surfaces.

Noxious or invasive species means non-native plants that have a recognized harmful impact on natural habitats and/or are likely to displace or out-compete native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act (C.R.S. Title 35 Article 5.5).

Suitable Plant List means a list of plant species and genera appropriate for planting on private property in conjunction with site development as maintained by the Community Development Director.

Root ball means the mass formed by the roots of a plant and the soil surrounding them at the time of planting.

Rootzone means the area of the ground around the base of the tree where rooting occurs, as measured from the trunk to a distance twice the radius of the canopy drip line.

Tree canopy coverage means the area of ground directly beneath the leaves and branches of trees.

Waterwise means landscape plantings that minimize water waste and improve maintenance outcomes by grouping plants based on similar watering requirements, selecting climate-appropriate plants, and designing irrigation for optimal efficiency.

Xeriscape or xeriscaping means landscape plantings that reduce the need for irrigation.

21.03.030 Measurements.

(e) Lot Coverage. Lot coverage is measured as the percentage of the total lot area covered by impervious surfaces . It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

21.03.090 Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											

Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	80%	100%	80%	80%	75%	80%	80%	80%	90%	90%
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
C-1: Min. rear setback – 0 if an alley is present											
CSR: Maximum building height abutting residential – 40 ft.											
** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.											

21.06.040 Landscape, buffering and screening standards.

(a) Purpose and Goals. The purpose of this section is to enhance the aesthetic appeal and sensitivity to context of new development, achieve efficient use of water resources, expand urban tree canopy, and contribute to a livable urban environment. Landscaping reduces heat and glare, shades parking surfaces, reduces local and ambient

temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, and conserves and enhances the value of property and neighborhoods within the City.

(b) General Landscape Standards.

(1) Authority.

(i) The Director shall decide all questions of soils, plant selection and care, irrigation installation and other vegetation and landscaping questions, except for plantings in the right-of-way. The City Forester shall decide all questions of plantings in the right-of-way.

(ii) The Director may approve an applicant's request to vary from the required number and types of plants or landscaped area if:

(A) The number of trees exceeds the minimum number of trees by 25 percent; and/or

(B) Additional berming or other attractive buffering, community garden boxes or plots in residential developments, public art, pergolas or similar gathering places, decorative boulders, or enhanced paving treatments for public plazas (brick or concrete pavers, tinted and stamped concrete, etc.) is provided. The Director may grant up to a 20 percent reduction of the square footage of improved area used to calculate the landscape requirement where these types of enhancements are included in a development.

(C) If the total amount of required landscaping is provided, the Director may allow the owner to place the landscaping on another appropriate part of the lot.

(iii) The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iv) The Director or assignee shall determine the suitability of hand watering as an alternative to irrigation for the establishment of waterwise or xeric landscape designs. Hand watering is not permitted without prior approval by the Director.

(v) Variances to this section and appeals of administrative decisions (where this code gives the Director discretionary authority) shall be referred to the Planning Commission.

(2) All landscaping required by this code shall comply with the standards and requirements of this section. Landscaping for new developments shall occur in buffer areas, all interior parking areas, along the perimeter of the property, around new and existing structures, and along street frontages and within any right-of-way not used for infrastructure.

(3) Plant Quantities. The amount of landscaping is based on gross area of proposed development.

(4) Landscaping Standards. All new development must install, maintain, and protect landscaping as required by this code. (See subsection (k) of this section for an example of the landscaping requirements of this section.)

(i) On-site frontage landscaping may not apply in the B-2 zone downtown commercial. (See zone district standards.)

(ii) Landscaping in the abutting right-of-way is required in addition to overall site landscaping requirements and must be installed and maintained as required by section 21.06.040(b)(16) of this Code.

(iii) The landscaping requirements of this code shall not apply to a lot zoned for one or two dwellings.

(iv) Buffer landscaping is required in addition to overall site landscaping requirements.

(5) Acceptable Plant Material.

(i) Vegetation must be suitable for Grand Junction's climate and soils and shall be selected from the City of Grand Junction Suitable Plant List, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plant List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

(A) The Director maintains the right not to approve a plant species that appears on the Suitable Plant List if the Director

deems it inappropriate under the planting conditions proposed in a development.

(iii) Plant materials shall meet or exceed the plant quality and species standards of the current American Standard for Nursery Stock and be consistent with the Colorado Nursery Act.

(iv) All plants proposed for installation shall be selected, spaced, and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

(6) Minimum plant sizes are:

(i) Shade tree, two-inch caliper (measured six inches above root ball) at time of planting. At maturity, a shade tree has a height and/or spread of 30 feet or greater. If two-inch caliper trees are not available due to documented seasonal shortages or shortages in desired varieties, the Director may approve the installation of smaller trees, provided the proportional difference in caliper inches is compensated for by installing additional trees. However, a minimum caliper of one and one-half inches shall be required.

(ii) Ornamental tree, one-and-one-half-inch caliper (measured six inches above root ball) at time of planting. At maturity, an ornamental tree has a spread and height between 15 feet and 30 feet.

(iii) Evergreen tree, six feet tall at time of planting.

(iv) Deciduous shrub, five-gallon container.

(v) Evergreen shrub, five-gallon container.

(vi) Perennials and ground covers, one-gallon container.

(vii) Turf mix, native grasses and wildflower mix are the only vegetation that may be planted as seed or by plugs.

(7) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system or approved graywater system.

(i) Non-potable irrigation water shall be used if it is available to the proposed development area unless the Director allows the use of potable water.

(ii) An underground pressurized irrigation system and/or drip system is required for all landscape areas on the property and in any undeveloped right-of-way.

(iii) If connected to a potable water system, all irrigation systems require State-approved backflow prevention devices.

(iv) All irrigation for non-potable irrigation water systems must have adequate filters easily accessible above ground or within an appropriately sized valve box.

(v) Native grasses must have a permanent irrigation source that is zoned separately from higher water demand landscapes. Once the grasses are established, irrigation to native grass areas can be reduced to a level that maintains coverage typical of the grass mix and to suppress weed growth.

(vi) Efficient use of natural precipitation is encouraged to be achieved through alignment of landscaping plans with grading plans to expose planting areas to appropriate amounts of natural water flow.

(8) Landscape Plans .

(i) Landscape plans must identify the species and sizes of vegetation .

(ii) All landscaping shall be installed, maintained, and protected as shown on the approved plan.

(iii) An equivalent species may be substituted in the field without prior approval of the Director, provided that a written record of substitutions is submitted to the Department. Plants are “equivalent” if they have the same growth habit and rate, same cover, leafing, shade characteristics and function, have similar water requirements as identified by the City of Grand Junction Suitable Plant List, and thrive in the same microclimate, soils and water conditions. Changes impacting trees in the right-of-way shall require approval of the City Forester prior to substitution in the field.

(iv) All other changes to the landscape plan require prior approval .

(v) All development plans shall designate required landscaping areas.

(vi) All landscape plans shall include an irrigation plan. The irrigation plan shall comply with the standards in the SSID manual. See GJMC 21.06.010(c).

(vii) Plant materials shall be spaced appropriately to allow adequate room for rootzone and vegetation at maturity.

(viii) Landscape plans shall be stamped by a licensed landscape architect. Inspection and compliance with approved landscape plan must be certified by a licensed landscape architect prior to issuance of a certificate of occupancy.

(A) A licensed landscape architect is not required to produce landscape plans if the plans are submitted for a Minor Site Plan review unless required by State statute. All other requirements continue to apply to landscaping for Minor Site Plans.

(ix) Expansion of a developed site as defined in GJMC 21.02.100(f) that requires a Site Plan Review shall require a landscaping plan and correction of nonconforming landscaping as provided in GJMC 21.08.040.

(x) Maintenance requirements shall be noted on landscaping plans, including plans for expansion of irrigation and removal of dead plant material.

(xi) Tree protection measures shall be clearly identified on the construction and landscape plans.

(xii) Wall and fence elevations and typical cross sections must be submitted with the landscape plan at a minimum scale of one-half inch equals one foot.

(xiii) Distinctive landscape treatments are recommended for site and neighborhood entrances where a proposed development is accessed from a collector or arterial road.

(9) Preservation of Significant Landscape Features and Significant Trees

(i) Existing landscape features such as escarpments, large or mature trees or stands, heavy vegetative cover, ponds and bluffs shall be identified by the applicant as part of the development review process. This identification shall include a written inventory of significant features to be produced with a landscaping plan. Any significant tree as defined in subsection (c) below shall be identified on the proposed landscaping plan.

(ii) Significant landscape features including significant trees shall be preserved unless deemed unreasonable or impractical by the Director .

(iii) All trees not identified as noxious or invasive species that have a diameter exceeding 15 caliper inches shall be considered significant trees and are required to be preserved in development or shall be replaced at a rate of one newly planted tree per 2 caliper inches of the significant tree to be removed, in addition to new tree plantings otherwise required by this Code. See GJMC 21.06.040(h)(6) for credit applied to preserved trees.

(iv) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development.

(v) Significant trees to be preserved shall be healthy and free from serious disease or parasite infection.

(vi) Features to be preserved shall be protected throughout site development. No person shall kill or damage a landscape feature required to be preserved by this section. The developer shall protect trees from compaction .

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five (5) feet outside the canopy dripline. In no case shall vehicles be parked or materials or equipment be stored or stockpiled within the enclosed area.

(B) No vehicles or equipment shall be driven or parked nor shall any materials be piled within the canopy drip line of any tree to be preserved.

(C) Adequate irrigation shall be provided to trees preserved during construction.

(D) If a significant live feature which was to be preserved dies or is substantially damaged, the developer shall replace it with an equivalent feature as determined by the Director. Where the damaged feature is a significant tree, additional trees shall be planted on the site at the rate of one newly planted tree per 2 caliper inches of damaged or destroyed tree.

(10) Protection of Landscape Areas. All landscape areas (except in the right-of-way where a street side curb does not exist) shall be protected from vehicles through the use of concrete curbing, large rocks, or other similar materials .

(11) Utility Lines. If the location of utilities conflicts with the landscaping provisions, the Director may approve an equivalent alternative.

(i) Utility composite plans must be submitted with landscape plans.

(12) Sight Distance. The owner shall maintain all vegetation, fences, walls and berms so that there is no site distance hazard nor road or pedestrian hazard (see TEDS).

(13) Soil. Soil in landscape areas must be amended and all vegetation planted in accordance with best horticultural practices.

(i) Details for the planting of trees, shrubs and other vegetation must be shown on the landscaping plans.

- (ii) Shrub beds adjacent to turf or native grass areas are to be edged with concrete, metal, brick or substantial wood material. Plastic and other light duty edgings are not allowed.
- (iii) Organic mulch to a minimum depth of 3 inches is required for all shrub beds.
- (iv) The minimum square footage of planting area for a five-gallon evergreen or deciduous shrub is 16 square feet. Prior to planting, compacted soils shall be transformed to a friable condition.
- (v) Compost, soil amendments, or retained topsoil shall be incorporated into the soil to a minimum depth of 6 inches for tree and shrub plantings.

(14) Trees.

- (i) Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape areas and between parking bays, helps eliminate this conflict and should be considered.
- (ii) Tree canopies may overlap by up to 30 percent of the diameter of the tree canopy drip line at maturity. Tree clustering may be allowed with some species so long as clustering does not adversely affect the mature canopy.
- (iii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.
- (iv) Weed fabric shall not be used within 8 feet of the base of a tree.
- (v) At planting, trees shall be healthy and free of disease. Tree trunks must be reasonably straight with minimal doglegs. Roots shall be checked prior to planting and corrected for optimal growth patterns.
- (vi) Wire baskets, burlap wrappings, rope, twine or any similar shipping materials shall be removed before planting.
- (vii) Tree planting holes shall be of sufficient depth so that the flare of the tree above the root ball is no higher than 1 inch above grade.
- (viii) Tree planting holes shall be of a diameter no less than three times the diameter of the tree's root ball at time of planting.

(ix) The minimum square footage of planting area for a shade tree is 140 square feet. This minimum square footage may be varied if deemed unreasonable or impractical by the Director. (x) Ornamental trees shall be planted in a landscape strip that is no less than six feet in width (not including curb and gutter). Shade trees shall be planted in a landscape strip that is no less than eight feet in width (not including curb and gutter).

(xi) Tree Diversity. The percent of any one genus of tree that can be planted in a development shall be as follows:

- (A) Zero through five trees: No limitation.
- (B) Six to 10 trees: No more than 50 percent of one genus.
- (C) Eleven to 20 trees: No more than 33 percent of one genus.
- (D) Twenty-one or more trees: No more than 20 percent of one genus.

(xii) Drip irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

(xiii) A minimum of 50% of proposed tree plantings shall be identified as of preferred trees by the Suitable Plant List.

(15) Shrubs.

(ii) Shrub Diversity. The percent of any one genus of shrub that can be planted in a development shall be as follows:

- (A) Ten through 19 shrubs: 50 percent per genus.
- (B) Twenty through 39 shrubs: 33 percent per genus.
- (C) Forty or more shrubs: 25 percent per genus.

(iii) When calculating tree and shrub quantities, any fraction of a shrub or tree or other requirement is rounded up to the next whole number.

(16) Maintenance. The owners, tenants and occupants, including homeowners' associations, for all new and existing uses in the City must:

- (i) Maintain landscaping in a healthy, growing, neat and well-maintained condition.

- (ii) Maintenance includes watering, weeding, pruning, fertilization, pest control, trash and litter removal, replacement of dead or diseased plant material, reseeding and other reasonable efforts.
- (iii) Any plant that dies must be replaced with an equivalent live plant within 90 days of notification or, if during the winter, by the next April 1st.
- (iv) Hay mulch used during the preparation or establishment of landscaping must be certified weed-free by the Colorado Department of Agriculture.
- (v) The Director or designee may, without notice and without a warrant, walk on the landscaped portion of the property from time to time to inspect the condition of landscaping.
- (vi) Between one and two years after installation of required landscaping, Code Enforcement shall conduct a site inspection to verify that all required landscaping has been maintained in a healthy, growing, neat and well-maintained condition. Property owners shall be notified of necessary corrective action for failure to comply with the maintenance provisions of this section.
- (vii) Maintenance of landscaping in unimproved rights-of-way shall be the responsibilities of owners, occupants and tenants.
- (viii) The owner shall keep each fire hydrant unobscured by plant material so that it is visible from the center of the right-of-way at an angle of 45 degrees.
- (ix) These requirements shall be specified in the articles of incorporation or bylaws for a homeowners' association whenever the homeowners' association is assigned the responsibility of maintaining landscape areas.

(17) Public Right-of-Way.

- (i) All unimproved right-of-way adjacent on the side abutting a development which is not in the City's ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.
- (ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, tree canopy coverage, low shrubs or groundcover. No more than 50 percent of the right-of-way shall be landscaped with turf. The

Director may vary the required landscaping to obtain a consistent appearance in the area or with existing or planned right-of-way landscaping.

(iii) Except where a detached sidewalk exists or is proposed and approved, landscaping on public right-of-way shall not be counted toward any landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(iv) The owner of the nearest property shall keep all rights-of-way, which are not hard surfaced, free of weeds, litter, junk, rubbish and obstructions. To prevent weed growth, erosion and blowing dust, right-of-way areas not covered by vegetation or paving shall be covered with organic mulch, wood chips, or similar natural materials.

(v) Where detached sidewalks exist, or are proposed, a maximum of 50 percent of the public right-of-way landscaping may be counted toward the total required landscaping. The right-of-way landscaping between the curb and sidewalk shall contain street trees spaced every 40 feet. Right-of-way landscaping shall be a minimum of eight feet wide in any direction unless deemed unreasonable or impractical by the City Forester.

(vi) No tree shall be removed from the public right-of-way without the approval of the City Forester. Trees removed from the right-of-way shall be replaced subject to GJMC 8.32.050.

(vii) Trees planted in the public right-of-way shall be of species identified on the list of Approved Street Trees for Grand Junction's Rights-of-Way.

(18) Pervious Coverage. Landscaped and buffer areas shall contribute to the area of pervious surfaces used to calculate lot coverage.(19) Alternative Landscaping Plans. Two alternative standards for landscape plans may be applied at the time of a development proposal. The applicant may request that landscape plans be reviewed under the standards for Waterwise Landscape Plan or High Desert Landscape Plan if the landscape plan meets the specified criteria for the alternative standard.

(i) Waterwise Landscape Plans. To address long-term constraints on water supply in Grand Junction, landscape designs that maximize the efficiency of water use are strongly encouraged. A Waterwise Landscaping Plan shall be subject to all requirements of this Code except where this subsection provides for an alternative standard, in which case this subsection will control.

(A) Criteria. A Waterwise Landscape Plan shall be a landscape plan where:

(1) At least 50 percent of trees, shrubs, and groundcover are xeric or low water use as identified in the City of Grand Junction Suitable Plant List; and

(2) No more than 25 percent of the landscaped area is planted with turf.

(B) Waterwise Landscape Plans shall employ the seven basic principles of xeric design. These principles are:

(1) Appropriate planning and design.

(2) Limiting turf areas to locations where it provides functional benefits.

(3) Efficient irrigation systems.

(4) The use of soil amendments to improve water holding capacity of the soil.

(5) The use of mulches, where appropriate.

(6) The use of drought-tolerant plants.

(7) Appropriate and timely maintenance.

(D) Waterwise Landscape Plans shall identify irrigation zones ("hydrozones") and shall separate xeric and low water use plantings from medium and high water use plantings.

(E) Waterwise Landscape Plans shall include a method of irrigation for establishment of all plant materials.

(F) One-gallon low water use or xeric groundcover and perennial plants may be substituted for five-gallon traditional groundcover and perennial plants when the landscape plan meets the definition of a Waterwise Landscape Plan.

(G) A 20 percent reduction in total required tree plantings is permitted when the landscape plan meets the definition of a Waterwise Landscape Plan.

(H) A minimum of 30 percent of identified significant trees in the development area shall be preserved in a Waterwise Landscape Plan.

(ii) High Desert Landscape Plans. Where geotechnical constraints, limited access to irrigation water, or a high desert ecological context affect a development area, a High Desert Landscape Plan may be proposed. A High Desert Landscaping Plan shall be subject to all requirements of this Code except

where this subsection provides for an alternative standard, in which case this subsection will control.

(A) Criteria. A High Desert Landscape Plan shall be a landscape plan where:

(1) At least 50 percent of trees, shrubs, and groundcover are native species as identified in the City of Grand Junction Suitable Plant List;

(2) At least 90 percent of shrubs and groundcover are xeric or low water use as identified in the City of Grand Junction Suitable Plant List; and

(3) Less than 15 percent of the landscaped area is planted with turf.

(B) High Desert Landscape Plans shall employ the seven basic principles of xeric design as identified in GJMC 21.06.040(b)(19)(i)(B).

(C) A 50 percent reduction in required tree plantings is permitted when the landscape plan meets the definition of a High Desert Landscape Plan. High Desert Landscape Plans shall be exempt from the street frontage and buffer tree spacing requirements of GJMC 21.06.040(d)(4), (b)(17)(v), (g)(5)(1), and (e)(ii).

(D) A minimum of 60 percent of identified significant trees in the development area shall be preserved in a High Desert Landscape Plan.

(v) All Alternative Landscaping Plans must be carefully designed so that the basic requirements for shade, screening and buffering are met. Low water use landscaping includes xeriscaping. The term “xeri” shall not be interpreted to mean “zero”.

(c) Parking Lots.

(1) Interior Landscaping Requirement. Landscaping is required in the interior of parking lots to direct traffic, to shade cars and structures, to reduce heat and glare and to screen cars from adjacent properties. The interior of all parking lots shall be landscaped as follows:

(i) One landscaped island, parallel to parking spaces, is required for each 20 parking spaces.

(ii) Landscape islands must be at least 140 square feet. The narrowest/smallest dimension of a parking lot island shall be eight feet, measured from back of curb to back of curb.

- (iii) One landscaped divider island, parallel to the parking lot drive aisles, designed to prevent diagonal movement across the parking lot, shall be located for every three parking lot drive aisles.
- (iv) A landscape island is required at the end of every row of parking spaces, regardless of length or number of spaces.
- (vi) A corner area (where it is not feasible to park a vehicle) may be considered an end island for the rows on the perimeter of the parking lot.
- (vii) Landscaping of the interior of a parking lot shall include trees and shrubs.
- (viii) To improve the management of stormwater runoff, structurally-sound permeable pavers may be used in parking areas, subject to the approval of the Director. Use of permeable pavers for ten parking stalls shall result in a reduction of one required parking stall per the required parking ratios in GJMC 21.06.050.
- (ix) Trees planted in parking lot islands shall be selected from those identified as Parking Lot Island Trees on the Suitable Plant List.
- (x) The use of bioswales in parking lot designs is encouraged to facilitate stormwater management.

(2) **Parking Lot Perimeter.** Landscaping is required around the entire perimeter of a parking lot to assist in the abatement of heat, reduce the amount of glare from glass and metal, and to assist in the screening of cars from adjacent properties and rights-of-way. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

- (i) Screening shall occur between a street and a parking lot. When screening is required, street frontage landscape standards shall apply. (See subsections (c)(3) and (k) of this section.)

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is eight feet. The width of a landscape strip can be modified by the Director, provided the intent of this section is met.

(iii) Landscaping along the perimeter of parking lots shall include trees and shrubs.

(iv) Parking lots shared by more than one owner shall be landscaped around the perimeter of the combined lots.

(3) Screening.

All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a “screen” means a turf or groundcover berm and/or shrubs.

(i) A 30-inch-high screen is required along 70 percent of parking lots abutting rights-of-way, entry drives, and adjacent properties, excluding curb cuts. The 30-inch screen shall be placed so as to maximize screening of the cars in the parking lot, when viewed from the right-of-way and shall be measured from the ground surface, or the elevation of the roadway if the adjacent road is higher than the property.

(ii) Screening shall not be required between parking lots on adjoining lots where the two lots are designed to function as one.

(iii) If a landscape area is 30 feet wide or greater between a parking lot and a right-of-way, the 30-inch-high screen is not required. This 30-foot-wide or greater area must be at least 75 percent covered in plant material including tree canopy coverage, shrubs, turf, and groundcover at maturity .

(iv) The Director may approve a screen wall between a parking lot and a right-of-way if the lot or parcel is unusually small.

(v) A screen wall must not be taller than 30 inches, unless the adjacent roadway is higher than the property, in which case the screen wall shall be 30 inches higher than the adjacent roadway.

(vii) The back of the wall must be at least 30 inches from the face of curb for bumper overhang.

(viii) Shrubs must be planted on the street side of the wall.

(ix) There must be at least five feet between the right-of-way and the paved part of a parking lot to use a wall as a screen.

(xi) Walls shall be solid masonry with finish on both sides. The finish may consist of stucco, brick, stone or similar material. Unfinished or merely painted concrete block is not permitted.

(xii) Shrub plantings in front of a wall are not required in the B-2 downtown district.

(d) Street Frontage Landscape.

(1) Within all zones (except single-family uses in single-family, B-2 and form based zone districts), the owner shall provide and maintain an average 14-foot-wide street frontage landscape adjacent to the public right-of-way.

(2) A minimum of 75 percent of the street frontage landscape shall be covered by plant material including tree canopy coverage, shrubs, turf, and groundcover at maturity.

(3) Landscaping within the street frontage shall include trees and shrubs. If detached walks are not provided with street trees, street trees shall be provided in the street frontage landscape, including one tree for every 40 feet of street frontage.

(e) Buffers.

(1) Buffers shall be provided between different zoning districts as indicated in subsection (m) of this section.

(i) Seventy-five percent of each buffer area shall be landscaped with turf, low shrubs or groundcover.

(ii) One tree is required per every 40 linear feet of boundary between different zones.

(2) Exceptions.

(i) Where residential or collector streets or alleys separate zoning districts, the Director can require more landscaping instead of a wall or fence.

(ii) Where walkways, paths, or a body of water separates zoning districts, the Director may waive a fence or wall requirement provided the buffering objectives are met by private yards.

(iii) Where a railroad or other right-of-way separates zoning districts, the Director may waive the buffer strip if the buffering objectives are met without them.

(f) Fences, Walls and Berms.

(1) Fences and Walls. When a higher density or intensity zoning district abuts a lower density or intensity zone district, it is the responsibility of the higher density or intensity property to buffer the abutting zone district according to subsection (k) of this section. When an existing fence or wall substantially meets the requirements of this section, and subsection (k) of this section requires the same form of buffering, an additional fence on the adjacent developing property shall not be required. However, if the new development requires the placement of a wall, and a fence exists on the adjacent property, the wall shall be required. If a wall is required and a fence is in place, the wall must be placed adjacent to the fence. (Subsection (k) of this section should be referenced to determine when a wall or a fence is required. The more stringent standard shall apply; i.e., if a wall is required and a fence is in place, the wall must be placed adjacent to the fence.) Fences must comply with GJMC 21.04.040(i), any design guidelines and other conditions of approval. Fences and walls required by this section must meet the following:

(i) Maximum height: six feet (outside of front setback, 30-inch solid height or four feet height if two-thirds open within the front setback and must meet all sight distance requirements).

(ii) Fence type: solid wood or material with a similar appearance, finished on both sides.

(iii) Wall type: solid masonry finished on both sides. Finish may consist of stucco, brick, stone or similar material but unfinished or merely painted concrete block is not permitted.

(iv) Location: within three feet of the property line unless the space is needed to meet landscaping requirements.

(v) A wall must have a column, jog, or other significant architectural feature every 25 feet of length.

(vi) Any fence or wall over six feet in height requires a building permit.

(vii) No person shall construct or maintain a fence or a wall without first getting a fence/wall permit from the Director.

(2) Berms. Minimum requirements for berms are as follows:

- (i) Maximum slope of 4:1 for groundcover berms and 3:1 for shrub beds; and
 - (ii) To control erosion and dust, berm slopes must be stabilized with vegetation or by other means consistent with the requirements for the particular landscape area.
- (g) Residential Subdivision Perimeter Enclosures.
 - (1) Intent. The Director may require perimeter enclosures (fences and/or walls) around all or part of the perimeter of a residential development. Perimeter enclosures shall be designed to meet the following objectives of protecting public health, safety and welfare: screen negative impacts of adjoining land uses, including streets; protect privacy; maintain a consistent or complementary appearance with enclosures in the vicinity; maintain consistent appearance of the subdivision; and comply with corridor overlay requirements.
 - (2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.
 - (3) Specifications. Unless specified otherwise at the time of final approval:
 - (i) A perimeter enclosure includes fences, walls or berms, and combinations thereof, located within five feet of the exterior boundary of a development.
 - (ii) The maximum height is six feet, including within front setbacks; however, an enclosure constructed on a berm shall not extend more than eight feet above the adjoining sidewalk or crown of road, whichever is lower.
 - (iii) New enclosures shall be compatible with existing enclosures in the vicinity, if such enclosures meet the requirements of this code.
 - (iv) A perimeter enclosure in excess of six feet is a structure and requires a building permit.
 - (v) A perimeter wall must have a column or other significant architectural feature every 25 feet.
 - (4) Required Perimeter Enclosures. The Director may require a perimeter enclosure if the following conditions are met. The Director will notify applicants of the need for a perimeter enclosure, if required.

- (i) Use or enjoyment of property within the development or in the vicinity of the development might be impaired without a perimeter enclosure.
- (ii) A perimeter enclosure is necessary to maintain a consistent and complementary appearance with existing or proposed perimeter enclosures in the vicinity.
- (iii) A perimeter enclosure is necessary to control ingress and egress for the development.
- (iv) A perimeter enclosure is necessary to promote the safety of the public or residents in the vicinity.
- (v) A perimeter enclosure is needed to comply with the purpose, objectives or regulations of the subdivision requirements.
- (vi) A perimeter enclosure is needed to comply with a corridor overlay district.

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, an average 14-foot-wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for major and minor arterial streets and major or minor collectors. A five-foot-wide landscape buffer for side and rear yard perimeters shall be provided on all other streets between the perimeter enclosure and the right-of-way.

- (i) In the landscape buffer, one tree per 40 linear feet of perimeter must be provided;
- (ii) All perimeter enclosures and landscape buffers must be within a tract dedicated to and maintained by the homeowners' association. The perimeter enclosure and landscaping must be installed by the developer and made a part of the development improvements agreement;
- (iii) A minimum of 75 percent of the landscape buffer area shall be covered by plant material including tree canopy coverage, shrubs, and groundcover at maturity. Turf may be allowed for up to 50 percent of the 14-foot-wide landscape strip, at the Director's discretion. Low water usage turf is encouraged;
- (iv) Where detached walks are provided, a minimum buffer of eight feet shall be provided. In which case, the right-of-way parkway strip (area between the

sidewalk and curb) will also be planted as a landscape buffer and maintained by the homeowners' association.

(6) Construction of Perimeter Enclosures. The perimeter enclosure and required landscape buffer shall be installed by the developer and included in the development improvements agreement.

(7) Ownership and Maintenance. The developer shall refer to the perimeter enclosure in the covenants and restrictions and so that perpetual maintenance is provided for either that the perimeter enclosure be owned and maintained by the owners' association or by individual owners. The perimeter enclosure shall be identified on the plat.

(8) Alternative Construction and Ownership. If the Director finds that a lot-by-lot construction, ownership and/or maintenance of a perimeter enclosure landscape strip would meet all applicable objectives of this section and the design standards of GJMC 21.06.060, approved plans shall note specifications including the type and size of materials, placement of fence posts, and length of sections.

(9) Overlay District Conflicts. Where in conflict, the perimeter enclosure requirements or guidelines of approved overlay districts shall supersede the requirements of this section.

(h) Substitutions. The requirements outlined in GJMC 21.06.040(i) above may be varied based at the following rates of substitution.

(1) Required shrubs may be substituted for shrubs and required shrubs may be substituted for trees at a rate of three shrubs equaling one caliper inch of tree. For example: 3 two-inch caliper trees equaling 6 caliper inches may be exchanged for 12 shrubs, or vice versa.

(A) No more than 75 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two five-gallon shrubs may be substituted for four linear feet of wall when walls are required per GJMC 21.06.040(c)(3). Shrubs substituted for walls must reach a height of at least 30 inches at maturity.

(3) Ten percent of the required shrubs may be converted to perennials and/or ground covers at a ratio of three one-gallon perennials and/or ground covers for one five-gallon shrub.

(4) The number of shrubs may be reduced in exchange for additional trees or tree size at a rate of three shrubs per caliper inch.

(5) Substitutions for waterwise landscape plantings are described in GJMC 21.06.040(b)(20). To use substitute using the requirements of this section, the landscape plan must qualify as a Low Water Landscape Plan or High Desert Landscape Plan per the requirements of GJMC 21.06.040(b)(19)(i) and (ii).

(6) Preservation of existing trees may be included in the total planting count at a ratio of two caliper inches of preserved tree to one caliper inch of required tree plantings.

	Tree	Shrub	Groundcover/Perennials	Wall
Tree	Two caliper inches preserved tree to one caliper inch required	3 shrubs for 1 caliper inch of tree	n/a	n/a
Shrub	3 shrubs for 1 caliper inch of tree	n/a	three one-gallon perennials and/or ground cover for one five-gallon shrub	2 five-gallon shrubs (minimum 30 inches in height) for four linear feet of wall
Groundcover/Perennials	n/a	three one-gallon perennials and/or ground cover for one five-gallon shrub	n/a	n/a
Wall	n/a	2 five-gallon shrubs (minimum 30 inches in height) for four linear feet of wall	n/a	n/a

(i) I-1 and I-2 Zone Landscape.

(1) Parking Lot Perimeter Landscape. Landscaping for the parking lot perimeter shall be per subsection (c)(2) of this section with the following addition:

(i) A minimum of 75 percent of the parking lot perimeter landscape shall be covered by plant material including trees, shrubs, turf, and groundcover at maturity.

(2) Street Frontage Landscape. Landscaping for the street frontage shall be per subsection (d) of this section with the following additions:

(i) One tree for every 40 linear feet of street frontage (excluding curb cuts) must be provided, 70 percent of which must be shade trees.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(17) of this section.

(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

(5) Other Applicable Sections. The requirements of subsections (j) and (k) of this section shall also apply.

(j) Landscaping Requirements.

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	Two caliper inches of tree plantings per 3,000 square feet of improved area. One five-gallon shrub per 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	Two caliper inches of tree plantings per 3,000 square feet of improved area. One five-gallon shrub per 300 square feet of improved area	Parking lot, park strip (in right-of-way)

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	Two caliper inches of tree plantings per 3,000 square feet of improved area. One five-gallon shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	Two caliper inches of tree plantings per 5,000 square feet of improved area. One five-gallon shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

(k) **Buffering Between Zoning Districts.**

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12-R-16	R-24	R-O & MXO C	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	B-P	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R -5	R -8	R -12 R -16	R -24	R-O & MXOC	B -1	B -2	C -1	C -2 I- O	I- 1	I- 2	M -U	CSR	B P	MXR -	MXG -	MXS -
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A& W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B& W	A or F	B&W	A or F	A or F
I-2	B& W	W	W	W	W	W	F	-	-	-	-	-	A or F	B& W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12	R-24	R-O & MXO C	B-1	B-2	C-1	C-2	I-1	I-2	M-U	CSR	B-P	MXR-	MXG-	MXS-
		F	F	F	F		F											
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes

- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
 - Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
 - The Director may modify this table based on the uses proposed in any zone district.
- ¹ Gravel operations subject to buffering adjacent to residential.

(m) Buffer Requirements.

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses
Type F, W	Six-foot fence and wall (see subsection (f) of this section)	Between different uses

Note: Fences and walls are required for most buffers.

Summary of Engagement Process – Landscaping Code Revision

Landscaping Taskforce Roster

Ted Ciavonne (PLA, Consultant, GJ)

Rob Breeden (PLA, Consultant, Fruita)

Julee Wolverton (PLA, Consultant, Montrose)

David Varner (Restoration Specialist)

Susan Carter (Master Gardener, CSU Tri-River Extension)

Ivan Geer (Principal Engineer, River City Consultants)

Doug MacDonald (Landscape Design, CMU)

Landscaping Taskforce Workshop Dates

1/27/2022

2/11/2022

2/25/2022

3/4/2022

.

Forestry Board Workshop Dates

2/3/2022

Planning Commission Workshop Dates

2/3/2022

3/3/2022