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**GRAND JUNCTION CITY COUNCIL  
MONDAY, MAY 16, 2022  
WORKSHOP, 5:30 PM  
FIRE DEPARTMENT TRAINING ROOM AND [VIRTUAL](#)  
625 UTE AVENUE**

**1. Discussion Topics**

- a. 2022 Program Year Community Development Block Grant (CDBG) Funding Requests
- b. City of Grand Junction Zoning and Development Code Update; Progress and Next Steps
- c. Shared Micromobility Operators and Electric Scooter Regulations Discussion
- d. Board and Commission Assignments for City Council
- e. Discussion regarding an amendment to the landscaping portion of the Zoning and Development Code.

**2. City Council Communication**

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

**3. Next Workshop Topics**

**4. Other Business**

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*What is the purpose of a Workshop?*

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop

promotes conversation regarding items and topics that may be considered at a future City Council meeting.

*How can I provide my input about a topic on tonight's Workshop agenda?*

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here <https://www.gjcity.org/313/City-Council>) or call one or more members of City Council (970-244-1504);
  2. Provide information to the City Manager ([citymanager@gjcity.org](mailto:citymanager@gjcity.org)) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
  3. Attend a Regular Council Meeting (generally held the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."
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## Grand Junction City Council

### Workshop Session

Item #1.a.

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**Meeting Date:** May 16, 2022

**Presented By:** Kristen Ashbeck, Principal Planner/CDBG Admin

**Department:** Community Development

**Submitted By:** Kristen Ashbeck

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### **Information**

#### **SUBJECT:**

2022 Program Year Community Development Block Grant (CDBG) Funding Requests

#### **EXECUTIVE SUMMARY:**

Consider requests to fund qualified activities and programs as part of the Community Development Block Grant 2020 Program Year. The City's estimated allocation is \$450,000 for the 2022 CDBG Program Year that will begin once the 2022 Annual Action Plan has been completed and funds have been released by the Department of Housing and Urban Development (HUD) in September-October 2022.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

Community Development Block Grant (CDBG) funds are an entitlement grant to the City of Grand Junction, which became eligible for funding in 1996. The 2022 Program Year, which will begin September 1, 2022, marks the City's 27th year of eligibility. Applications for funding were solicited and received by the City in March 2022. The purpose of the City Council workshop is to establish a work plan for the 2022 CDBG Program Year by recommending which projects should be funded. The final funding decision is scheduled to be made by the City Council at its meeting on June 15, 2022 with adoption of the Annual Action Plan occurring at the July 20, 2022 meeting.

##### **2022 CDBG Project Funding**

The City has received grant requests of \$514,343 from outside agencies and has identified three City capital improvement projects totaling \$260,000 that would be eligible for CDBG funding for a total of \$774,343 in grant requests (excluding \$25,000 administration funding requested). The City's allocation has not yet been announced by the Department of Housing and Urban Development (HUD) so for purposes of allocating funds, the City is estimating the allocation to be \$450,000 for the CDBG 2022

Program Year. In addition, there is \$20,000 in unexpended funds from a previous program year to be reallocated with the 2022 allocation. The purpose of the May 16, 2022 workshop is to establish a work plan for the 2022 CDBG Program Year by recommending which projects should be funded. The applications for 2022 funding are summarized in Attachment 1 and tabulated in the Attachment 2 worksheet. The complete applications for the projects are included as Attachment 6.

### **HUD CDBG Guidelines and Evaluation Criteria**

The CDBG program has several funding criteria that are important to consider when evaluating which projects the City can fund with its 2022 allocation, as follows:

- 1) Administration activities may not exceed 20% of Program Year allocation
- 2) Human Services activities may not exceed 15% of Program Year, less the amount of outstanding obligated funds
- 3) Applications for CDBG funding will be judged by the criteria below:
  - A) Proposed project meets National Objectives:
    - Benefits low and moderate income persons;
    - Eliminates or prevents slum or blight; or
    - Addresses an urgent community need (usually a natural disaster)
  - B) Proposed project is eligible and meets the City's Five-Year Consolidated Plan Goals:
    - Need for non-housing community development infrastructure
    - Need for affordable housing
    - Needs of the homeless
    - Needs of special needs populations and other human services
  - C) Ability of the applicant to complete the project: agency capacity, history of performance, staff level and experience, financial stability
  - D) Amount requested is consistent with agency needs

### **FISCAL IMPACT:**

The CDBG program is a pass-through of Federal Funds into the community. Recipients and activities will be selected to allocate the City's 2022 CDBG Program Year funds estimated to be \$450,000, which are in the 2022 Adopted Budget.

### **SUGGESTED ACTION:**

Consider the applications for grant funding and forward activities and program funding recommendations to be incorporated into the City's 2022 Annual Action Plan.

### **Attachments**



1. 2022 CDBG Applications Summary CC
2. 2022 CDBG Applications Funding Worksheet v2
3. 2022 CDBG Schedule CC
4. CDBG PROJECTS BY PROGRAM YEAR 2017 to 2021
5. Summary of 2021 Projects
6. 2022 CDBG Applications

## **SUMMARY OF 2022 FUNDING REQUESTS**

### **PROGRAM ADMINISTRATION – Cannot Exceed 20% of Allocation (\$90,000)**

#### **1: City CDBG Administration**

The City allocated \$25,000 2021 CDBG funds for general administration of the program, the majority of which be expended by September 2022. The 2022 program year will incur typical staff time from previous years to cover a portion of staff salary, training, advertising, and HUD reporting requirements.

Funds Requested: \$25,000

Funds Leveraged: \$0

**Staff Consideration: \$25,000**

### **SERVICES PROJECTS – Cannot Exceed 15% of Allocation (\$60,600)**

#### **2: Housing Resources of Western Colorado (HRWC) – Housing Counseling and Support**

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling. HRWC has received multiple grants in the past for emergency housing repairs but has not requested funds for this purpose.

Funds Requested: \$10,000

Funds Leveraged: \$89,448

**Staff Consideration: \$10,000**

**FUNDING CONCERNS:** None

#### **3: Housing Resources of Western Colorado (HRWC) – Housing Counseling and Support**

The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments. HRWC received a CDBG CV-3 grant for this purpose but two-thirds of that grant has expended.

Funds Requested: \$10,000

Funds Leveraged: \$89,448

**Staff Consideration: \$10,000**

**FUNDING CONCERNS:** None

#### **4: Karis, Inc. – The House Residential Staff**

Karis provides housing and service to homeless youth ages 13-24. Karis operates The House, Zoe House, Bonnie's House and Laurel House. CDBG funds are requested for a residential staff at The House. In the past, Karis has used volunteers to fill shifts. However, there has been a shortage of volunteers due to the pandemic. Residential staff will cover daytime hours that cannot be filled by volunteers and provide services such as counseling, preparing meals, games and activities. Karis, Inc. has received multiple grants in the past with the most recent being a 2021 grant of \$40,000 to remodel The House which has not been expended.

Funds Requested: \$15,000

Funds Leveraged: \$0

**Staff Consideration: \$0**

**FUNDING CONCERNS:** This type of salary is not an eligible CDBG activity.

#### **5: Habitat for Humanity – Purchase Truck to Transport Donations to Home Store**

The mission of Habitat for Humanity is to construct simple, affordable, and decent housing in partnership with families, volunteers, and the community for those in need. Habitat builds 4 new affordable, single-family homes per year. Revenue from the Habitat ReStore covers all operation costs and provides income for the building of additional homes. CDBG funds are requested to purchase a new truck to be used to pick up donations and deliver to the Habitat ReStore. Habitat for Humanity has not received a recent CDBG grant.

Funds Requested: \$25,000

Funds Leveraged: \$0

**Staff Consideration: \$0**

**FUNDING CONCERNS:** No direct benefit to low- and moderate-income persons; therefore, not an eligible CDBG activity.

#### **6: Counseling and Education Center (CEC) - Low Income Counseling Services**

CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide 175 more sessions of counseling for at least 10 more clients seeking care. CEC has received multiple grants for the same purpose with the most recent being 2021 funds (\$10,000), 70% of which have been expended.

Funds Requested: \$10,000

Funds Leveraged: \$220,830

**Staff Consideration: \$10,000**

#### **7: Eureka! McConnell Science Museum – Purchase Vehicle to Transport students to the Museum and Enrichment Experiences**

Eureka!'s hands-on science programs provide local students over 150,000 STEAM learning hours each year. The programs serve nearly 4,000 students and seek to provide equitable access to educational enrichment and increase opportunities for low-income and underserved youth to participate in hands-on science and outdoor learning experiences. CDBG funds will be used to purchase a transit van, which will increase Eureka!'s ability to serve more low-income and underserved youth that otherwise lack access to transportation necessary for the to participate. Eureka! received a CDBG CV-1 grant to subsidize increased enrollments for low- and moderate-income students during the pandemic. All funds have been expended.

Funds Requested: \$20,000

Funds Leveraged: \$0

**Staff Consideration: \$7,800**

**FUNDING CONCERNS:** The vehicle would serve other students outside the City limits or not of low- and moderate-income households so CDBG cannot fund the request entirely.

#### **8: St. Mary's Hospital Foundation – Purchase Food for Meals on Wheels Program**

Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction kitchen. CDBG funds would be used to offset the cost of food for an estimated 10% growth in the program. Meals on Wheels has received CDBG funds in the past but none recently and all previous grants have been expended and closed out.

Funds Requested: \$15,000

Funds Leveraged: \$400,000

**Staff Consideration: \$15,000**

**FUNDING CONCERNS:** None

#### **9: Riverside Educational Center (REC) – Bookcliff Middle School After School Program Transportation**

Riverside Educational Center provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students in grades 1-12, in order to improve academic achievement and foster positive social and emotional development. REC provides transportation home for students enrolled in REC programming at Bookcliff Middle School. CDBG funds would be used to purchase a 14-passenger bus for this purpose. REC received a 2021 grant for the same purpose for Chipeta Elementary School which has been expended and the project closed out.

Funds Requested: \$17,060

Funds Leveraged: \$0

**Staff Consideration: \$7,800**

**FUNDING CONCERNS:** 50% of the students served reside in the City limits; therefore, as requested by REC, CDBG can only fund 50% of the cost.

**10: Mesa County Partners – Purchase Vehicle for Western Colorado Conservation Corps (WCCC)**

Mesa County Partners provides on-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth. Partners also supervises juvenile offenders in performing court-ordered community service as well as the operates the Western Colorado Conservation Corps (WCC). CDBG funds are requested to purchase a vehicle to transport WCCC members to area projects. Partners received a 2021 grant for the same purpose which has been expended and the project closed out.

Funds Requested: \$40,000

Funds Leveraged: \$0

**Staff Consideration: \$0**

**FUNDING CONCERNS:** None

**CAPITAL IMPROVEMENTS PROJECTS**

**11: Housing Resources of Western Colorado (HRWC) – Critical Home Repair Program**

HRWC provides low-moderate income residents with 24-hour Critical Home Repair Program. CDBG funds would be used to provide labor and materials/equipment for repairs/improvements including pest infestations, roof repair, HVAC repair, correcting carbon monoxide issues, frozen pipes and electrical problems. Expenditures are typically \$300 to \$500 per household so the program would expect to fund 20 households with the CDBG funds. HRWC has received many grants in the past, most recently a 2021 grant for \$10,000 for this purpose which has not yet been expended.

Funds Requested: \$10,000

Funds Leveraged: \$ 0

**Staff Consideration: \$10,000**

**FUNDING CONCERNS:** None

**12: Housing Resources of Western Colorado (HRWC) – Emergency Repair for Mobile Homes**

The Single-Family Owner-Occupied Housing Rehabilitation Program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility, and improves energy efficiency for owner occupied housing. HRWC's program through Department of Housing has a gap in the overall funding due to HOME funding restrictions that do not allow mobile homes on rented lots. City of Grand Junction CDBG funds do allow this housing type. Emergency repair grants are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant or 50% of its value with the cap being \$10,000. A home repair will improve the community blighted housing stock reducing the client's' chance of

becoming homeless from a substandard unit. HRWC has received many grants in the past, most recently a 2021 grant for \$25,000 for this purpose, 30% of which has been expended.

Funds Requested: \$25,000  
Funds Leveraged: \$3,000  
**Staff Consideration: \$25,000**

**FUNDING CONCERNS:** None

### **13: STRiVE – Group Homes and Wood Shop Rehabilitation**

STRiVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to replace air conditioning units in two group homes that house a total of 16 individuals and a new heater at the Wood Shop which employs STRiVE clients. Locations are 2746 Olson Avenue, 680 29-1/2 Road and 2850 Chipeta Avenue which are all in the City limits. STRiVE has received numerous grants in the past, most recently a 2021 grant of \$7,942 for repair of an accessible multi-passenger van which has been expended and the project closed out.

Funds Requested: \$76,222  
Funds Leveraged: \$0  
**Staff Consideration: \$76,222**

**FUNDING CONCERNS:** None

### **14: Hilltop Community Resources – Bacon Campus Community Resource Building Roof**

Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. The Bacon Campus has been home to housing and services for brain-injured persons with 130 residents. CDBG funds would be used for roofing repairs on the Community Resource building on the campus that includes the dining hall, kitchen, staff and nursing offices, meeting room and life skills training area. Hilltop has received numerous CDBG grants in the past but none recently. All other grants have been expended and projects closed out.

Funds Requested: \$39,871  
Funds Leveraged: \$0  
**Staff Consideration: \$39,871**

**FUNDING CONCERNS:** None

### **15: City of Grand Junction on Behalf of Centro Colorado – Riverside Building and Site Remodel**

Centro's programs focus on providing quality, comprehensive education services to families, including the Head Start program that prepares at-risk children for success in school and life. Centro is currently serving 226 children from 178 families. Centro is leasing the former Head Start building in Riverside from the City. Therefore, CDBG funds used for renovation must be granted to the City rather than Centro and the City

must approve of proposed changes to the buildings and the site. Proposed renovations include adding stucco to the exterior and replacing an ADA ramp at the older building, establishing xeric landscaping on the site, and upgrading the playground.

Funds Requested: \$79,650

Funds Leveraged: \$19,850

**Staff Consideration: \$0**

**FUNDING CONCERNS:** Need more detailed information on renovations with estimates, including any hazardous material remediation and a landscape Plan for the new design which were not provided with the application. Suggest Centro continue to work with the City and re-apply in 2023.

**16: Grand Valley Catholic Outreach (GVCO) – Soup Kitchen Parking Lot Resurface**

GVCO operates 12 core programs to meet the needs of those in distress including financial aid to prevent homelessness, transitional or permanent housing, the Outreach Day Center and the Soup Kitchen. The latter is used for administration and counseling offices, a clothing bank, emergency food bank the soup kitchen offering lunch time meal 6 days/week. CDBG funds are requested to resurface the parking lot at the Soup Kitchen. GVCO has received several grants in the past, most recently a 2021 grant in the amount of \$50,000 for preconstruction costs for the Mother Teresa project, 10% of which have been expended.

Funds Requested: \$50,000

Funds Leveraged: \$1,150

**Staff Consideration: \$0**

**FUNDING CONCERNS:** None

**17: HomewardBound of the Grand Valley – Pathways Security System**

HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day. CDBG funds are requested to improve the security system at the Pathways Family Shelter. HomewardBound has received multiple grants in the past with the most recent being a 2021 grant of \$40,000 for the same purpose at the Community Homeless Shelter which has not been expended.

Funds Requested: \$49,864

Funds Leveraged: \$0

**Staff Consideration: \$49,864**

**FUNDING CONCERNS:** None

**18: Hilltop Community Resources – Resource Center Fencing**

Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. CDBG funds would be used to provide fencing around an

area that has a concrete slab to basketball and grass to improve safety for the youth and families that use the area while participating in Hilltop program activities. Hilltop has received numerous CDBG grants in the past but none recently. All other grants have been expended and projects closed out.

Funds Requested: \$19,676

Funds Leveraged: \$10,000

**Staff Consideration: \$19,676**

**FUNDING CONCERNS:** None

**19: City of Grand Junction – Safe Neighborhood Route 27 Road South of Highway 50**

Expand the SRTS improvements along 27 Road to complete a connected corridor south of US Highway 50. North section was previously approved. Construct 620 feet of curb, gutter and sidewalk and 2 accessible ramps.

Funds Requested: \$140,000

Funds Leveraged: \$16,233

**Staff Consideration: \$123,767**

**FUNDING CONCERNS:** The City would need to budget for \$16,233 capital improvements plan to complete this project.

**20: City of Grand Junction – Safe Routes to School Rocket Park Crosswalk**

Provide a safe, accessible crossing of Orchard Avenue to provide access to Rocket Park, GVT stops and nearby schools. Construct 120 feet of curb, gutter and sidewalk, 2 accessible ramps and 1 crosswalk.

Funds Requested: \$40,000

Funds Leveraged: \$0

**Staff Consideration: \$40,000**

**FUNDING CONCERNS:** None

**21: City of Grand Junction – 12<sup>th</sup> Street Near Wellington Avenue Pedestrian Crossing**

Important to GVT Route 1 access. Install 2 accessible ramps, 1 crosswalk and a yellow-flashing signal. Mid-block crosswalk to heavily used walking/ADA route to medical services, commercial services.

Funds Requested: \$80,000

Funds Leveraged: \$0

**Staff Consideration: \$0**

**FUNDING CONCERNS:** Lower priority project.



2022 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS							Total	
		2022 FUNDING ALLOCATION		Est. 450,000			Maximum Administration Allocation (20%) - \$90,000	
		Unexpended from Previous Years		\$20,000			Maximum Services Allocation (15% less unexpended funds) - \$60,600	
		TOTAL AVAILABLE FOR ALLOCATION		\$470,000				
1 2021 Admin	City of Grand Junction Administration	Program Administration	\$25,000	\$25,000		\$25,000	General program administration, fair housing activities, annual reports to HUD and a portion of staff salary.	\$25,000
	SUBTOTAL ADMINISTRATION REQUESTS		\$25,000	\$25,000		\$25,000		\$25,000
		2022 Funds Remaining for Allocation		\$445,000				
	AGENCY	PROJECT NAME	REQUEST	MIN REQUEST	FUNDING LEVERAGE	2021 FUNDING	NOTES	STAFF CONSIDERATIONS
2 Housing Related Services	Housing Resources of Western Colorado (HRWC)	Housing Counseling and Support	\$10,000	\$10,000	\$89,448	\$0 for Services	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested for general administration of the Housing Counseling and Education program including salaries and administrative costs of the counseling.	\$10,000
3 Housing Related Services	Housing Resources of Western Colorado (HRWC)	Maintain Housing Stability	\$10,000	\$10,000	\$89,448	\$50,000 CV3 funds for this purpose. 65% expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds are requested to continue to maintain housing stability for families in the community when faced with the possibility of eviction or foreclosure. Funds would be used to provide emergency payments.	\$10,000
4 Housing Related Services	Karis, Inc.	The House Residential Staff	\$15,000	\$1,000	\$382,608	\$0 for Services \$40,000 for Construction 0% Expended	Karis provides housing and service to homeless youth ages 13-24. Karis operates The House, Zoe House, Bonnie's House and Laurel House. CDBG funds are requested for a residential staff at The House. In the past, Karis has used volunteers to fill shifts. However, there has been a shortage of volunteers due to the pandemic. Residential staff will cover daytime hours that cannot be filled by volunteers and provided services such as counseling, preparing meals, games and activities. This type of salary is not an eligible CDBG activity.	\$0
5 Housing Related Services	Habitat for Humanity	Purchase Truck to Transport Donations to Home Store	\$25,000	\$15,000	\$0	\$0	The mission of Habitat for Humanity is to construct simple, affordable, and decent housing in partnership with families, volunteers, and the community for those in need. Habitat builds 4 new affordable, single-family homes per year. Revenue from the Habitat ReStore covers all operation costs and provides income for the building of additional homes. CDBG funds are requested to purchase a new truck to be used to pick up donations and delivered to the Habitat ReStore. No direct benefit to low/moderate income persons; therefore, not an eligible CDBG activity.	\$0

<b>6 Other Human Services</b>	Counseling and Education Center	Low Income Counseling Program	\$12,000	\$7,500	\$220,830	\$10,000 70% Expended	CEC provides counseling to individuals in crisis or those dealing with difficult emotional issues and ensures access to professional counseling, regardless of income or ability to pay. CDBG funds would provide subsidiy for 362 more counseling sessions for at least 36 individuals.	\$10,000
<b>7 Other Human Services</b>	Eureka! McConnell Science Museum	Purchase Van	\$20,000	\$18,000	\$32,000	\$0	Eureka!'s hands-on science programs provide local students over 150,000 STEAM learning hours each year. The programs serves nearly 4,000 students and seek to provide equitable access to educational enrichment and increase opportunities for low-income and underserved youth to participate in hands-on science and outdoor learning experiences. CDBG funds will be used to purchase a transit van, which will increase Eureka!'s ability to serve more low-income and underserved youth that otherwise lack access to transportation necessary for the to participate. The vehicle would serve other students outside the City limits or not of low- and moderate-income households so CDBG cannot fund the request entirely.	\$7,800
<b>8 Other Human Services</b>	St. Mary's Hospital Foundation	Purchase Food for Meals on Wheels	\$15,000	\$10,000	\$400,000	\$0	Meals on Wheels serves hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction kitchen. CDBG funds would be used to offset the cost of food for an estimated 10% growth in the program. Meals on Wheels has received CDBG funds in the past but none recently and all previous grants have been expended and closed out.	\$15,000
<b>9 Other Human Services</b>	Riverside Educational Center (REC)	Bookcliff Middle After School Program Transportation	\$17,060	Any Amount	\$1,760	\$27,000 All funds expended	Riverside Educational Center provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students in grades 1-12, in order to improve academic achievement and foster positive social and emotional development. REC provides transportation home for students enrolled in REC programming at Bookcliff Middle School. CDBG funds would be used to purchase a 14-passenger bus for this purpose. 50% of the students served reside in the City limits; therefore CDBG can only fund 50% of the cost.	\$7,800
<b>10 Other Human Services</b>	Mesa County Partners	Purchase Vehicle for Western Colorado Conservation Corps (WCCC)	\$40,000	\$40,000	\$0	\$14,468 for same purpose. All funds expended	Mesa County Partners provides on-to-one mentoring that recruits, trains, and supervises adult volunteers who are matched with high-risk youth. Partners also supervises juvenile offenders in performing court-ordered community service as well as the operates the Western Colorado Conservation Corps (WCC). CDBG funds are requested to purchase a vehicle to transport WCCC members to area projects.	\$0
		<b>TOTAL SERVICES REQUESTS</b>	<b>\$164,060</b>	<b>\$91,500</b>				<b>\$60,600</b>
							<b>Services cannot exceed \$60,600</b>	<b>\$60,600</b>

<b>11 Housing Rehab</b>	Housing Resources of Western Colorado (HRWC)	Residential Critical Repair Program	\$10,000	\$10,000	\$0	10000 0% Expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used for critical homes for households of low- and moderate-income.	\$10,000
<b>12 Housing Rehab</b>	Housing Resources of Western Colorado (HRWC)	Emergency Repair for Mobile Homes	\$25,000	\$25,000	\$3,000	25000 30% expended	The mission of HRWC is to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintain homes. Primary programs are property management, weatherization, self-help homeownership, housing rehabilitation, housing counseling and education and community building and engagement. CDBG funds would be used to make emergency repairs for mobile homes.	\$25,000
<b>13 Housing and Facility Rehab</b>	STRIVE	Group Home Air Conditioning and Wood Shop Heater Replacement	\$76,222	\$31,611	\$0	\$7,942 100% Expended	STRIVE provides a variety of support for Mesa County residents with intellectual/developmental disabilities and their families. Services include group homes, vacation and day programs, supported living and family support and infant/toddler early intervention. CDBG funds would be used to replace air conditioning units in two group homes that house a total of 16 individuals and a new heater at the Wood Shop which employs STRIVE clients. Locations are 2746 Olson Avenue, 680 29-1/2 Road and 2850 Chipeta Avenue which are all in the City limits.	\$76,222
<b>14 Housing Related Facility Rehab</b>	Hilltop Community Resources	Bacon Campus Community Resource Building Roof	\$39,871	\$20,000	\$0	\$0	Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. The Bacon Campus has been home to housing and services for brain-injured persons with 130 residents. CDBG funds would be used for roofing repairs on the Community Resource building on the campus that includes the dining hall, kitchen, staff and nursing offices, meeting room and life skills training area.	\$39,871
<b>15 Facility Rehab</b>	City of Grand Junction on behalf of Centro Colorado	Riverside Building and Site Remodel	\$79,650	\$59,150	\$19,850	\$0	Centro's programs focus on providing quality, comprehensive education services to families, including the Head Start program that prepares at-risk children for success in school and life. Centro is currently serving 226 children from 178 families. Centro is leasing the former Head Start building in Riverside from the City. Therefore, CDBG funds used for renovation must be granted to the City rather than Centro and the City must approve of proposed changes to the buildings and the site. Proposed renovations include adding stucco to the exterior and replacing an ADA ramp at the older building, establishing xeric landscaping on the site, and upgrading the playground. Need more detailed information on renovations with estimates which have not yet been provided. Suggest Centro continue to work with the City and re-apply in 2023.	\$0

16 Facility Rehab	Grand Valley Catholic Outreach (GVCO)	Soup Kitchen Parking Lot Resurface	\$50,000	\$47,000	\$1,150	\$50,000 Preconstruction Costs 10% expended	GVCO operates 12 core programs to meet the needs of those in distress including financial aid to prevent homelessness, transitional or permanent housing, the Outreach Day Center and the Soup Kitchen. The latter is used for administration and counseling offices, a clothing bank, emergency food bank the soup kitchen offering lunch time meal 6 days/week. CDBG funds are requested to resurface the parking lot at the Soup Kitchen.	\$0
17 Facility Rehab	HomewardBound of the Grand Valley	Pathways Security System	\$49,864	\$49,864	\$0	\$40,000 100% Expended	HomewardBound provides emergency shelter for up to 270 individuals per night, with each guest having access to a clean bed, meals, showers/toiletries, clothing and a safe place to stay during the day. CDBG funds are requested to improve the security system at the Pathways Family Shelter.	\$49,864
18 Facility Rehab	Hilltop Community Resources	Resource Center Fencing	\$19,676	\$10,000	\$10,000	\$0	Hilltop has been serving individuals and families in Western Colorado since 1950 with an array of programs and services that cover the lifespan from pre-natal health care access to assisted living. CDBG funds would be used to provide fencing around an area that has a concrete slab to basketball and grass to improve safety for the youth and families that use the area while participating in Hilltop program activities.	\$19,676
	SUBTOTAL NON-CITY CAPITAL REQUESTS		\$350,283					\$220,633
19 Public	City of Grand Junction Public Works	Safe Neighborhood Route 27 Road South of Highway 50	\$140,000	\$140,000	\$16,233	\$180,359 SRTS 0% Expended	Expand the SRTS improvements along 27 Road to complete a connected corridor south of US Highway 50. North section was previously approved. Construct 620 feet of curb, gutter and sidewalk and 2 accessible ramps. The City would need to budget for \$16,233 in its 2023 capital improvements plan to complete this project.	\$123,767
20 Public	City of Grand Junction Public Works	Safe Routes to School Rocket Park Crosswalk	\$40,000	\$40,000	\$0	\$180,359 SRTS 0% Expended	Provide a safe, accessible crossing of Orchard Avenue to provide access to Rocket Park, GVT stops and nearby schools. Construct 120 feet of curb, gutter and sidewalk, 2 accessible ramps and 1 crosswalk.	\$40,000
21 Public	City of Grand Junction Public Works	12th Street Flashing Yellow Crosswalk	\$80,000	\$80,000	\$0	\$180,359 SRTS 0% Expended	Important to GVT Route 1 access. Install 2 accessible ramps, 1 crosswalk and a yellow-flashing signal. Mid-block crosswalk to heavily used walking/ADA route to medical services, commercial services.	\$0
		SUBTOTAL CITY CAPITAL REQUESTS	\$120,000				subtotal City Capital	\$163,767
							subtotal non-city capital	\$220,633
							Total Capital	\$384,400
		Total Capital	\$470,283				Total Services (Max allowable 15%)	\$60,600
		TOTAL REQUESTS	\$634,343				Total Admin (Max Allowable 20%)	\$25,000
		Total Including Admin	\$659,343				Total	\$470,000
							Total Allocation (estimate)	\$470,000
							total remaining	\$0

**CITY OF GRAND JUNCTION  
2022 CDBG PROGRAM YEAR SCHEDULE**

By January 31	4 <sup>th</sup> Quarter 2021 Report Due to HUD – Online IDIS
February 6	DISPLAY AD Published for Application Workshop
Wednesday February 9	2022 APPLICATION Q &A – Applications for 2022 CDBG Funding Requests Available
March 25 5:00 pm Friday	DEADLINE FOR 2022 CDBG APPLICATIONS
March 29-April 11	Staff Review of Applications
May 16	Council Workshop – Review 2022 Applications/make funding recommendations.
June 15	CITY COUNCIL PUBLIC HEARING City Council reviews Committee recommendations and makes decision on project funding for Annual Action Plan
June 13 – July 14	30-DAY PUBLIC REVIEW PERIOD (required) for 2022 ANNUAL ACTION PLAN
By June 30	SHPO Programmatic Agreement Annual Report
By July 1	TIMELINESS – 1.5 x 2021 allocation Max Balance
July 20	CITY COUNCIL PUBLIC HEARING Final Acceptance of 2021 Action Plan recommended by Council at June meeting
By July 22	SUBMIT 2022 Action Plan to HUD (45-day review required)
Summer	ENVIRONMENTAL REVIEW for 2022 Activities
August/September	Send Out Award Letters to 2022 Recipients
September 8	RECEIVE HUD APPROVAL
September 9	BEGIN 2022 PROGRAM YEAR Begin Contracts with Subrecipients
November 29 <sup>th</sup>	2021 CAPER Due to HUD w/ 2021 Section 3 Report Submit 2021 Sec 3 Report Online

## **CDBG PROJECTS BY PROGRAM YEAR 2017-2021**

### **2017 Program Year – All Projects Completed**

- CDBG Program Administration - \$25,000
- Predevelopment Engineering Costs for Economic Development - \$50,000
- Karis, Inc. Integrated Mental Health Services - \$10,400
- HomewardBound of the Grand Valley Food Purchase - \$15,000
- St. Mary's Gray Gourmet Program Food Purchase - \$16,000
- Counseling and Education Center Low Income Counseling - \$6,000
- Marillac Clinic Purchase Dental Diagnostic Equipment – \$10,685
- Grand Valley Catholic Outreach Day Center Renovation - \$55,788
- Housing Resources Critical Home Repair Program - \$22,500
- Bookcliff MS/Community Center Pedestrian Improvements - \$42,000
- Nisley Elementary School Safe Routes to School - \$80,000

### **2018 Program Year – All Projects Completed**

- CDBG Program Administration - \$25,000
- GJHA Predevelopment Engineering Costs - \$20,000
- Karis, Inc. Integrated Mental Health Services - \$8,547
- HopeWest PACE Center Accessible Exam Tables - \$7,000
- Partners Van Purchase - \$10,000
- St. Mary's Gray Gourmet Program Food Purchase - \$4,000
- Counseling and Education Center Low Income Counseling - \$4,000
- STRIVE Audyssey Autism Clinic - \$4,000
- Hilltop Bacon Campus Fire Safety - \$20,000
- HomewardBound Homeless Shelter Roof - \$39,371
- Partners WCCC Building Rehabilitation - \$3,800
- The Arc Program Office Accessibility Improvements – \$19,740
- Center for Independence Accessible Gardens - \$4,700
- Riverside Park Improvements - \$25,000
- Grand Avenue at 9<sup>th</sup> and 10<sup>th</sup> Streets Improvements - \$60,000
- Pinyon Avenue 13<sup>th</sup> to 15<sup>th</sup> Improvements - \$60,000
- Downtown Residential – Replace Lead Water Lines - \$20,000
- Karis, Inc. Purchase Youth Drop-In Day Center - \$14,370

### **2019 Program Year – All Projects Completed**

- CDBG Program Administration - \$25,000
- CEC Low Income Counseling - \$10,000
- HomewardBound Services Improvements - \$22,300
- Marillac Clinic Medical Exam Room Upgrades - \$8,661
- Riverside Educational Center Van Purchase - \$12,700
- STRIVE Audyssey Autism Clinic - \$7,500
- HomewardBound Exterior Client Space Improvements - \$26,000
- Garden Village Apartments Window Replacement - \$97,274
- Karis Inc. Appliances for The Home – \$22,100
- Partners Program Office Roof Replacement - \$35,000
- Western Slope Center for Children Office Improvements - \$31,500
- Downtown Residential – Replace Lead Water Lines - \$20,000
- Lighting Improvements in Neighborhood Parks - \$9,220
- ADA Accessibility Improvements - \$24,000
- B Road / Mesa View Elementary Safe Routes to School - \$95,000

- B-1/2 and 27-1/2 Safe Neighborhood Route - \$40,000
- Lorey Drive from Westlake Park to 1<sup>st</sup> Street - \$75,000

**2020 Program Year – All Projects Completed Except as Noted**

- CDBG Program Administration - \$75,000
- CEC Low Income Counseling - \$10,000
- HomewardBound Services Improvements - \$25,000
- HopeWest Youth Grief Program - \$10,000
- Marillac Clinic Dental Equipment - \$8,661
- Hilltop Latimer House Transportation - \$13,000
- HomewardBound Shelter Remodel - \$20,000
- STRIVE Wood Shop and Group Home Remodels - \$20,559
- GJHA Linden Pointe Rehabilitation - \$54,000
- Community Food Bank Roof Replacement - \$15,000
- Karis Inc. Housing Rehabilitation - \$40,000
- HRWC Emergency Home Repair - \$15,000 (underway)
- Elm Ave 28-28-1/4 Safe Routes to School - \$120,000 (underway)
- West Lake Park Improvements - \$25,374

**2021 Program Year – All Projects Underway (unless noted completed)**

- CDBG Program Administration - \$25,000
- CEC Low Income Counseling - \$10,000
- HopeWest Extended Caregiver Support - \$10,000
- STRIVE Vehicle Acquisition - \$7,942
- REC Chipeta Elementary Transportation - \$27,000 (Completed)
- Partners WCCC Vehicle Acquisition - \$14,468 (Completed)
- HomewardBound Shelter Remodel - \$40,000
- GVCO Mother Teresa Pre-Construction Costs - \$50,000
- MindSprings Health Oasis Rehabilitation - \$29,788
- Karis, Inc. The House Remodel - \$40,000
- HRWC Mobile Home Repair - \$25,000
- HRWC Critical Home Repair - \$10,000
- 27 Road Unaweeep to B ¾ Road Safe Routes to School - \$180,359

2021 COMMUNITY DEVELOPMENT BLOCK GRANT			
		2021 FUNDING ALLOCATION	469,557.00
1 2021 Admin	City of Grand Junction Administration	Program Administration	\$ 25,000
2 Services	Counseling and Education Center	Low Income Counseling Program	\$ 10,000
3 Services	HopeWest	Extended Caregiver Support	\$ 10,000
4 Services	STRIVE	Repair Accessible Bus	\$ 7,942
5 Services	Riverside Educational Center	Chipeta Elementary Transportation	\$ 27,000
6 Services	Partners	WCCC Vehicle	\$ 14,468
7 Facility Rehab	HomewardBound of the Grand Valley	Homeless Shelter Remodel	\$ 40,000
8 Housing	Grand Valley Catholic Outreach	Mother Teresa Pre-Development Costs	\$ 50,000
9 Facility Rehab	MindSprings Health	Oasis Day Center Rehabilitation	\$ 29,788
10 Facility Rehab	Karis, Inc.	The House Remodel	\$ 40,000
11 Housing Rehab	Housing Resources of Western Colorado	Mobile Home Repair	\$ 25,000
12 Housing Rehab	Housing Resources of Western Colorado	Critical Home Repair	\$ 10,000
13 Public	City of Grand Junction Public Works	27 Road UnawEEP to B.75 Safe Routes to School	\$ 180,359
			469,557.00





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado
  2. Organization Address: 524 30 Rd #3  
Grand Junction CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
149429300
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892
  5. Primary Contact Person: Dawn Rubalcaba  
Phone: 970-773-9732 Email: dawnr@hrwco.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) is a 501(c)(3) not-for-profit organization with a mission to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintaining homes.. HRWC builds stronger communities by providing attainable housing, energy efficiency, education, and renovation programs to the residents of Western Colorado. HRWC's primary business lines are: Property Management, Weatherization, Self-Help Homeownership, Housing Rehabilitation, Housing Counseling and Education, and Community Building and Engagement. HRWC has been a vital part of Western Colorado for 45 years.

10. Which describes your organization (check all that apply)?

- ☒ A non-profit with 501(c)3 status      ☐ Housing Authority  
☐ Governmental Agency      ☐ Quasi-Governmental Agency  
☐ Faith based      ☐ Public Service / Human Services Provider  
☐ Public Organization      ☐ Other \_\_\_\_\_

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

July 2021 Housing Resources Housing Counseling Department received a CDBG CV 3 grant \$50,000.00. These funds were used to help home owners and renters alike to avoid eviction and homelessness. As of March 9, 2022 the remaining balance is \$21,148.16. Housing Resources Rehab Department received \$10,000 for emergency critical repair and \$25,000.00 for mobile home emergency repair.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

n/a

## FUNDING REQUEST SUMMARY

1. Project Name: Housing Counseling and Education Support
2. Project Address/Location: 524 30 Rd. Grand Junction CO 81504
3. Amount of CDBG funds requested for the project: \$ 10,000.00
4. Funding leveraged from other sources for this project: \$ 89448.00
5. Total Project Budget: \$ 99448
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000.00

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

The purpose of this request is to support Housing Resources of Western Colorado's Housing Counseling Program. The Housing Counseling Program provides HUD certified counseling to clients seeking financial capability coaching and financing, maintaining, renting, or owning a home. The program also address' homelessness through counseling and assists homeowners in need of foreclosure assistance. We are requesting \$10,000.00 to be used for general administration of the Housing Counseling and Education Department. Much of the funding we have received and continue to receive is designed for very specific usage. A large portion of the funds received are to help support clients with costs necessary to be safely housed. These funds cover a specific activity surrounding the client request and does not include the salaries and administrative costs of the counseling. Often our counseling staff assists clients who do not fit neatly into the funding box.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☒ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Due to the Covid Pandemic, Housing Counseling saw a sharp increase in the number of clients needing Housing counseling services nationwide. The demand for regular housing counseling services is up 65% compared to pre-Covid numbers. With economic uncertainty and inflation still very prevalent in our area, it is likely that Housing Counseling will continue to see the rise in Housing counseling assistance requests. This funding will help us sustain the high level of customer demand.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

HRWC data shows a 50% increase of Housing Counseling service requests from 2020 to 2021 .Foreclosure filings have increased three fold in the beginning of this first quarter post Covid-19. Funding for salaries for this crucial service however as not increased at all. According to the City of Grand Junction News posted on: February 16, 2022 "The impacts of the COVID-19 pandemic still being felt throughout the community". It's clear the need for Housing Counseling services will continue to be in high demand for 2022.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Salaries and Fringe	\$53,734.00	various grants	various dates
Payments	\$15,840.00		
Outreach	\$3,200.00		
Training and Travel	\$1,520.00		
Operating Expense	\$25,154.00		
<b>Total Budget</b>	\$99,448.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 1, 2022 Completion Date: September 30, 2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

☐ Yes, plans/permits completed; project is ready to begin.

☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

n/a

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

The Housing Counseling Department at Housing Resources of Western CO assisted 293 clients with mortgage counseling, rental counseling and financial capability last year. It is likely that the service numbers will remain steady.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

The estimate for the percentage of clients served is 37 % for the upcoming year.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Verification of 80% AMI and below is completed for each client. Our clients are prepared for counseling through a strict intake process. Copies of income documentation is required for all counseling services.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Emilee Powell for Housing Resources of Western Colorado

Title: Executive Director

Signature: 

Date: 03/14/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

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**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado
  2. Organization Address: 524 30 Rd #3  
Grand Junction CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
149429300
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892
  5. Primary Contact Person: Dawn Rubalcaba  
Phone: 970-773-9732 Email: dawnr@hrwco.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) is a 501(c)(3) not-for-profit organization with a mission to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintaining homes. HRWC builds stronger communities by providing attainable housing, energy efficiency, education, and renovation programs to the residents of Western Colorado. HRWC's primary business lines are: Property Management, Weatherization, Self-Help Homeownership, Housing Rehabilitation, Housing Counseling and Education, and Community Building and Engagement. HRWC has been a vital part of Western Colorado for 45 years.

10. Which describes your organization (check all that apply)?

- ☒ A non-profit with 501(c)3 status      ☐ Housing Authority  
☐ Governmental Agency      ☐ Quasi-Governmental Agency  
☐ Faith based      ☐ Public Service / Human Services Provider  
☐ Public Organization      ☐ Other \_\_\_\_\_

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

July 2021 Housing Resources Housing Counseling Department received a CDBG CV 3 grant \$50,000.00. These funds were used to help home owners and renters alike to avoid eviction and homelessness. As of March 9, 2022 the remaining balance is \$21,148.16. Housing Resources Rehab Department received \$10,000 for emergency critical repair and \$25,000.00 for mobile home emergency repair.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

N/A

## FUNDING REQUEST SUMMARY

1. Project Name: Maintain Housing Stability
2. Project Address/Location: 524 30 Rd #3 Grand Junction CO 81504
3. Amount of CDBG funds requested for the project: \$ 10,000.00
4. Funding leveraged from other sources for this project: \$ 89,448.00
5. Total Project Budget: \$ 99448
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000.00

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

HRWC is requesting funds to continue helping maintain housing stability for families in our community when faced with the possibility of eviction or foreclosure. Signs of recovery are emerging after the Covid 19 pandemic. Like spring bulbs after a long winters sleep. But the impacts on our community are far from over. Many are finally back to work and trying to pull their families lives back together. But in the aftermath of such a terrible blow to our world, we are now faced with crippling inflation and conflicts in other countries that only perpetuate more uncertainty. It's imperative that we continue have the ability to assist families and prevent the possibility of losing the safe haven of a home.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

With the assistance of CDBG CV funds our office has been able to assist twenty-two families in our community to maintain or relocate to safe, affordable housing because the pandemic caused them to be faced with situation of certain homelessness.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

To date our office has received sixteen more requests for assistance. The remaining CDBG CV3 funds will quickly be utilized. Without additional funds, we could see an increase eviction and foreclosure rates. According to the Grand Valley Needs Assessment through 2018, 53% of renter households are cost burdened. These households spend over 30% or more of their income on housing costs. Severely cost burdened renters is 27%. These families spend over 50% of their income on housing. The cost burden for our city has been steadily increasing since that report. What this means for families recovering from Covid 19 complications any unforeseen expense could potentially send them spiraling to homelessness in a blink of an eye.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Salaries & Fringe	\$53,734.00	Various Grants	Various Date
Clients Assistance	\$15,840.00	CDBG, WCCF	Various Dates
Outreach	\$3,200.00	Various grants	various dates
Training and Travel	\$1,520.00	Various Grants	various dates
Operating Expense	\$25,154.00	Various Grants	various dates
<b>Total Budget</b>	\$99,448.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 1, 2022 Completion Date: September 30, 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

N/A

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

The Housing Counseling Department at Housing Resources of Western CO assisted 293 clients with mortgage counseling, rental counseling and financial capability last year. The number of families helped with CV2 funds with rent/mortgage was 13 to date.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

The estimate for the percentage of clients served is 37 % for the upcoming year.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Verification of 80% AMI and below is completed for each client. Our clients are prepared for counseling through a strict intake process. Copies of income documentation is required for all counseling services.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Emilee Powell for Housing Resources of Western Colorado

Title: Executive Director

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/14/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Karis, Inc.
  2. Organization Address: P.O. Box 2837  
Grand Junction, CO 81502
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
078505107
  4. Organization or Parent Organization EIN/TIN Number (required):  
26-4600743
  5. Primary Contact Person: John Mok-Lamme  
Phone: 970-234-1810 Email: jmoklamme@karisinc.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Karis provides housing and research-based services to homeless youth ages 13-24. We operate the House, which is the only youth emergency shelter in a 250-mile radius, two transitional housing programs, including Zoe House which serves youth made homeless by domestic violence, the only federally funded street outreach program between Denver and Las Vegas, Bonnie's House which provides permanent housing, and Laurel House, which provides 34 permanent supportive housing units. We also provide a suite of evidence-based services designed to help youth exit homelessness and transition to self-sufficiency. The impact of our services is demonstrated through youth outcomes: last year, 100% of youth who exited the House were placed in safe and stable housing, and 85% were stably housed one year later. Youth also experienced statistically significant improvements in depression and anxiety at exit.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2013 The House 83,000  
2015 Asset House 10,400  
2016 Zoe House 50,000  
2017 Services Mental Health  
2018 Services Mental Health  
2018 Fourth House \$14,000

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No; no employee, board member, or client has any past or present ownership or financial investment in Karis or in the proposed project.

## FUNDING REQUEST SUMMARY

1. Project Name: The House Residential Staff
2. Project Address/Location: Grand Junction, confidential address
3. Amount of CDBG funds requested for the project: \$ 15,000
4. Funding leveraged from other sources for this project: \$ 382,608
5. Total Project Budget: \$ 397608
6. Minimum amount of CDBG funding to benefit your project: \$ 1,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☒ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Karis will use the funds for a residential staff at the House. As required by the state, the House is staffed around the clock, and historically Karis has used volunteers to fill shifts during the day. However, due to Covid-19 we have experienced an ongoing shortage of volunteer hours. The residential staff (RS) will cover the daytime hours that cannot be filled by volunteers, and will play a key role in providing services to youth, including helping youth work on their goals, preparing meals with youth, building rapport with youth through games and activities, and ensuring youth safety. The RS will deliver services using Trauma-Informed Care, an evidence-based practice for working with homeless youth, and will coordinate with the case manager and youth advocate to help youth work toward goals that help them reach HOME: Housing that is safe and stable, Ongoing positive relationships, Meaning through education and employment, and Emotional, physical, and psychological well-being.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☒ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

This is a new service implemented in response to a volunteer shortage caused by Covid-19. Funding a residential staff will allow us to provide services while creating capacity to recruit and train new volunteers, as well as ensuring that the House experiences no major program modifications and continues to stay open with operations as normal.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Mesa County is home to more than 250 homeless youth; last year, Karis served 250 unduplicated homeless youth, including 50 youth served at the House. However, only ten beds of emergency shelter (at the House) are available to youth in our community. This population faces serious risks, including 1) increased risk of being victims of violence and early death (Edidin, et. al. 2011); 2) increased risk of trafficking: 1 in 3 teens on the street will be lured into prostitution within 48 hours of leaving home (National Sexual Violence Resource Center); 3) disproportionate rates of mental illness: 89% of homeless youth meet criteria for a mental disorder, compared to 30% of housed youth of the same age (Quimby, et. al. 2012). The immense need for shelter and services for this population is evident in the above data; maintaining services at the House provides an invaluable community resource.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Personnel	\$311,145.00		9/30/2021, 7/1/2020
Occupancy	\$19,315.00	ESG grant, United Way	1/12/2022, 6/24/2021
Youth services	\$32,306.00		9/30/2021, 7/1/2020
	\$19,842.00		9/30/2021, 7/1/2020
Residential staff	\$15,000.00	CDBG	N/A
<b>Total Budget</b>	\$397,608.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/1/2022 Completion Date: 9/30/2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Karis will recruit volunteers to fill day shifts at the House, and estimates the annual value of volunteer hours at the House will be \$44,522. We also receive in-kind goods (food, clothing, supplies) equal to an estimated \$5,700 annually. In-kind volunteer hours and goods total \$50,222 annually.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Last year Karis served 250 homeless youth; we expect to serve at minimum 250 youth in the coming year as well.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Karis estimates that 90% or more of the youth that we serve live within Grand Junction city limits. 100% of persons benefiting from the project will live within the city limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☐ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Youth at the House are presumed eligible for services due to being homeless. However, staff also ask about youth sources of income, if applicable, as part of the intake process. The House intake packet is attached.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Karis, Inc.

Title: Sarah Fuller

Signature: 

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a17f6d2baaf2964274b

Date: 03/23/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	<i>NAME OF ENTITY</i>	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Habitat for Humanity of Mesa County
  2. Organization Address: 2936 North Avenue, Unit C  
Grand Junction, CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
964858885
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-1136660
  5. Primary Contact Person: Laurel Cole  
Phone: 970-234-0423 Email: Lcole@hfhmesa.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Habitat for Humanity of Mesa County is a non-profit organization. Our mission is to construct simple, affordable, and decent housing in partnership with families, volunteers, and the community for God's people in need. We aim to build 4 new affordable, single-family homes per year and utilize the sweat equity of future homeowners along with community volunteers, to build homes for families in the community. Revenue from the Habitat ReStore covers all operational costs and provides income for the building of additional homes in the community.

10. Which describes your organization (check all that apply)?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                                   |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                           |
| <input checked="" type="checkbox"/> Faith based                      | <input checked="" type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____   |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

From our records, I do not see where past CDBG funds were awarded to Habitat for Humanity of Mesa County.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No, this is not applicable.

## FUNDING REQUEST SUMMARY

1. Project Name: Box Truck Purchase/Sign Replacement
2. Project Address/Location: 2936 North Avenue, Grand Junction, CO 81504
3. Amount of CDBG funds requested for the project: \$ 25,000.00
4. Funding leveraged from other sources for this project: \$ 0
5. Total Project Budget: \$ 25000
6. Minimum amount of CDBG funding to benefit your project: \$ 15,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Currently, we pick up donations made to the Habitat ReStore using a box truck. Our current truck is rapidly deteriorating and is requiring consistent repairs in order to be used. The items picked up through the use of this truck are resold to the community and helps fund Habitat for Humanity of Mesa County's mission to construct simple, affordable, and decent housing in partnership with families, volunteers, and the community for God's people in need. The future loss of the truck will create a financial burden to the organization that could impact the number of future affordable homes that would be added to Mesa County. We would like to purchase a newer box truck in order to prevent any loss in revenue that would prevent the building of homes in our community. We are also in need of a new store sign, which we do not have the money to purchase at this time. Our current sign is peeling off and will be unable to be read in the future.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☒ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Without a working box truck to pick up donations in the community for resale at the ReStore, Habitat for Humanity of Mesa County would encounter a major loss in revenue which would reduce the amount of affordable homes being built in the community. The organization would have to rely only on the donations dropped off at the store, and would lose the revenue of all the items that are normally scheduled for pick up. The ReStore also helps reduce the amount of items that end up in the landfill, through reuse and recycling the items donated. A working truck allows this work to continue.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Habitat for Humanity of Mesa County does not have the resources to purchase or acquire a box truck in better condition than the one currently being used. The amount of consistent repair work the current truck requires is continuing to increase and without a working truck, Habitat for Humanity of Mesa County will lose a large amount of the donations that fund the construction of Habitat homes. We currently schedule 7-11 donation pick ups, along with delivery options for customers that require assistance in receiving their purchased items. We would like to prevent any decline in ReStore revenue in order to continue to move forward with scheduled and future affordable home builds.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
	\$25,000.00	CDBG Funds	Requested
<b>Total Budget</b>	\$25,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2022 Completion Date: August 2023 or sooner

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☒ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

All financial donations we receive go towards the construction costs for the building of affordable housing in the community. We would like to replace our current box truck within the next year while maintaining the current reserve funds for the building of affordable housing in the community. Our home builds include in-kind donations of building materials, appliances, and more that are typically picked up using the ReStore box truck. We are also working to get a discounted sign through in-kind donations of local sign companies.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In the past year, we have served 8 families and dedicated one affordable home. This coming year, we expect to complete 4-6 homes which will serve 19 people in the households. The box truck and sign provide the ReStore with the means of receiving items that fund construction costs.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

91% of all our Habitat Homeowners live within the city limits of Grand Junction. Our current and future builds for the next 3-5 years are within the city limits in the Hoffman Estates Subdivision in Grand Junction. In this development, we estimate that we will create around 30 homes.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☒ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Each Habitat homeowner must qualify for a home through submitting various financial documents including paystubs, tax returns, and a credit report. Homeowners selected for the program must fall within 30-60% of the AMI and this information is collected during the family selection process and verified again before closing on the home.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT

---

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Laurel Cole

Title: Executive Director

Signature: \_\_\_\_\_

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/25/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Center for Enriched Communications
  2. Organization Address: 2708 Patterson Road, Grand Junction CO 81506
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
14-944-5231
  4. Organization or Parent Organization EIN/TIN Number (required):  
74-2232416
  5. Primary Contact Person: Hali Nurnberg  
Phone: 970-243-9539 Email: hali@cecwecare.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Est. in 1981, the Counseling & Education Center (CEC) mission, staffed by a diverse community of dedicated caring professionals, enriches our community by providing professional, affordable counseling, without eligibility requirements, to families and individuals in need. CEC strategically provides person-centered, out-patient in-person and teletherapy services using principles of Feedback-Informed Treatment, Trauma-Informed Care and evidenced based therapeutic interventions, and part of its grant funded Low-Income Program for Counseling (LIPC). CEC's serves people of any age, race, gender, sexual orientation, ethnicity, and religious affiliation, regardless of insurance, income or life situation, from underserved, vulnerable and special needs populations, with 82% in its LIPC. Staff counselors are Masters level and/ or licensed mental health professionals with therapeutic specialties.

10. Which describes your organization (check all that apply)?

- ☒ A non-profit with 501(c)3 status      ☐ Housing Authority  
☐ Governmental Agency      ☐ Quasi-Governmental Agency  
☐ Faith based      ☐ Public Service / Human Services Provider  
☐ Public Organization      ☐ Other \_\_\_\_\_

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2013-CDBG received \$7,000/used; 2014-CDBG received \$3,000/used; 2015-CDBG received \$0; 2016-CDBG received \$6,000/used; 2017-CDBG received \$6,000/used; 2018 CDBG received \$7,000/used; 2019-CDBG received \$10,000/used; 2020-CDBG-CV received \$7,463/used; 2020-CDBG received \$10,000/used; 2021-CDBG-CV received \$1268/used, 2021-CDBG received \$10,000/used.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

Cathy Frederick, a member of our CEC Legacy Board, holds one mortgage loan on CEC's office property. CEC pays \$643.39/month on this loan, with a current remaining balance of \$21,057.85.

## FUNDING REQUEST SUMMARY

1. Project Name: CEC Low Income Program for Counseling (LIPC)
2. Project Address/Location: 2708 Patterson Road, Grand Junction CO 81506
3. Amount of CDBG funds requested for the project: \$ 12,000
4. Funding leveraged from other sources for this project: \$ 220830
5. Total Project Budget: \$ 232830
6. Minimum amount of CDBG funding to benefit your project: \$ 7,500

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Through its mission, CEC offers the same services in the LIPC for people who are underserved with limited resources, ensuring access to anyone in need of mental health therapy. The target population that would benefit is "low-income" living at 250% or below FPL by offering services determined by a sliding scale fee based on household income; a no- or reduced service fee based on circumstances, insurance limitations or access to services; or on public health insurance. The LIPC program accounts for 82% of CEC's clients, with 80% living 125% or below the FPL (a family of 4 earning \$33,125 / year or less), and 25% are youth from children to adolescents. CEC's request of \$12,000 will be applied to the LIPC from when funds are received until expended. Charitable contributions, like the CDBG grant fund, help subsidize the balance between the LIPC sliding scale fee to no fee or insurance reimbursement with CEC's full pay fee of \$100 per session hour, enabling CEC to serve those most i

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

CEC has seen a steady increase in demand for mental health care without the leveling down normally occurring during summer and fall seasons (CEC Note Count Report 01/01/20-03/21/22). The pandemic brought unprecedented challenges for mental health providers, including CEC, and the effects on mental health and mental health care for individuals and families have been and will likely continue to be significant. With both economic and pandemic impacts, grant funds will be critical as a part of recovery through counseling for those in need and seeking this vital service in Grand Junction.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

One in three Coloradans ages 16+ and over half of young adults said their mental health was negatively affected by COVID (2021 Colorado Health Access Survey). The wealth gap between upper-income and lower-to-middle-income families has grown even wider (2021 U.S. Income Distribution: Trends and Issues). In Mesa County, jobs are concentrated in lower paying sectors that offer limited to no benefits (State of Working CO, 2020 Edition). Low-Income Households pay more than half of their monthly income for housing with barely enough funds for basic needs. (2021 Grand Valley Housing Needs Assessment). 87% pointed to lack of insurance as a barrier to seeking mental health treatment (2021 American Psychological Association survey). These extensive environmental stressors and limited income impact mental health, and are felt more acutely by people who are severely burdened with limited resources.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Direct Public Grants	\$116,550.00	Refer to 2022 Budget	
Direct Gifts/Donations	\$26,100.00	Refer to 2022 Budget	\$3000 received 2022
Government Grants	\$53,700.00	Refer to 2022 Budget	\$45,000 received 2022
Indirect Public Support	\$10,080.00	Refer to 2022 Budget	
Events	\$14,400.00	Refer to 2022 Budget	
CDBG Grant	\$10,000.00	City of Grand Junction	
<b>Total Budget</b>	<b>\$230,830.00</b>		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: October 1, 2022 Completion Date: September 30, 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

During a ten month cycle, CEC has two interns. CEC does not pay the interns, but offers the clinical supervision component and CAMS and ZURs training at no charge to the students (a cost of up to \$24,000). Use of other volunteers with CEC counseling and LIPC services is not feasible or appropriate, except for board, administrative and fundraising activities. CEC does invite other mental health professionals to teach Continuing Education programs to our current counseling staff and a majority of that time has been "in-kind." One program is scheduled per month, and is intended to refresh or expand counselor skills.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2021, CEC provided services to 272 clients and 3343 counseling sessions. XXX finished with therapy during the year, with accumulated aggregate for planned termination from services being 25% and XX% of active clients "on target with counseling. In 2022, CEC will likely serve 325 people

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Based on CEC 2021 data, up to 78% of CEC's clients are from addresses located in Grand Junction zip codes. In 2022, CEC will likely serve 300 to 325 individuals, of which up to 240 will be from the Grand Junction area and of those 80% may benefit from CEC's grant funded LIPC services.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☒ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

CEC's client intake application collects the zip code, demographics and household income with how many people are supported in the household size by using the Housing & Urban Development (HUD) income limits based on the median income from each county and guided by Federal Poverty Level (FPL) guidelines, and whether insured or not. Data collected determines access to CEC's Sliding Scale Fee (SSF) of 300% FPL and the LIPC which is structured to serve any low- to very-low income individuals or households living 250% or below the FPL and either un/underinsured or enrolled in public health insurance with limited access to mental health services. CEC's final fee ranges from a no- or a SSF to CEC's full pay fee of \$100. Insurances are billed the full fee, but often reimbursement is less, with the balance not charged to the client. Charitable contributions fund the gap between the LIPC SSF to no service fee or the insurance reimbursement with CEC's full pay



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Hali Nurnberg (MA, LPC)

Title: Executive Director

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/22/2022

SAM Search Results		
List of records matching your search for :		
Search Term :		
Record Status: Active		
ENTITY	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

### APPLICANT BACKGROUND

1. Organization Name: EUREKA! McConnell Science Museum
  2. Organization Address: 1400 N 7th St.  
Grand Junction, CO
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
012157063
  4. Organization or Parent Organization EIN/TIN Number (required):  
20-1641549
  5. Primary Contact Person: Phaedra Howe  
Phone: 970-248-2128 Email: phowe@eurekasciencemuseum.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Our mission at the EUREKA! McConnell Science Museum is to inspire a passion and respect for math and science in our communities. Building on a strong foundation of providing educational enrichment for local youth, EUREKA! is committed to increasing access to these resources for underserved and underrepresented community members. EUREKA! provides onsite and traveling science programs for youth K-10th grade, after school science programs at 5 Title I elementary schools, in-class math tutoring for middle school students, traveling exploration trips for local seniors, and community science events for families and adults. Of the 19,093 learners we reached in 2021, 8,234 were museum visitors, 6,189 students attended organized school field trips, in-class math tutoring supported 500 middle school students, 180 enrolled in after school programs, and 3,987 attended day and week-long programs.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2020 - \$7,500 COVID Relief award. All funds have been spent.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No.

## FUNDING REQUEST SUMMARY

1. Project Name: EUREKA! Youth Traveling Program Van Acquisition
2. Project Address/Location: 1400 N 7th St. Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 20,000
4. Funding leveraged from other sources for this project: \$ 32,000
5. Total Project Budget: \$ 52000
6. Minimum amount of CDBG funding to benefit your project: \$ 18000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

EUREKA!'s hands-on science programs provide local students over 150,000 STEAM learning hours each year. We seek to provide equitable access to educational enrichment and increase opportunities for low-income and underserved youth to participate in hands-on science and outdoor learning experiences they may otherwise be unable to access due to economic or other institutional barriers. Our request will support the purchase of a transit van, which will increase EUREKA!'s ability to serve more low-income and underserved youth with year-round educational enrichment. We will be able to increase program capacity for more students to participate in our day and week-long Environmental Institute programs that introduce youth to field science exploration, and provide transportation to and from the museum for students that otherwise lack access to transportation necessary to for them participate in our onsite educational programs during the summer.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☒ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Educational outcomes in Mesa County lag behind the state as a whole, and lowered further following the COVID-19 pandemic. The number of D51 students who met/exceeded expectations in math dropped to 22.3% in 2021 (from 24.4% in 2019), compared to 27.4% statewide (previously 34.7%). In science, only 20.2% of local students met/exceeded expectations, down from 23.6% in 2019. Qualifying for free or reduced price lunch (FRPL) is a significant local indicator of educational performance; in 2021, 11.3% of qualifying students met/exceeded expectations in math and 12.5% in science, compared to 31.6% and 26.1% for students not in the FRPL program (CDE District & School Dashboard). Nearly half (45%) of Mesa County youth qualify for FRPL (Kids Count Data Center). EUREKA!'s unique STEAM programs provide important educational enrichment for students year-round.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Transit van	\$44,500.00		
Vehicle Registration &	\$1,000.00	GJ CDBG, Junior	Request, pending,
	\$500.00		1/1/2022
	\$6,000.00		Pending, pending
<b>Total Budget</b>	\$52,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/1/2022 Completion Date: 8/31/2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

EUREKA! has 46 dedicated volunteers who donate over 2,000 hours of their time to the science museum each year. We anticipate utilizing volunteer time and support to maintain the vehicle that is part of this project request. We anticipate volunteers to donate no less than 10 hours directly related to this project, which is valued at \$286 for the one-year project duration.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

EUREKA! served 19,093 learners in 2021 and we anticipate serving over 21,000 learners in 2022.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Of the 3,987 learners we served in day and week-long educational programs in 2021, approximately 50.6% (2,021) live in Grand Junction city limits. We expect to serve and transport 250 youth from within Grand Junction city limits specifically with this van during the funding period.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

We provide scholarships for youth enrolling in our programs based on income qualifications that we verify by requiring families to provide current information regarding their enrollment and eligibility for Medicaid, Marillac Clinic, or the free/reduced price school lunch program. We do not require income-verifying information for registration in our programs unless a family is utilizing the youth scholarship program.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Phaedra Howe

Title: Development & Communications Coordinator

Signature: 

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d32baaf2964274b

Date: 03/25/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: St. Mary's Hospital Foundation
  2. Organization Address: PO Box 1628  
Grand Junction, CO 81502
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
069715746
  4. Organization or Parent Organization EIN/TIN Number (required):  
23-7001007
  5. Primary Contact Person: Amanda de Bock  
Phone: 970-298-9844 Email: amanda.debock@sclhealth.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Meals on Wheels Mesa County serves a hot and nutritious lunchtime meals for Mesa County seniors age 60 and older. The program fosters health, independence and wellbeing. Each weekday it produces 500-600 meals from its downtown Grand Junction Kitchen. It relies on a dedicated corps of nearly 300 volunteers who deliver and serve meals. The suggested donation is \$3.50 per meal, a number that hasn't changed since 2012. The program has two components: 1) Community Dining Sites: 8 dining sites in Mesa County which primarily have switched to Grab n Go Meals because of Covid-19. 2) Home Delivery Service: Door to door residential delivery for homebound, frail and recovering seniors. Volunteer drivers use their own vehicles for deliveries. 30 routes with service between Mack and Palisade.

10. Which describes your organization (check all that apply)?

- ☒ A non-profit with 501(c)3 status      ☐ Housing Authority  
☐ Governmental Agency      ☐ Quasi-Governmental Agency  
☐ Faith based      ☐ Public Service / Human Services Provider  
☐ Public Organization      ☐ Other \_\_\_\_\_

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2017 - \$16,000  
2016 - \$9,950  
2012 - \$16,625  
2010 - \$20,500  
2008 - \$20,500  
2007 - \$20,500

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

## FUNDING REQUEST SUMMARY

1. Project Name: Meals on Wheels Mesa County
2. Project Address/Location: 551 Chipeta Ave, Grand Junction 81501
3. Amount of CDBG funds requested for the project: \$ 15,000
4. Funding leveraged from other sources for this project: \$ 400,000
5. Total Project Budget: \$ 415000
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Meals on Wheels is projecting to spend about \$415,000 on quality raw ingredients to produce our meals Monday-Friday. About 72% of Meals on Wheels clients live within the city limits, \$298,000 is spent on food for city residents. We are asking for \$15,000 to help off-set the cost of this food. All of our meals must meet strict nutritional guidelines set by the State Unit on Aging and at least 20% of all our food products must be sourced from the United States.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

In calendar year 2021 Meals on Wheels supplied seniors with 195,420 meals, a 23% increase over the 160,043 meals we sent out in 2020, which was up from another 23% increase from 2019's number of 129,647. In average years Meals on Wheels predicts that the increases will be between 6%-10%, but the pandemic has made the need for our services to seniors vastly increase. As things seem to be getting better with the pandemic, we see a more moderate increase of about 10% in our future.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

The 2020-2023 Colorado State Plan on aging estimates that Mesa County will see an 8%-11.3% increase in the 60+ population by 2023 with an astonishing 60%-84% increase by 2050. The largest growth area will be in the 75-84 year old age group. A new study by Health Affairs reports that by 2029, more than half of middle income adults age 75 and older will not be able to afford their housing or medical costs, at that point it would be reasonable to assume that the need for supportive services such as Meals on Wheels would drastically increase. Currently, Region 11 is sitting at 20-25% of it's 60+ population at 185% of current poverty levels. Through Meals on Wheel's own data collection, we know that more than 60% of current clients are at or below 130% of the poverty line. 92% of or clients report that they help them maintain or improve their independence.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Ongoing Operating	\$367,093.00		7/1/2022
Ongoing Operating	\$362,240.00	State of Colorado	7/1/2022
US Produced Food	\$205,697.00		7/1/2022
Ongoing Operating	\$150,000.00		Monthly
Ongoing Operating	\$10,000.00	United Way	6/1/2022
CDBG Request	\$15,000.00	City of Grand Junction	9/1/2022
<b>Total Budget</b>	\$1,110,030.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 7/1/2022 Completion Date: 6/31/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Volunteer hours for home delivered meals on all 30 routes = \$13,585.32 in kind value per month. Approximately 756 hours per month @ \$17.97/hr\*.  
(Average 2 hours/route x 18 routes a day x average 21 days per month).  
\*volunteer rate established by St. Mary's Hospital HR department for budgeting for 2015. RSVP agency supports Gray Gourmet with volunteers.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In calendar year 2021, Meals on Wheels served 1,460 unduplicated clients. We expect to serve 1,500 in 2022.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

By tracking our address data as best we can, we estimate that 72% of our clients live within the City limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☐ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

All Meals on Wheels customers complete an application to determine eligibility. The questions on the application are determined by the State Unit on Aging office and include questions on income and determine living arrangements, frailty and nutritional risk. The income ranges given us by the state for an individual's monthly income are as follows. Applicants have to choose one.

\$1,074 or above, or \$1,073 or less

A telephone intake assessment is conducted by staff prior to seniors receiving services. All persons aged 60+ are eligible for services, however priority for home delivered meals is given to those who are homebound. As a donation based program, no one is turned away based on inability to pay, however, the income range on the form must be answered.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Amanda de Bock

Title: Program Manager - Meals on Wheels Mesa Coutny

Signature: 

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/25/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Riverside Educational Center
  2. Organization Address: Mailing: PO Box 4367, Grand Junction, CO 81502  
Physical: 1101 Winters Ave, Unit C, Grand Junction, CO 81501
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
788677073
  4. Organization or Parent Organization EIN/TIN Number (required):  
20-5451495
  5. Primary Contact Person: Joy Hudak  
Phone: 970-589-5039 Email: joy@rec4kids.com
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Riverside Educational Center provides structured tutoring and educational enrichment activities in the after-school hours and beyond for Mesa County students in grades 1-12, in order to improve academic achievement and foster positive social and emotional development in a safe and supportive environment.

Programming includes small-group tutoring, STEAM (science, technology, engineering, arts, and math) enrichment classes, outdoor education activities, social and emotional learning, a meal-sized snack, and community building. REC is the only after-school program in the Grand Valley providing tutoring services in both English and Spanish at no cost to participating families.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

2021: \$27,000  
2020: \$14,935  
2019: \$13,000

No funds remain to be spent.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

## FUNDING REQUEST SUMMARY

1. Project Name: Bookcliff Middle School Program Transportation
2. Project Address/Location: 540 29¼ Rd., Grand Junction, CO 81504
3. Amount of CDBG funds requested for the project: \$ \$17,060
4. Funding leveraged from other sources for this project: \$ \$17,060
5. Total Project Budget: \$ 34120
6. Minimum amount of CDBG funding to benefit your project: \$ any

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Our organization plans to purchase a 14-passenger bus to provide transportation home for students enrolled in REC programming at Bookcliff Middle School (BMS). Transportation from the program is essential for many students and can be a determining factor in whether they can attend REC. Ensuring students' safe return home eliminates a significant stressor for working parents and is one of many ways REC serves the entire family. REC also utilizes buses for off-site enrichment opportunities such as swimming, outdoor programming, and attending cultural events and field trips in and around the Grand Valley.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

REC has been operating in the Grand Valley since 2006 and at BMS since 2018. REC currently owns eleven 14-passenger buses, which due to unprecedented recent growth now serve 15 sites. These buses are primarily used for transporting students home from after-school programming, though REC also takes students on field trips on days when District 51 schools are not in session and in the summer and on some weekends. When all schools are out on the same day, REC must rent buses to ensure students have equal access to these opportunities, at a substantial cost to our organization.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

BMS has been identified as a Priority Improvement school, with specific challenges in ELA and math test scores. These subjects are central to REC's academic programming, and accessing REC is a stated improvement strategy for the school. BMS also seeks increased opportunities for social-emotional learning, which REC provides. At BMS, 65% of students qualify for free and reduced lunch, 49% identify as minorities, and 18% are English language learners. Offering transportation ensures students access to programming essential to their academic and social-emotional development. (Source: CDE)

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Bus	\$34,000.00	50% CDBG, 50% TBD	
Registration fee	\$120.00	50% CDBG, 50% TBD	
<b>Total Budget</b>	\$34,120.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 8/1/2022 Completion Date: N/A

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

REC will work to fundraise the additional dollars needed to meet the total cost of the bus. Past support for bus funding has come from local businesses and service organizations.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

As of March 2022, REC is serving 799 students at 15 schools, compared to 450 students at the end of last school year. Of this number, BMS has 50 students enrolled in REC programming. REC plans to continue growing and providing additional services this coming year as opportunities arise.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

This bus would serve the Bookcliff Middle School REC program, plus other REC students for field trips and summer offerings. At this time, 25 of the 50 students at BMS (or 50 percent), and 37 percent of total REC students, are confirmed to live within Grand Junction City limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☐ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Because REC aims to serve those students who need it most and can benefit most, REC programming is offered at schools where economic, family, and social needs are highest. Objective data such as school eligibility for Title I and free and reduced lunch eligibility within a school provide reliable, comparable measures. All students at schools where REC has sites are eligible to participate in REC programming. Participation is first-come, first-served and REC maintains waiting lists when enrollment limits are met.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Joy Hudak

Title: Executive Director

Signature: 

Date: 03/23/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Mesa County Partners
  2. Organization Address: 1169 Colorado Ave.
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
052876864
  4. Organization or Parent Organization EIN/TIN Number (required):  
74-2486204
  5. Primary Contact Person: Jeff Roberts  
Phone: 970-730-2052 Email: jroberts@mesapartners.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

The Mission of the Mesa County Partners is to make a difference in the lives of young people who are consider to be "at risk" by helping them to develop a positive self-image, a sense of belonging and an acceptance of responsibility for their actions. Mesa Youth Services dba Mesa County Partners operates the following major activities dedicated to improving the lives of high risk and delinquent youth:  
--One-to-One Mentoring is a community based mentoring program that matches youth with a positive adult role model.  
--Restitution/Community Service Work Program that supervises juvenile offenders in performing court-ordered community service and to pay restitution to victims.  
--Western Colorado Conservation Corps to employ and train 100 young adults (16-25 years of age) in public land improvement and conservation based projects.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes, several times. Most recently, we utilized CDBG funding to purchase a vehicle for the Conservation Corps. We received \$14,468.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

## FUNDING REQUEST SUMMARY

1. Project Name: Western Colorado Conservation Corps -Vehicle Acquisition
2. Project Address/Location: 2818 ½ North Ave.
3. Amount of CDBG funds requested for the project: \$ 40,000
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 40000
6. Minimum amount of CDBG funding to benefit your project: \$ \_\_\_\_\_

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☒ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

We are requesting funding for a vehicle to transport WCCC Corpsmembers to area projects. With increased numbers of crews, infrastructure and equipment is a limiting factor for how many projects and crews the WCCC can take on. Additional funding for projects does not include funding for vehicles, so the Corps needs to seek funding from community and local funders. CDBG is a prime opportunity to provide community service and to help young people find employment after the Covid 19 pandemic. Vehicles are a great way for the community to provide infrastructure development for the WCCC. Often, vehicles are procured through funding from service organizations, such as the Lions Club and Rotary. CDBG funding was utilized in 2010 to help purchase a van for the WCCC.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☒ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

This funding will directly allow the Western Colorado Conservation Corps to operate one additional crew each year. This will provide employment opportunities for 10 members each year. Each crew will provide approximately 40 weeks of service to public lands, completing projects like trail building and maintenance, invasive species removal, fire fuels mitigation and other valuable projects.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

There is backlog of projects that need to be done in the community. We are currently planning on operating 9-10 crews in the summer of 2022, far exceeding any of our busiest years. This will allow us to run projects at such places as the Colorado National Monument, area BLM lands, The Grand Mesa, Uncompahgre and Gunnison National Forests, State Parks, City and County facilities and many others.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
New Vehicle	\$40,000.00	CDBG	TBD
<b>Total Budget</b>	\$40,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: October 2022 Completion Date: April 2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.  
☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

--

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

50
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2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

65%-70%
---------

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Corpsmember income is asked on preliminary paperwork.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


---

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

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  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Jeff Roberts

Title: Director Western Colorado Conservation Corps

Signature:    
eSigned via SeamlessDocs.com  
Key: e0232c3e47103a176d2baaf2964274b

Date: 03/22/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado
  2. Organization Address: 524 30 Road, Ste. 3  
Grand Junction, CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
149429300
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892
  5. Primary Contact Person: Wendy Genkov  
Phone: 970-773-9739 Email: wendyg@hrwco.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) is a 501(c)(3) not-for-profit organization with a mission to provide housing and housing services that create stable, sustainable Western Colorado homes. HRWC builds stronger communities by providing attainable housing, energy efficiency, education and renovation programs to the residents of Western Colorado. HRWC's six core programs are: Property Management, Weatherization, Self Help Build Housing, Housing Rehabilitation, Housing Counseling and Education, and Community Building and Engagement.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

In July 2021 Housing Resources Housing Counseling Department received a CDBG CV 3 grant \$50,000.00. These funds were used to help home owners and renters alike to avoid eviction and homelessness. Housing Resources Housing Rehab Department received \$10,000 for emergency critical repair and \$25,000.00 for mobile home emergency repair in September 2021 and \$15,000 in 2020.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

N/A

## FUNDING REQUEST SUMMARY

1. Project Name: Critical Repair Program
2. Project Address/Location: Various locations within City of Grand Junction boundary
3. Amount of CDBG funds requested for the project: \$ 10,000
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 10000
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Housing Resources of Western Colorado (HRWC) provides low-moderate income residents with 24-hour critical repair services through its Critical Home Repair Program. The project consists of providing labor and materials/equipment which primarily includes pest infestations, roof repair, furnace repair, correcting carbon monoxide issues, frozen pipes, water heaters, electrical problems and evaporative cooling repair or replacement. Spending approximately around \$300 to \$900 per household.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☒ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The goal is to serve 20 families, due to a funding shortfall from other funding and donation sources, HRWC was able to serve 52 families to date with the CDBG funding. Some homes required repairs that exceeded the budgeted amount per household which impacted the available funding totals.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

HRWC receives 300 plus calls per year for assistance. There are more than 52 households served through all funding sources for the Critical Repair Program. Top 3 repairs in 2020 were plumbing, roof and heating/cooling. With the current economic and pandemic situations clients are experiencing a higher need for assistance in keeping their home healthy and safe.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Critical Repair Program	\$10,000.00	City of GJ CDBG	Pending
<b>Total Budget</b>	\$10,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2022 Completion Date: December 2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☒ Yes, plans/permits completed; project is ready to begin.  
☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

HRWC provides all admin labor for contacting clients and contractors. HRWC does try to partner with organizations to offset costs, eg. ADRC, RSVP and our foundation donations from the community.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2020 HRWC served 19 families within Mesa County from our Western Community Foundation donation. HRWC believes the need to help low-moderate income families is there within the City of Grand Junction therefore we are expecting to serve between 20 and 30 families with funding from 2021.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Over 50% of our clients served with our donation money lived within the City of GJ limits. The total number of persons who will benefit from the funds in this grant will be 100% within the City Limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

If a client is a LEAP recipient, the LEAP approval letter will serve as determination of income.

If a client is qualifying through their income, all related income must be verified through paystubs, social security annual letter, and other qualifying documentation.

Income is not to exceed the threshold of low/moderate income established guidelines.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT

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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Emilee Powell for Housing Resources of Western Colorado

Title: Executive Director

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/21/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Housing Resources of Western Colorado
  2. Organization Address: 524 30 Road, Ste. 3  
Grand Junction, CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
149429300
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-0879892
  5. Primary Contact Person: Wendy Genkov  
Phone: 970-773-9739 Email: wendyg@hrwco.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Housing Resources of Western Colorado (HRWC) is a 501(c)(3) not-for-profit organization with a mission to advance equitable housing and create healthy communities by educating and empowering people and creating, improving and maintaining homes.. HRWC builds stronger communities by providing attainable housing, energy efficiency, education, and renovation programs to the residents of Western Colorado. HRWC's primary business lines are: Property Management, Weatherization, Self-Help Homeownership, Housing Rehabilitation, Housing Counseling and Education, and Community Building and Engagement. HRWC has been a vital part of Western Colorado for 45 years.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

In July 2021 Housing Resources Housing Counseling Department received a CDBG CV 3 grant \$50,000.00. These funds were used to help home owners and renters alike to avoid eviction and homelessness. Housing Resources Housing Rehab Department received \$10,000 for emergency critical repair and \$25,000.00 for mobile home emergency repair in September 2021 and \$15,000 in 2020.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

N/A

## FUNDING REQUEST SUMMARY

1. Project Name: Emergency Repair for Mobile Homes Owned on Rented lots in City of Grand Jct.

2. Project Address/Location: Scattered Sites within in City of Grand Jct. limits

3. Amount of CDBG funds requested for the project: \$ 25,000

4. Funding leveraged from other sources for this project: \$ 3000

5. Total Project Budget: \$ 28000

6. Minimum amount of CDBG funding to benefit your project: \$ 25,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☐ Benefits low/moderate income individuals/households
- ☒ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

The Single Family Owner Occupied Housing Rehabilitation program removes deficiencies or health and safety hazards, corrects substandard conditions, corrects violations of local housing codes, improves accessibility and improves energy efficiency for owner occupied housing. HRWC's program through Department of Housing has a gap in the overall funding to due HOME funding restrictions that do not allow mobiles homes on rented lots. City of Grand Junction CDBG funds do allow this housing type. Emergency repair grant types are for manufactured housing on rented lots and shall not exceed \$10,000 per applicant. A home repair will improve the community blighted housing stock reducing the clients chance of becoming homeless from a blight unit.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☒ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

HRWC's Housing Rehabilitation program has a gap in revolving loan funding due to HUD HOME funding restrictions that do not allow manufactured homes on rented lots to be financed. HRWC's City of Grand Junction CDBG funds would help 4-5 families who own homes on rented lots.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Last year in 2021 HRWC was able to help 3 homes due to the increasing price of materials. This year HRWC has had 5 mobile homes in the City of Grand Junction that could not be served because the property type was not available for funding. This figure was obtained without marketing the program.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
	\$25,000.00	City of GJ CDBG	Pending
Leveraged funds	\$3,000.00	Various sources	Various dates
<b>Total Budget</b>	\$28,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: September 2022 Completion Date: December 2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.  
☒ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

HRWC provides all administrative labor through various funding sources. On occasion referrals are made to other organizations to offset costs of materials, for example ADRC, RSVP and our community foundation donations.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

HRWC served 772 persons this past year and plans to serve 1,000 persons this next year.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Approximately 28% of all persons HRWC provides services to live in the City of Grand Junction. In this requested project 100% of the persons served will live in Grand Junction city limits.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Verification of 80% AMI and below is completed for each client.

If a client is a LEAP recipient, the LEAP approval letter will serve as determination of income.

If a client is qualifying through their income, all related income must be verified through paystubs, social security annual letter and other qualifying documentation.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


---

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Emilee Powell for Housing Resources of Western Colorado

Title: Executive Director

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/21/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	<i>NAME OF ENTITY</i>	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Mesa Developmental Services, dba STRiVE
  2. Organization Address: 790 Wellington Avenue  
Grand Junction, CO 81501
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
020273959
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-6044855
  5. Primary Contact Person: Douglas A. Sorter, Senior Vice President  
Phone: 970-250-1595 Email: dsorter@strivecolorado.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

STRiVE provides a breadth of supports for Mesa County residents with intellectual/developmental disabilities (IDD) and their families. Those served are of all ages and primarily residents of Grand Junction, often with co-occurring physical disabilities and behavioral health disorders.

Services provided include residence (group homes, host homes and individual residential settings), vocational and day programs (Alida's Fruits, Botanical Gardens, Uniquely Yours), Supported Living (for adults living on their own/with family members), and Family Support and Infant/Toddler Early Intervention (for families with young children experiencing developmental delays). Also provided are transportation, 24-hour nursing support, case management, and parenting training (The Parenting Place). Serving the community since 1966, STRiVE's mission is to serve those "striving to reach their full potential"

10. Which describes your organization (check all that apply)?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                                   |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                           |
| <input type="checkbox"/> Faith based                                 | <input checked="" type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____   |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

All CDBG-funded projects have been completed/funds spent:

- Transportation repairs (2021: \$7,942)
- COVID recovery (2020: \$10,000)
- Facility repairs, improvements, and remodels (2020: \$20,559; 2015: \$27,210; 2013: \$20,000; 2012: \$25,000; 2011: \$9,924; 2009: \$40,000; 2001: \$40,000)
- Audyssey Clinic (autism) program support (2019: \$7,500; 2018: \$6,000; 2015: \$4,500)

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client has any past or present ownership/financial investment in the nonprofit organization.

## FUNDING REQUEST SUMMARY

1. Project Name: Group Home Air Conditioner Replacements
2. Project Address/Location: \_\_\_\_\_
3. Amount of CDBG funds requested for the project: \$ 63,222
4. Funding leveraged from other sources for this project: \$ 0
5. Total Project Budget: \$ 63222
6. Minimum amount of CDBG funding to benefit your project: \$ 31,611

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☒ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

City of Grand Junction CDBG support is requested for necessary air conditioning unit replacement at two of STRiVE's residential group homes currently housing 16 individuals with IDD.

STRiVE's residential group homes provide community-based living where individuals have their own room, common areas, and supportive staff who assist with daily needs (e.g. medications, self-care/hygiene).

To ensure the safety, comfort, and dignity of these individuals, as well as the 22 staff members committed to their care, STRiVE will purchase and install new central air conditioning units (\$31,611 per unit/home, including all materials and labor). With an estimated minimum useful life of 15 years, these units will provide quality, reliable temperature control in common areas while offering thermostat control in each bedroom, giving individuals the opportunity to regulate temperature for their own comfort.

STRiVE will provide all necessary maintenance across the useful life of both air condi

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☐ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☒ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

N/A

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Proper air conditioning at these two residential group home locations will ensure residents, and the STRiVE employees helping to meet their needs, continue to live in a safe and comfortable environment.

The existing 12-year-old A/C units no longer function properly and have always been too small to adequately cool these houses. In summer months, when temperatures easily reach 100+ degrees, day after day, air conditioning is more than just a luxury for these individuals, many of whom struggle with physical disabilities and other medical conditions (e.g. seizures, cerebral palsy, fragile X). Maintaining consistent temperatures, only possible via central air, is vital as extreme heat not only is uncomfortable but, for individuals with compromised health, can trigger seizures and other significant medical issues/complications.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
	\$63,222.00	CDBG	Pending
<b>Total Budget</b>	\$63,222.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: November 2022 Completion Date: January 2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

STRiVE does not anticipate any in-kind or volunteer contributions to this project.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

STRiVE typically serves more than 1,400 individuals annually, a relatively consistent figure from year-to-year. Recent public health conditions have led to a temporary reduction in the number of individuals accessing services, with 1,161 receiving STRiVE supports through 2021 and presently

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

90% of individuals served by STRiVE live within Grand Junction city limits. 36 Grand Junction residents will directly benefit from replacing the air conditioning units at these two group homes (16 receiving STRiVE services and 20 STRiVE employees).

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

All individuals supported by STRiVE receive SSI (Social Security/Supplemental Security Income) or SSDI (Social Security/Supplemental Security Disability Income), which automatically qualifies them as eligible.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Douglas A. Sorter

Title: Senior Vice President

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/24/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Hilltop Community Resources, Inc.
  2. Organization Address: 1331 Hermosa Avenue, Grand Junction, CO 81506
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
139504641
  4. Organization or Parent Organization EIN/TIN Number (required):  
74-2321009
  5. Primary Contact Person: Janet Hollingsworth  
Phone: 970-244-0421 Email: janeth@htop.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Hilltop Community Resources, Inc. has been serving individuals and families in Western Colorado since 1950. Hilltop offers an array of programs and services spanning prenatal health care access to assisted living and dementia care for the elderly. Each of Hilltop's 25 programs are dedicated to underserved populations while providing services and activities that are comprehensive, family-focused, and supported by community collaboration.

Hilltop's mission, People First- Making a difference one individual at a time, is reflected everyday through an array of programs and services that cover the lifespan. Through unparalleled collaborations, Hilltop touches the community on several levels by serving individuals and families, partnering with agencies, and finding innovative solutions. Hilltop's goal is to fulfill its mission every day through its diverse programs.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes. All funds have been expended.  
2020 - \$13,000 for Hilltop's Latimer House transportation  
2018 - \$20,000 for Family Resource Center remodel  
2014 - \$10,320 Latimer House program support  
2013 - \$86,840 Hilltop HVAC

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No Hilltop employee or client has or had ownership or financial investment in the agency, organization, or proposed project.

## FUNDING REQUEST SUMMARY

1. Project Name: Hilltop's Bacon Campus Roof Replacement
2. Project Address/Location: 1405 Wellington Avenue, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 39,871
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 39871
6. Minimum amount of CDBG funding to benefit your project: \$ 20000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☒ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Hilltop's Bacon Campus has been home to Hilltop's Brain Injury Services since 1985. These services provide a safe and nurturing environment where adults with traumatic-brain injuries receive personalized care that allows them to achieve maximum self-sufficiency. Located on a 10-acre campus, the supportive services provide 130 residents with apartment-style living. The program also offers adult day services and independent life skills training.

The Roof Replacement Project is located at 1405 Wellington Avenue. CDBG funding will provide roof membrane repairs and maintenance on the Community Resource Building. The recommendation is to roof over the EPDM membrane with new 60 mil TPO membrane mechanically attached. The Community Resource Building houses the Bacon Campus dining hall, kitchen, staff offices, nursing offices, meeting room, and life skills training area. The Community Resource Building was constructed in 2006.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Hilltop's Brain Injury Services has been providing residential living and day treatment services for head injury adults for 35 years. Hilltop is requesting funding for roof replacement at its Bacon Campus facility.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Hilltop is requesting funding for a roof replacement at our Bacon Campus Community Resource Building. The building was constructed in 2006 and the EPDM membrane on the flat part of the roof needs maintenance, repair and replacement. The Community Resource Building is the heart of Hilltop's Bacon Campus – where clients congregate, eat, and have activities. The building also houses administrative staff, nursing department, kitchen/dining area, as well as meeting rooms for residents and families.

Work on the roof can be started in October 2022 and completed by November 2022 unless weather delays the start. Then start would be March 2023 and completed April 2023.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
roof replacement	\$39,871.00	CDBG	
<b>Total Budget</b>	\$39,871.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: October 2022 Completion Date: November 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☒ Yes, plans/permits completed; project is ready to begin.  
☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Hilltop will work with local contractor to discuss in-kind donations.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Hilltop served 20,000 individuals in 2021 of which 145 were served at the Bacon Campus. We anticipate serving similar numbers for 2022.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Of the 145 individuals served at Hilltop's Bacon Campus, 100% live in the city of Grand Junction and 95% are low to moderate income individuals.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☐ The income of each household/person receiving assistance will be individually verified for eligibility.

☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

The brain-injured adults living on the Bacon Campus have had a traumatic brain injury and are unable to live on their own. Most clients are on Medicaid. Potential residential clients are screened prior to moving in to determine if they are suited to Hilltop's program and living situation. The screening also determines Medicaid and funding eligibility. Day services are also available on site.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Hilltop Community Resources, Inc. - J. Michael Stahl

Title: Chief Executive Officer

Signature:   
eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/23/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Centro Colorado
  2. Organization Address: 685 W Gunnison Ave, Ste 111  
Grand Junction, CO 81501
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
QMU2WFCQP2A7
  4. Organization or Parent Organization EIN/TIN Number (required):  
870310109
  5. Primary Contact Person: Stormy Killpack  
Phone: 970-822-8645 Email: s.killpack@cdlf.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?.

Centro de la Familia de Utah (dba Centro Colorado) is a nonprofit organization whose mission is to promote educational success for children and families and foster healthy and engaged communities. Centro's programs and advocacy work focus on providing quality, comprehensive education services to the whole family. As we fulfill our mission, we also meet our vision to help vulnerable families become educated, self-sustained, and empowered with the ability to strengthen their communities. In Colorado, Centro runs a Head Start program in three counties with a funded enrollment of 332 children, ages six weeks to 5 years. We prepare children from at-risk backgrounds for success in school and life. In Grand Junction, Centro has served 226 children from 178 families in the current school year.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Centro Colorado has not received CDBG funding from the City of Grant Junction.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

N/A

## FUNDING REQUEST SUMMARY

1. Project Name: Riverside Community Center Building Improvements
2. Project Address/Location: 134 West Ave, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 79650
4. Funding leveraged from other sources for this project: \$ 19850
5. Total Project Budget: \$ 99500
6. Minimum amount of CDBG funding to benefit your project: \$ 59150

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Centro Colorado is leasing the RCC from the City of Grand Junction. Our project is to make improvements to the building so that it can be used by Centro and the community as a place for learning and improvement. Centro has 45 years of experience providing a variety of classes including effective parenting, financial literacy, workplace safety, English proficiency, and GED. We plan to offer classes to Head Start families and will invite the community to participate as well. Another reason for improving the building is that we are strongly considering temporarily housing one or two Head Start classrooms at RCC. One of our Head Start leases will expire in August 2022, and we need a temporary solution while we seek a permanent space. The building improvements we are planning will make the facility safer for adults and children, improve the appearance of the buildings, improve the landscaping and playground, make the facility accessible to people with special needs, and improve security.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☒ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

According to the 2020 ACS 5-Year Estimates for Grand Junction, Mesa County, Colorado, 19% of children under 5 years old are experiencing poverty. 18.7% of families with children under 5 and 15.5% of families with children under 5 and 5-17 years are experiencing poverty. Most children are being raised by their own parents, but about 10.5% are experiencing kinship care and 1.8% are in foster care. According to Centro Colorado's data tracking software, ChildPlus, 18% of the children we served in Grand Junction last year were experiencing foster care or homelessness and 7% received some form of public assistance. Centro values children with special needs and served 12 children with qualified needs. Our data also shows that 13% of our children were from non-English speaking homes. The data points mentioned here are indicators of vulnerable and underserved communities.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
	\$6,350.00	Centro Colorado	Received
Building 2 Renovations -	\$13,500.00	Centro Colorado	Received
	\$18,000.00	GJ CDBG	9/1/2022
Grounds Improvements	\$36,650.00	GJ CDBG	9/1/2022
Building 2 Renovations -	\$25,000.00	GJ CDBG	9/1/2022
<b>Total Budget</b>	\$99,500.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/1/2022 Completion Date: 4/30/2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☒ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Centro Colorado receives in-kind contributions from the parents in the program. Parents volunteer their time in the centers and at home as their child's first and most important teachers. We will ask parents for volunteer hours as needed to complete this project.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

Centro Colorado served 269 families, 328 children, and approximately 675 individuals. We expect to serve 400 children, 332 families, and 830 individuals.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

In Grand Junction, we served approximately 226 children, 178 families, and 445 individuals. We expect to serve 330 children, 274 families, and 685 individuals.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

- ☒ The income of each household/person receiving assistance will be individually verified for eligibility.
- ☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Income verification is a two-step process. First, Family Service Specialists (FSS) gather the required documents. If a person submits a letter of employment as proof of income, the FSS obtains a signed Third Party Release of Information and calls the employer for verification. Second, the FSS sends the application with all supporting documents to a manager. A manager reviews every application, ensures it is complete, and verifies that income eligibility calculations were done correctly. Once eligibility is confirmed, children are placed on the waiting list and are enrolled in order of greatest need. The Selection Criteria determines level of need by assigning points for a variety of indicators such as income level, special needs, single parent household, etc. Children experiencing the following conditions qualify automatically – foster care, homelessness, adoption, TANF, or SSI.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Teri Peters

Title: PDM & Community Programs Manager

Signature: \_\_\_\_\_

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176dd2baaf296427eb

Date: 03/25/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	<i>NAME OF ENTITY</i>	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	





## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

### APPLICANT BACKGROUND

1. Organization Name: Grand Valley Catholic Outreach
  2. Organization Address: 245 S. 1st Street  
Grand Junction, CO 81501
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
794656504
  4. Organization or Parent Organization EIN/TIN Number (required):  
20-0064007
  5. Primary Contact Person: Beverly Lampley  
Phone: 970-241-3658 x106 Email: bevlampley@aol.com
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.

9. Provide a brief description of your organization - what do you do?

Grand Valley Catholic Outreach started by four Catholic parishes is now joined by more than 50 churches and individuals of all faiths to deliver services to those in need in Mesa County. Each of the 12 core programs developed to help meet the needs of those in distress are overseen by one staff member, but delivered by volunteers. Last year Financial Aid to forestall eviction and utility assistance prevented 1,345 households from losing their homes or having their utilities shut off. 85 individuals were housed in emergency, transitional or permanent supportive housing last year. 14,798 visits were made to the Outreach Day Center in order to wash clothes, have a shower, or see the doctor or therapist. At the Soup Kitchen 35,209 hot nutritious meals were served to those who were hungry. Last year, the lives of 72,638 individuals were touched by the services of Catholic Outreach.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input checked="" type="checkbox"/> Faith based                      | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

1997-2000 - \$73,121  
2000-2010 - \$378,275  
2011 -2020 - \$147,436  
2021 - \$142,558  
2021 - \$50,000

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

NO

## FUNDING REQUEST SUMMARY

1. Project Name: Outreach Soup Kitchen Appliance Rescue
2. Project Address/Location: 245 S. 1st Street
3. Amount of CDBG funds requested for the project: \$ 50,000
4. Funding leveraged from other sources for this project: \$ 1,150
5. Total Project Budget: \$ 51150
6. Minimum amount of CDBG funding to benefit your project: \$ 47,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☒ Need for Affordable Housing
- ☒ Needs of the Homeless or Special Needs Populations
- ☒ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Catholic Outreach opened its doors in the current location at 245 S. 1st Street in May 2004. At that time, the building formerly a City Market Warehouse had been totally gutted and reinvented into the Catholic Outreach Program Center consisting of offices for counseling, financial aid, administration, housing, a Clothing Bank, an Emergency Food Pantry and the Outreach Soup Kitchen which serves a hot nutritious noonday meal six days a week, fifty-two weeks a year. Over 30,000 individuals benefitted from services located in this building last year.

Eighteen years later the parking lot needs resurfacing. The constant traffic consisting of those coming seeking assistance, those coming to make in-kind donations, trucks coming in to deliver food either donated or purchased, those coming to eat in the Soup Kitchen, and those coming to volunteer their services has taken its toll. This grant award will be used to professionally resurface the area and reline the area set aside for parking

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☒ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Not a human service

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

According to paving experts the lifetime of asphalt parking lots is approximately twenty years. Asphalt is adversely affected by heat and dryness both of which we experience in the Grand Junction area. This parking lot gets heavy use six days a week. This parking lot was constructed on fill dirt since the original warehouse parking lot was at much lower level. According to experts, this factor contributes to the many cracks that have occurred throughout.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Mill and Overlay	\$46,435.00	CDBG	TBD
Striping	\$550.00	CDBG	TBD
Inflation Contingency	\$2,865.00	CDBG	TBD
Fuel Surcharfe	\$150.00	CDBG	TBD
<b>Total Budget</b>	\$50,000.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 9/30/2022

Completion Date: 10/1/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

☐ Yes, plans/permits completed; project is ready to begin.

☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Volunteers will volunteer time and materials to free the area of debris and dirt prior to the paving. After the paving they will paint the curbing and mark designated parking areas.

Value of volunteer time 35 hours @ \$28.54 = \$998.90 (Rate from Independent Sector)

Value of needed materials (paint, brushes, stencils) \$150.00

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

30,000 served in 2021. 31,000 anticipated in 2022.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Approximately 27,000 persons served live within the city limits and that same number will benefit from this specific project.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☐ The income of each household/person receiving assistance will be individually verified for eligibility.

☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Income is not verified for persons using the parking lot in the accessing of services from Catholic Outreach.

If they are coming for financial aid, that team verifies income and identity by checking ids, check stubs, and disability award letters. For the Clothing Bank and Emergency Food Pantry, income and identity are checked at initial request but not on return visits. Nothing is required for counseling and the Outreach Soup Kitchen.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

### **CDBG APPLICATION AND PRELIMINARY AGREEMENT**

By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Beverly Lampley

Title: Director of Development and Communication

Signature: \_\_\_\_\_

Date: 03/25/2022



## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: School District 51 - Chipeta Elementary
  2. Organization Address: 950 Chipeta Ave  
Grand Junction, CO 81501
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
05-582-7059
  4. Organization or Parent Organization EIN/TIN Number (required):  
84-6002839
  5. Primary Contact Person: Scott Spoede, Asst. Principal  
Phone: (970) 254-6825 Email: scott.spoede@d51schools.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.



9. Provide a brief description of your organization - what do you do?.

Mesa County Valley School District 51 serves as the primary and largest public school district in Mesa County, Colorado serving approximately 23,000 students over 43 schools. Chipeta Elementary serves 386 students (K-5) during school hours, approximately 100 students in daily after school programs, and also hosts summer camps through the City.

10. Which describes your organization (check all that apply)?

- |   |   |
|---|---|
| <input type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency              | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                      | <input type="checkbox"/> Public Service / Human Services Provider |
| <input checked="" type="checkbox"/> Public Organization   | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

No

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No

## FUNDING REQUEST SUMMARY

1. Project Name: Chipeta Elementary Playground Improvements
2. Project Address/Location: 950 Chipeta Ave, Grand Junction CO 81501
3. Amount of CDBG funds requested for the project: \$ 37500
4. Funding leveraged from other sources for this project: \$ \_\_\_\_\_
5. Total Project Budget: \$ 37500
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☒ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Chipeta Elementary hosts two playgrounds: a Kinder Playground and a Main Playground. These playground serve the student population. They also serve after school and summer camp programs in addition to the surrounding community.

The both playgrounds are exposed to the sun in the summer and fall months with little opportunities for shade. We are proposing to install a shade structure over one of the two play structures on the Main Playground. This will provide shade to students and community members and encourage more activity and play during these increasingly hotter conditions.

The Kinder Playground has one play structure and a temporary shade structure. Kindergarten teachers have identified a need for more play structures to encourage gross motor skills as well as improved shading. We are proposing to fund the installation of a permanent shade structure on this playground as well as a climbing dome to meet kindergarten developmental needs.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

This project will improve existing playground equipment improving play and supporting more use of the equipment by students and the community. With our climate becoming increasingly hot, shade structures will become more important in supporting outdoor activity during the summer and early fall months. Once funding sources have been identified, the permitting required through D51 and the City of GJ will be pursued. This permitting will be completed within two months and well before scheduled construction.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Chipeta Elementary is a Title I school with an approximately 60% free and reduced lunch status. It serves an economically diverse student body and is located within an economically diverse neighborhood. Its playgrounds serve the student body, after school programs, and summer camps and are part of the City of Grand Junction parks and recreation system due to its location within City limits.

Improving the playgrounds at Chipeta will support more use of the playground equipment for these community programs.

We have been developing this project over the past year and have solicited funding through School District 51 as well as the City Dept. of Parks and Recreation. Both entities support this project and agree with its need. However, both entities do not have the budget to support these improvements. Therefore, Chipeta Elementary is pursuing grant funding for this project.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
Main Shade Structure	\$26,000.00	GJ CDBG	
Kinder Shade Structure	\$6,500.00	GJ CDBG	
Climbing Dome	\$5,000.00	GJ CDBG	
<b>Total Budget</b>	\$37,500.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 12/01/2022 Completion Date: 6/30/2023

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.  
☒ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Chipeta Elementary PTO has provided funds for other playground enhancements in the past year. PTO members have brought over 20 hours of in kind contributions to this project in support of project design, planning, and fundraising.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

School Hours: 385 students  
After School: 100 students  
Summer Camp: 60 children per week over 11 weeks = 660 children  
Community Neighbor Use: not quantified

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

100%

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Approximately 60% of Chipeta Elementary's student body comes from families that qualify for free and reduced lunch. Families must apply for this through the school district. Eligibility for these benefits are set by the Colorado Department of Education.



**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY	Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No
Address:		
City: GRAND JUNCTION	State/Province: COLORADO	
ZIP Code: 81506-4099	Country: UNITED STATES	



## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: HomewardBound of the Grand Valley, Inc.
  2. Organization Address: 562 29 Road Grand Junction CO 81504
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
141095500
  4. Organization or Parent Organization EIN/TIN Number (required):  
26-0052916
  5. Primary Contact Person: Greg Moore  
Phone: 970-985-7432 Email: gmoore@hbgv.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☐ Yes ☒ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.



9. Provide a brief description of your organization - what do you do?.

In step with the services it has provided for 23 years, HomewardBound provides emergency shelter for up to 270 individuals a night, with each guest having access to: a clean bed, meals (hot dinner, breakfast, sack lunches as needed), showers/toiletries, clothing, and a safe place to stay during the day.

Those individuals and families benefitting from emergency shelter amenities have further access to onsite medical services and a substance abuse recovery program, as well as opportunity for training and job readiness through Purposeful Work. Finally, some of HomewardBound guests will access case management/transitional services, with 10% of all guests eventually attaining and maintaining permanent supported housing.

10. Which describes your organization (check all that apply)?

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                                   |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                           |
| <input type="checkbox"/> Faith based                                 | <input checked="" type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____   |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

HomewardBound has spent CDBG funds received in 2012 (\$109,971), 2014 (\$1,500), 2015 (\$28,293), 2017 (\$15,000), 2018 (\$39,391), 2019 (\$48,300), 2000 (\$45,000), and 2021 CARES (\$17,448). HomewardBound received CDBG funding of \$40,000 in 2021, of which \$258 remains to be spent.

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No employee, board member or client has any past or present ownership or financial investment in the organization or proposed project.

## FUNDING REQUEST SUMMARY

1. Project Name: Cameras at Pathways Family Shelter
2. Project Address/Location: 562 29 Road, Grand Junction 81504
3. Amount of CDBG funds requested for the project: \$ 49,864.00
4. Funding leveraged from other sources for this project: \$ 0
5. Total Project Budget: \$ 49864
6. Minimum amount of CDBG funding to benefit your project: \$ 49,864.00

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☐ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☒ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

HomewardBound uses cameras at Pathways Family Shelter to alert guest services staff to any issues/unforeseen events that may occur at the shelter. When Pathways was constructed in 2020, security cameras were placed throughout the shelter at recommended locations. However, dormitory areas on the second and third floors have movable dividers to provide shelter guests (particularly families) with an enhanced level of privacy. An unforeseen consequence of this congregate living configuration is that the originally placed cameras don't always provide for full views of dormitory areas; additional cameras are necessary to provide complete coverage.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☒ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

The requested motion-sensor cameras are used to monitor activities within the shelter and provide a record of any problematic situations or occurrences. These cameras will provide for more comprehensive monitoring of up to 172 adults and children coming-and-going from the building 24 hours a day, ensuring guest, staff/volunteer, facility/site and neighborhood/community safety and security.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Pathways Family Shelter is located on heavily trafficked 29 Road, just north of the Grand Valley canal. The shelter can house up to 150 guests nightly. Many of these guests have survived day-to-day in a volatile, uncertain and even dangerous world; their adjustment to a congregate living space with community rules is not always smooth, with inappropriate behavior a way of life for some. Individuals who are homeless have an increased risk of myriad social problems, including violence victimization, which is estimated to be experienced by 14-21% of those who are homeless.

With the opening of Pathways, the number of families being sheltered has increased fourfold and, unfortunately, the number of those homeless due to domestic violence also has increased. In this environment, anything that can be done to provide both perceived and real safety and security is of utmost importance.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
	\$49,864.00	CDBG	
<b>Total Budget</b>	\$49,864.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: 08/01/2022

Completion Date: 09/01/2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

☒ Yes, plans/permits completed; project is ready to begin.

☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

The technical expertise/labor needed to install and program the cameras is included in the vendor's quote. Therefore, no volunteer hours or in-kind contributions will be useful to this project.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

During FY 2021 HomewardBound provided 1,150 individuals with emergency shelter. We expect to serve 1,740 individuals in the current fiscal year, not only via emergency shelter but also via the myriad of available programs and services benefitting homeless individuals and families.

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

All who come to the shelter are served, regardless of the place they consider 'home;' the majority of shelter guests come to HomewardBound from various locations in western Colorado and eastern Utah. Guests receive all services within the city limits of Grand Junction.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☐ The income of each household/person receiving assistance will be individually verified for eligibility.

☒ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

N/A



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT


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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Greg Moore

Title: Executive Director

Signature: 

eSigned via SeamlessDocs.com  
Key: e0292c3e47103a176d32baaf2964274b

Date: 03/24/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	



## GRANT APPLICATION

### Community Development Block Grant (CDBG) 2022 Program Year

*The City of Grand Junction does not discriminate on the basis of race, color, religion, sex, national origin, age or disability in the admission, access or appointment to, or treatment or employment in, its programs or activities.*

**Applications and all attachments must be submitted to the City of Grand Junction electronically no later than 5:00 pm on Friday, March 25, 2022.**

## APPLICANT BACKGROUND

1. Organization Name: Hilltop Community Resources, Inc.
  2. Organization Address: 1331 Hermosa Avenue, Grand Junction, CO 81506
  3. Organization Unique Entity Identifier (UEI, formerly called DUNS) (required):  
139504641
  4. Organization or Parent Organization EIN/TIN Number (required):  
74-2321009
  5. Primary Contact Person: Janet Hollingsworth  
Phone: 970-244-0421 Email: janeth@htop.org
  6. Do you or your parent organization file OMB A-133 (Single Audit)?  
☒ Yes ☐ No
  7. If yes, please attach a copy of the most recent A-133 and Form SF-SAC to your CDBG application. You will be prompted to add attachments as the final submission step.
  8. Your entity must be registered in the **System for Award Management (SAM)** prior to application. See example at the end of this application. Provide a copy of the registration confirmation with your application. You will be prompted to add attachments as the final submission step. *For more information, visit [www.sam.gov/SAM](http://www.sam.gov/SAM)*
- Is this agency an equal employment opportunity employer? ☒ Yes ☐ No

You will be prompted to attach a copy of the agency's affirmative action plan as a final submission step.



9. Provide a brief description of your organization - what do you do?.

Hilltop Community Resources, Inc. has been serving individuals and families in Western Colorado since 1950. Hilltop offers an array of programs and services spanning prenatal health care access to assisted living and dementia care for the elderly. Each of Hilltop's 25 programs are dedicated to underserved populations while providing services and activities that are comprehensive, family-focused, and supported by community collaboration.

Hilltop's mission, People First- Making a difference one individual at a time, is reflected everyday through an array of programs and services that cover the lifespan. Through unparalleled collaborations, Hilltop touches the community on several levels by serving individuals and families, partnering with agencies, and finding innovative solutions. Hilltop's goal is to fulfill its mission every day through its diverse programs.

10. Which describes your organization (check all that apply)?

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> A non-profit with 501(c)3 status | <input type="checkbox"/> Housing Authority                        |
| <input type="checkbox"/> Governmental Agency                         | <input type="checkbox"/> Quasi-Governmental Agency                |
| <input type="checkbox"/> Faith based                                 | <input type="checkbox"/> Public Service / Human Services Provider |
| <input type="checkbox"/> Public Organization                         | <input type="checkbox"/> Other _____                              |

11. Has the applicant received past CDBG funding from the City of Grand Junction? If so, please indicate the year received, the amount received, and the amount of CDBG and/or funds remaining to be spent at this time.

Yes. All funds have been expended.  
2020 - \$13,000 for Hilltop's Latimer House transportation  
2018 - \$20,000 for Family Resource Center remodel  
2014 - \$10,320 Latimer House program support  
2013 - \$86,840 Hilltop HVAC

12. Does any employee, board member or client have any past or present ownership or financial investment in the agency, organization or proposed project? If so, please describe.

No Hilltop employee or client has or had ownership or financial investment in the agency, organization, or proposed project.

## FUNDING REQUEST SUMMARY

1. Project Name: Hilltop's Family Resource Center Fencing Project
2. Project Address/Location: 1129 Colorado Avenue, Grand Junction, CO 81501
3. Amount of CDBG funds requested for the project: \$ 19,676
4. Funding leveraged from other sources for this project: \$ 5,550
5. Total Project Budget: \$ 25226
6. Minimum amount of CDBG funding to benefit your project: \$ 10,000

## PROJECT ELIGIBILITY

1. Which CDBG national objective does this project meet? (Select one.)

- ☒ Benefits low/moderate income individuals/households
- ☐ Addresses the prevention or elimination of slums or blight
- ☐ Meets an urgent community need (usually a natural disaster)

2. Which City of Grand Junction CDBG Program Priority does this project meet? (Check all that apply.)

- ☒ Need for Non-Housing Community Development Infrastructure
- ☐ Need for Affordable Housing
- ☐ Needs of the Homeless or Special Needs Populations
- ☐ Other Human Service Needs
- ☐ Economic Opportunities

## SPECIFIC PROJECT INFORMATION

1. **Project Description.** Give a brief description of the project for which you are requesting funds. How do you plan to spend the funds?

Hilltop's Family Resource Center is a key location for programs serving at-risk, low-income, and vulnerable individuals and families. Individuals and families can visit a single location to receive a wide array of services and Hilltop has an increased ability to respond to the holistic needs of each individual. This enhanced integrated approach to care provides increased value to each participant.

Hilltop's Family Resource Center Fencing Project would provide a metal fence around the southern section of Hilltop's property at 1129 Colorado. Currently the area south of the alley contains a concrete slab for basketball and grass – all open to Ute Avenue. Hilltop would like to fence in the area to improve safety for the youth and families that use the area for school recess, family supervised parenting time, Hilltop program activities, and community events.

2. **Project Type.** Which of the following categories best describes your project? (Select only one.)

- ☐ Public or human service
- ☒ Capital construction, building rehabilitation or public facility improvement
- ☐ Home ownership activities
- ☐ Housing rehabilitation
- ☐ Economic development assistance
- ☐ Planning or predevelopment costs
- ☐ Acquisition or demolition of property

3. If this is a Human Service Project, is the service: ☐ New or ☐ On-going?
4. If funding an existing service, describe how the CDBG funds will support a measurable increase in that service (e.g. more families served or longer service period as compared to current operations).

Hilltop's Family Resource Center programs are on-going. Hilltop programs housed at the Family Resource Center verify participant income as part of the intake procedure. Most individuals/families are either eligible for Medicare or free/reduced lunch programs. The programs housed at the Family Resource Center are designed for specific populations including: domestic violence survivors, at-risk adolescents, young moms and dads, low income pregnant women, supervised parenting, and individuals/families searching for health care access.

5. **Demonstrated Need for Project.** Provide a brief summary of current statistical data documenting the need for the project. Include sources of information.

Currently, the area south of Hilltop's Family Resource Center is open grass and concrete slab. The open area is next to Ute Avenue which is a very busy street. The metal fencing will enclose the area and provide protection for the youth and families utilizing the property for recreation, play, and family time. The increased enclosure will eliminate youth and children stepping out toward the busy street to retrieve a ball or toy. The recreation area is also used by Mesa County Partner program.

6. **Project Budget.** Provide a line item budget for this project and the total budget cost, including the request for City of Grand Junction CDBG funds, other secured funding and other pending applications for funding. If this is a rehabilitation, remodeling or construction project, be sure to include Davis-Bacon wage regulations and architectural, engineering and/or environmental review fees in determining your project budget. The Total Budget must match the number provided in Request Summary Item 5.

Budget Item	Amount	Funding Source	Award Date
fence	\$5,550.00	Hilltop	
fence	\$19,676.00	CDBG	
<b>Total Budget</b>	\$25,226.00		

7. **Project Schedule.** What is the proposed project schedule if awarded the CDBG funds? Keep in mind funding will not be available until September of the current year, and must be expended within one year.

Start Date: November 2022 Completion Date: December 2022

If the project includes construction, are there plans/permits needed before the project can begin construction or has a construction schedule been identified?

- ☐ Yes, plans/permits completed; project is ready to begin.
- ☐ No, plans/permits still need to be completed.

8. **In-Kind Contributions.** What other resources (e.g. volunteers, in-kind donations, etc) will you be utilizing for this project? List all in-kind services, volunteer hours and goods you will bring to this project and determine a dollar value for all items listed.

Hilltop will work with local fencing contractors to discuss in-kind donations.

## BENEFICIARY INFORMATION

1. **Total Persons Served.** How many total persons did this organization serve during the past year and how many total people does your organization expect to serve in the coming year?

In 2021 Hilltop served 20,000 individuals through 25 programs in Mesa Montrose, Delta, and Ouray counties. 4,000 individuals were served through its Family Resource Center programs

2. **Persons Served by Project.** What percentage of total persons served by your organization live within the City limits? Provide an estimate of the number of persons who will benefit from the specific project that **live within the City limits of Grand Junction.**

Over 78% of the Family Resource Center clients are Grand Junction residents, and 93% are low to moderate income.

3. **Client Eligibility.** Will those served by this project be primarily (51% or more) of low and/or moderate income? ☒ Yes ☐ No

If you checked yes above, specify by checking all that apply to your project:

☒ The income of each household/person receiving assistance will be individually verified for eligibility.

☐ The types of households or persons served are of special need (presumed benefit) such as elderly, disabled, homeless, illiterate, or involve an abused spouse or child.

4. If the income will be verified, describe the organization's procedure for verification and how you will determine that a person is eligible for services.

Hilltop's programs at the Family Resource Center verify participant income as part of the intake procedure. Most individuals/families are either eligible for Medicaid or free/reduced lunch programs. The programs housed at the Family Resource Center are designed for specific populations including: at-risk adolescents, young moms and dads, domestic violence and sexual assault survivors, low income pregnant women, and individuals/families searching for health care access.



## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

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### CDBG APPLICATION AND PRELIMINARY AGREEMENT

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By signing below I certify that all of the information above and included with this application is true, and I understand that application for funds does not in any way guarantee funding. Additionally, the applicant understands and agrees that in the event the applicant receives approval from the City Council for a block grant fund allocation:

1. The applicant will not receive the block grant funds until:
  - a. HUD has approved the project and the City receives a letter of credit from HUD.
  - b. An Environmental Review has been completed and approved.
  - c. If applicable, a Request for Release of Funds and a Finding of No Significant Impact have been published for community comment and HUD has released funds for the project.
  - d. A contract between the City of Grand Junction and the sub-recipient is fully executed.
  - e. All labor standards have been met.
2. The applicant will submit a sub-recipient report with each request for reimbursement. The report will describe the progress of the project, the project beneficiaries, and other information required by HUD or the City. Invoices will accompany the report when indicated. Funds will not be released without this report.
3. The applicant will provide the City any other information required by HUD or by the City.
4. The applicant will comply with all other requirements set forth by the City and the U.S. Department of Housing and Urban Development.

Applicant: Hilltop Community Resources, Inc. - J. Michael Stahl

Title: Chief Executive Officer

Signature: \_\_\_\_\_

eSigned via SeamlessDocs.com  
*J. Michael Stahl*  
Key: e0292c3e47103a176d2baaf2964274b

Date: 03/23/2022

**SAM Search Results**  
List of records matching your search for :

Search Term :  
Record Status: Active

<b>ENTITY</b>	NAME OF ENTITY		Status:Active
DUNS: 1 #	CAGE Code: 49B27	DoDAAC:	
Expiration Date: Jul 22, 2015	Has Active Exclusion?: No	Delinquent Federal Debt?: No	
Address: City: GRAND JUNCTION ZIP Code: 81506-4099		State/Province: COLORADO Country: UNITED STATES	

# Safe Neighborhood Routes

## 27 Rd South of Hwy 50

620 feet of curb, gutter, sidewalk —

2 access ramps ●

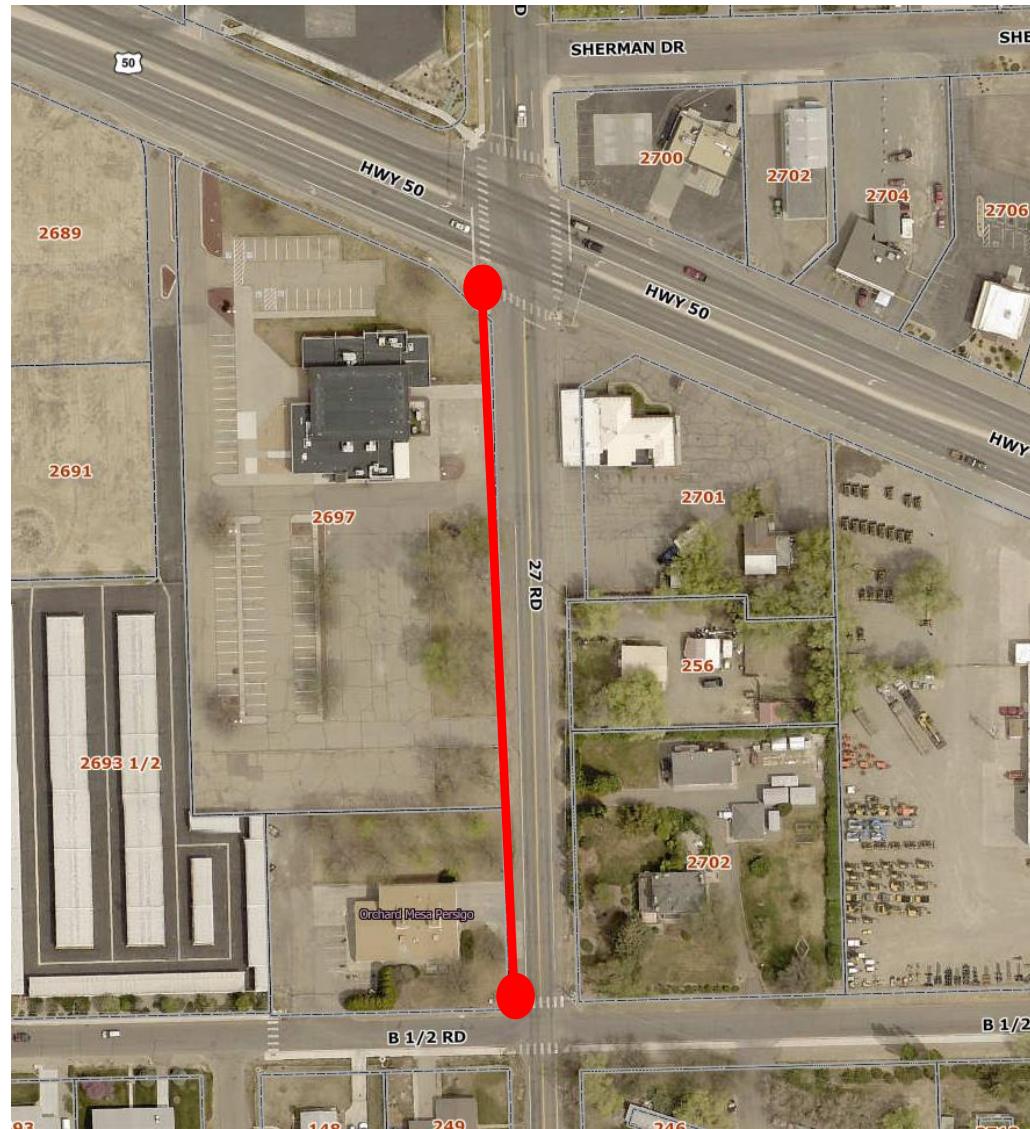
0 crosswalk ○

ROW required – No

Grading Required – Minimal

Utilities – Minimal

Costs - \$140K



27 Rd looking north to Hwy 50



# Safe Routes to School

## Rocket Park Crosswalk (Orchard Ave at 26<sup>th</sup> St)

120 feet of curb, gutter,  
sidewalk

Additional asphalt width

2 access ramps ●

1 crosswalks ●

Utilities – Minimal

Costs – \$40,000

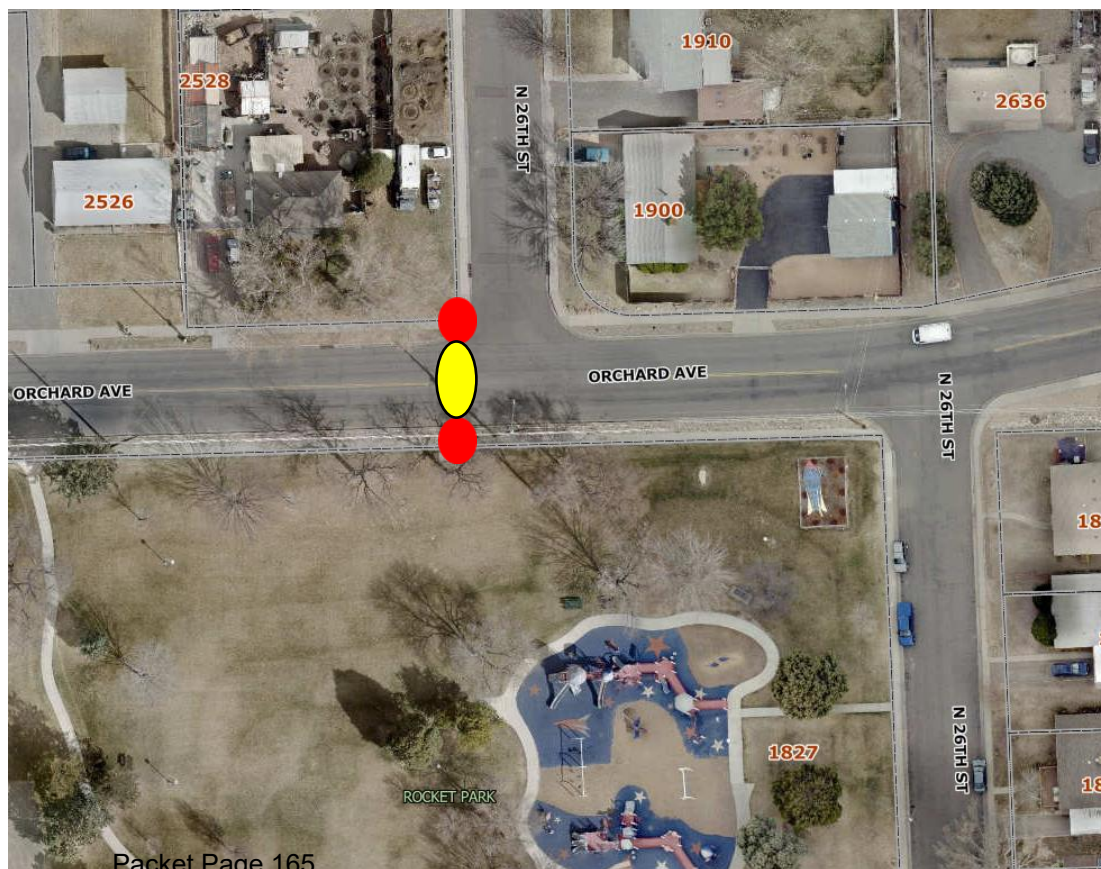
### Project Description

Project Description

ADA ramping and piano keys

at Rocket Park across

Orchard Ave



# Safe Neighborhood Connections

## 12<sup>th</sup> Street near Wellington Ave

0 feet of curb, gutter, sidewalk —  
2 access ramps ●  
1 crosswalk ○  
2 yellow-flashing signals - ■  
ROW required – None  
Grading Required: minimal  
Bus Stops 🚌  
Irrigation Structures: adjacent; minimal impact  
Utilities – minimal  
Total Cost - \$80K

Yellow-Flashing Lights



12<sup>th</sup> St at Wellington Ave looking north



Yellow-flashing light and crosswalk.  
Important to GVT Route 1 access.



## Grand Junction City Council

### Workshop Session

Item #1.b.

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**Meeting Date:** May 16, 2022  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, Planning Supervisor

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### **Information**

#### **SUBJECT:**

City of Grand Junction Zoning and Development Code Update; Progress and Next Steps

#### **EXECUTIVE SUMMARY:**

City staff in the Community Development Department have partnered with Clarion Associates to work on updating the City's Zoning and Development Regulations, Title 21 in the Grand Junction Municipal Code. This effort will work toward three primary goals:

1. Update the City's development regulations to better implement the City's vision and goals as described in the 2020 One Grand Junction Comprehensive Plan
2. Achieve greater simplicity, efficiency, consistency, and legal effectiveness in the code language
3. Identify opportunities to facilitate the development of affordable and attainable housing

#### **BACKGROUND OR DETAILED INFORMATION:**

##### ***Project Overview***

The City is working with the consulting team Clarion Associates, the code committee, stakeholder groups and the general public on the Zoning and Development Code Update.

The public engagement and assessment phase of the project began with a series of open houses, stakeholder meetings, topical discussion groups, and the first gathering of the code committee in early April. Staff also worked with the consultants to create a project website, post the initial survey, and to advertise the project and meetings

through social media and email blasts. The assessment phase of the project will conclude with the public presentation of the assessment report in mid-June. Once finalized, the assessment report will serve as a guide for the second phase of the project, which includes drafting the updated Zoning and Development Code.

Detailed results of the survey are included as an attachment to this report. At this workshop, staff and Clarion will discuss the project timeline, preview the themes and issues heard through the outreach and feedback received thus far. Initial information about how the assessment will be utilized to draft the code will also be discussed.

Staff would like to discuss the project timeline, how the project has gone so far, results of the survey and public engagement efforts, and the outline of the draft assessment report. The draft assessment report will be provided to the City Council at the end of May and will be discussed in more depth at the June 13th City Council Workshop.

### **FISCAL IMPACT:**

The total cost for this project amounts to \$200,000 and the funding has already been identified and secured. City staff applied for and received two grants from Department of Local Affairs (DOLA). The grant funding includes a \$25,000 grant for the overall administration of the project and an \$85,000 grant to promote innovative affordable housing strategies through the code update process. The city will contribute the remaining \$90,000.

### **SUGGESTED ACTION:**

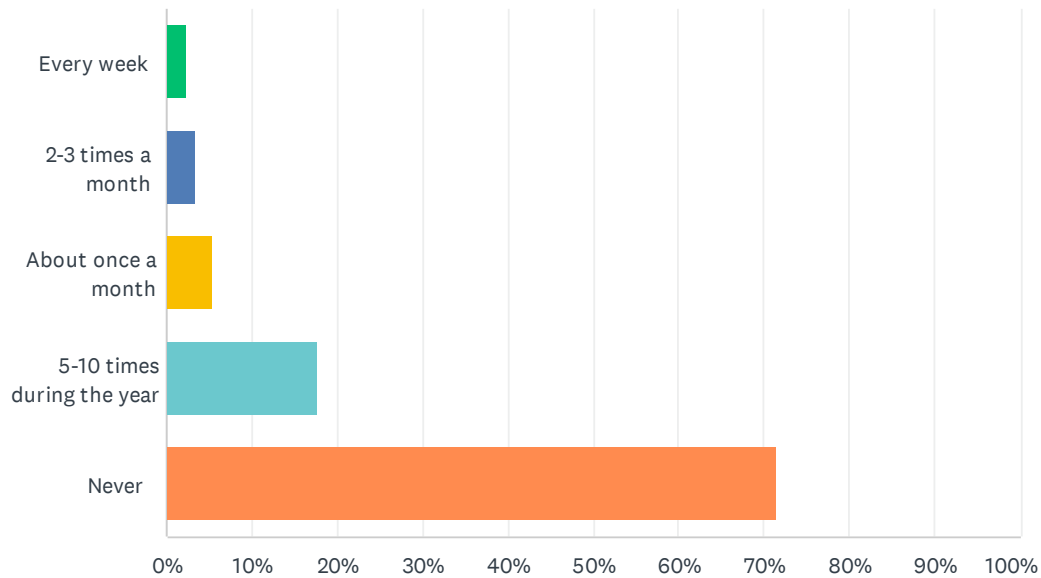
This topic is an update and for discussion only.

### **Attachments**

1. Survey Results Summary\_5\_6 (002)

## Q1 How often have you used the Z&DC in the past 12 months?

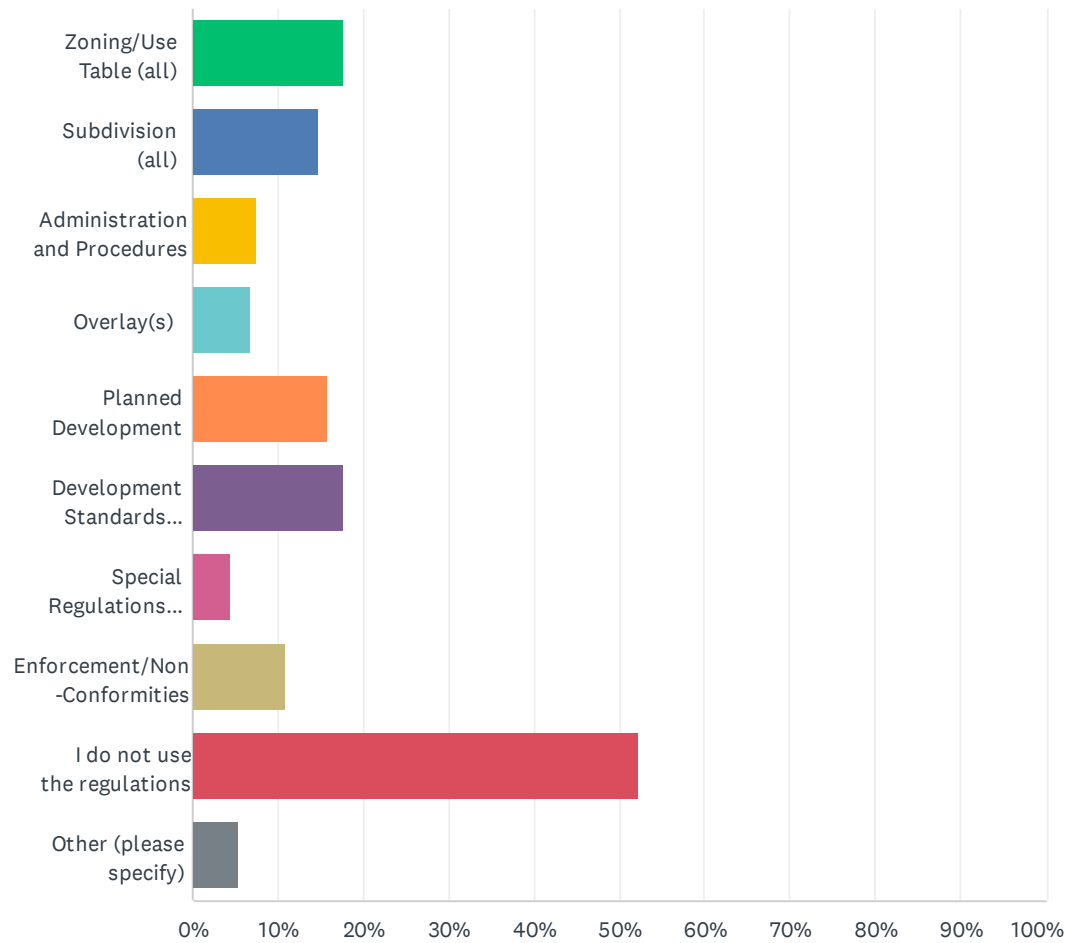
Answered: 210 Skipped: 5



ANSWER CHOICES	RESPONSES	
Every week	2.38%	5
2-3 times a month	3.33%	7
About once a month	5.24%	11
5-10 times during the year	17.62%	37
Never	71.43%	150
TOTAL		210

## Q2 Which section(s) of the current Z&DC are you most familiar with?

Answered: 203 Skipped: 12





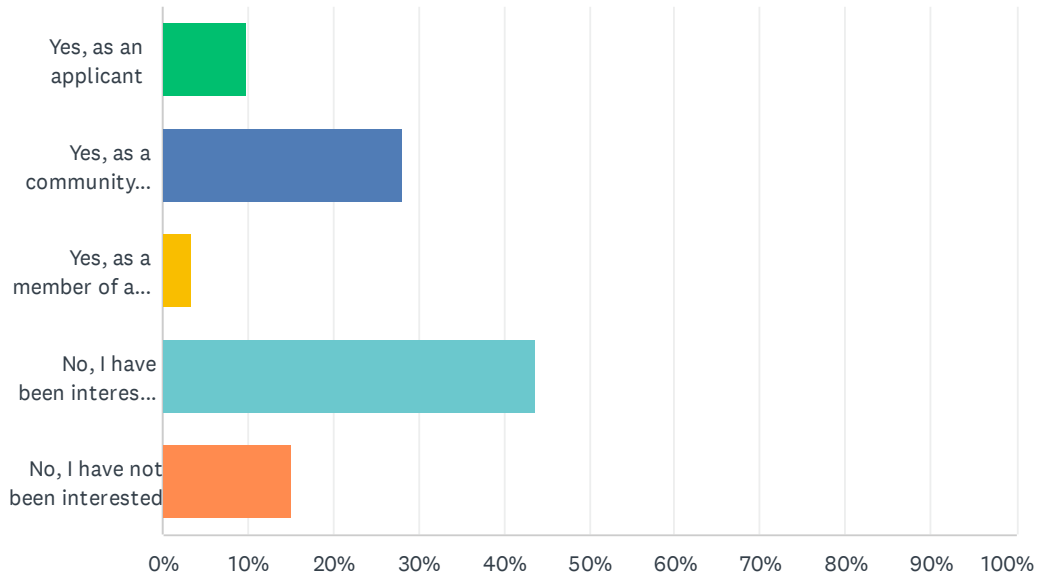
# Grand Junction Z&DC Update | General Survey 1: Big Issues

ANSWER CHOICES	RESPONSES	
Zoning/Use Table (all)	17.73%	36
Subdivision (all)	14.78%	30
Administration and Procedures	7.39%	15
Overlay(s)	6.90%	14
Planned Development	15.76%	32
Development Standards (landscaping, parking, signs, lighting, parks)	17.73%	36
Special Regulations (hillside, steep slopes, floodplain)	4.43%	9
Enforcement/Non-Conformities	10.84%	22
I do not use the regulations	52.22%	106
Other (please specify)	5.42%	11
Total Respondents: 203		

#	OTHER (PLEASE SPECIFY)	DATE
1	I've called code enforcement a few times since 1995	4/25/2022 3:00 PM
2	My neighborhood and some general press	4/11/2022 7:08 PM
3	Though very interested in this issue, I was not aware of the existence of Z&DC. I think there is a very serious communication problem in GJ.	4/11/2022 12:42 PM
4	none	4/11/2022 9:33 AM
5	None	4/8/2022 1:54 PM
6	It has been a while, I use planned development and Zoning for real estate	4/6/2022 9:52 AM
7	Never used any of these sections	4/5/2022 9:18 PM
8	Accessory dwelling units downtown	4/5/2022 5:50 PM
9	Have no idea what you are talking about.	4/5/2022 5:18 PM
10	Not sure	4/5/2022 4:16 PM
11	Not familiar	4/5/2022 3:25 PM

### Q3 Have you ever participated in a planning, zoning, or subdivision process or project in the City?

Answered: 206 Skipped: 9



ANSWER CHOICES	RESPONSES	
Yes, as an applicant	9.71%	20
Yes, as a community member providing input or information on a project (either in support of or opposed to)	28.16%	58
Yes, as a member of a board or committee for a City planning, zoning, or subdivision project	3.40%	7
No, I have been interested but not able to attend	43.69%	90
No, I have not been interested	15.05%	31
TOTAL		206

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	I have attended city council meetings.	4/25/2022 3:00 PM
2	I am extremely concerned about my mothers property and all the illegal things that continue to carry on at that property. It has been called in by every neighbor. I myself, have gone to the PD, to speak with a officer several times, waited over a hour sometimes longer, have never been available to speak to one.	4/25/2022 8:48 AM
3	Practiced as an attorney in GJ for clients with development issues.	4/12/2022 10:06 AM
4	Nothing says buzz off like bureatic gobbly-gook instead of words. Where are the Z&DC on you web site? Oops.	4/11/2022 4:25 PM
5	I would like to participate - need the info as to when and where.	4/11/2022 12:42 PM
6	I have attended meetings concerning the area south of Riverside and see some signs posted for hearings Am interested as I live in the area.	4/8/2022 10:51 PM
7	As a business owner years ago	4/6/2022 1:50 PM

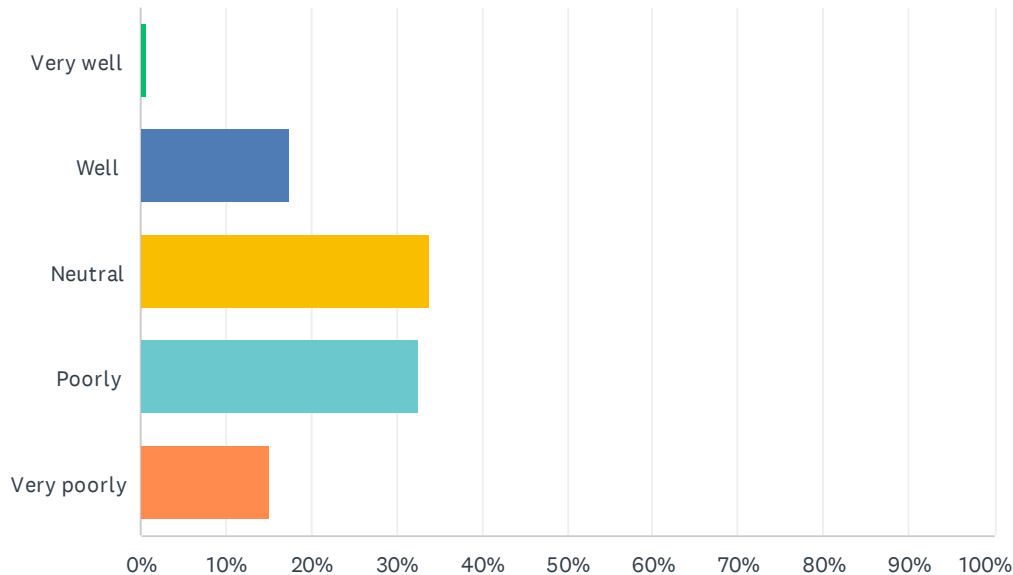


## Grand Junction Z&DC Update | General Survey 1: Big Issues

8	Deer Creek Subdivision. The new Subdivision will have access through Alpine Meadows and Sedona, which will add an estimated 200 cars per day on already failing streets.	4/6/2022 12:14 PM
9	my input seems to not be as important as the developers that are taking the city project managers out to lunch or coffee. I've seen them frequenting places on Main Street.	4/6/2022 9:55 AM
10	I have participated about 14 yrs ago. a lot has changed. in real estate so its been hit and miss	4/6/2022 9:52 AM
11	Opposition input to whatever the city wants falls on deaf ears, it is all about the \$ and who has it and how the city can profit from the project.	4/6/2022 7:23 AM
12	Have participated many times as an owner representative.	4/6/2022 5:35 AM
13	Zoning does not fill through and will even release your personal information about you to the person not in compliance! Don't really feel that in this day and age that is appropriate. Nobody wants to respond or resolve issues it completely useless.	4/5/2022 9:23 PM
14	None of the above answers apply to me. I am a newer resident of GJ. It appears GJ does not send out information to affected property owners as well as other municipalities.	4/5/2022 8:20 PM
15	I felt like my voice was not listened to. I was told in reference to open space in the new subdivisions, they will not put pocket parks in as they are too expensive to keep up and we have Matchett Park anyway. That was 5 or more years ago and we still do not have a park or open space but houses crammed together.	4/5/2022 5:53 PM
16	Money spending is all hush hush until its done.	4/5/2022 5:18 PM
17	Years ago we petitioned successfully for our subdivision to be annexed by the city. Never regretted it.	4/5/2022 4:28 PM
18	I am a former member of the Grand Junction/Mesa County Planning Department (1982/1983) staff. Served as a alternet member of the Longmont (CO) Planning Commission	4/5/2022 3:03 PM
19	When Seventh Street was changed up and our business parking removed, I was impressed by the fact that not one person on the board cared that we ended up with a commercial property that they had re-zoned ended up with zero parking.	4/5/2022 2:51 PM
20	The zoning use table has been incorrectly used by the planning staff.	4/5/2022 1:49 PM
21	Information meeting for community center at Matchett	4/5/2022 1:32 PM
22	As an applicant, community member, stakeholder as President/Board member of the HBA	4/5/2022 12:27 PM

Q4 The Z&DC describes what can be built and the general size and scale (small, medium, large) of structures that can be built. How well do you think the Z&DC works to produce residential areas that are well-balanced in terms of size and scale to create a sense of place or community?

Answered: 165 Skipped: 50



ANSWER CHOICES	RESPONSES	
Very well	0.61%	1
Well	17.58%	29
Neutral	33.94%	56
Poorly	32.73%	54
Very poorly	15.15%	25
TOTAL		165

#	WOULD YOU LIKE TO ELABORATE OR PROVIDE EXAMPLES?	DATE
1	Need higher density housing downtown and along transportation corridors with biking and walking paths connected	4/28/2022 1:00 PM
2	Need more affordable housing	4/26/2022 3:34 PM
3	Too slow	4/25/2022 3:23 PM
4	I think that y'all are doing a great job. What you've done along D road is excellent	4/25/2022 3:06 PM
5	I have tried many times to reach out about this issue, I want my mom's property to be the way she would like for it to be! Not a druggie bin... or a flop house for her son in law, and all of his druggie, friends, I'm not sure who all is there. Neighbors tell me approximately 20 people on that property!	4/25/2022 8:55 AM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

6	This city greatly lacks sense of community	4/24/2022 7:49 AM
7	Too much emphasis is placed on cramming houses in and not enough is placed on open spaces.	4/23/2022 9:37 PM
8	We are building FAR too many 3 bdr homes without the infrastructure to support MORE children in our school without charging IMPACT fees against the developers. Also - the land base around the homes are ridiculously small. Every darn green patch is being built on in the city and surrounding neighborhoods. STOP the depletion of open areas.	4/23/2022 9:31 PM
9	Not providing enough bike friendly environments	4/14/2022 4:44 AM
10	Codes disproportionately favor entitled folks with money, at the cost of providing equitable and sustainable housing for a broader range of socio-economic groups	4/13/2022 9:07 AM
11	I find that most new neighborhoods feel very exclusive and aren't cohesive within the greater community.	4/13/2022 7:39 AM
12	No community center and no Matchette Park	4/12/2022 11:02 AM
13	The intermixing of residential and light or not-so-light industrial makes for a patchy, unplanned feel.	4/12/2022 9:44 AM
14	Seem to just be urban sprawl in the idea that all growth is good	4/11/2022 7:12 PM
15	Don't know	4/11/2022 12:44 PM
16	In general the Z&DC is ok but I have seen some commercial scale, metal buildings installed on residential lots that truly detract from the neighborhood. An example is the lot at the corner of Walnut and Hillcrest drive.	4/11/2022 11:06 AM
17	traditiional neighborhoods not considered with high densities	4/11/2022 9:35 AM
18	It seems that only affordable housing is the main focus - not the neighborhood, traffic, noise, water, etc.	4/11/2022 9:17 AM
19	Too many subdivisions going in without regard to infrastructure....better roads and access.	4/11/2022 8:13 AM
20	It doesn't look there has been much of a plan other than money talks	4/11/2022 7:54 AM
21	Too often the planners already have decided what they are going to do, input is just noise to them.	4/9/2022 9:53 PM
22	To really understand and to answer this question needs to tied into the current zoning and what is in the comprehensive plan. We also need to look at the demographics of the people living in Grand Junction and people moving to Grand Junction.	4/9/2022 2:22 PM
23	It is complicated and takes to long. To much review	4/9/2022 11:17 AM
24	New neighborhoods within the city limits seem packed way too tightly	4/8/2022 1:16 PM
25	nobody seems to hear communities complaining of building on every square inch. Traffic is becoming unbelievable.	4/7/2022 2:40 PM
26	It doesn't help with the lower class making their way into the housing market. The housing market is only for the middle upper class.	4/7/2022 1:44 PM
27	The recent Karis Project (off 12th, behind the Unity Church) is a monstrosity and an eyesore. It bears NO relationship to any of the existing structures in the area, neither Lakeside, nor Northwoods.	4/7/2022 1:22 PM
28	Leniency should be giving to existing urban fabric and more restrictive zoning on new suburban sprawl	4/7/2022 11:09 AM
29	you put all the homeless services/shelters and mental health building all in one neighborhood that use to be a nice quiet neighborhood to live in and now the homeless roam all around and thefts have increased	4/7/2022 10:12 AM
30	I am appalled at some of the houses that are built in the old downtown. They look very industrial in the midst of the Victorian and Craftsman structures.	4/7/2022 7:38 AM
31	Residential areas are isolated by large roads, and they spread out. I makes me want to drive to	4/6/2022 9:45 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

stores and restaurants. It's hard to connect with my community from a moving car.

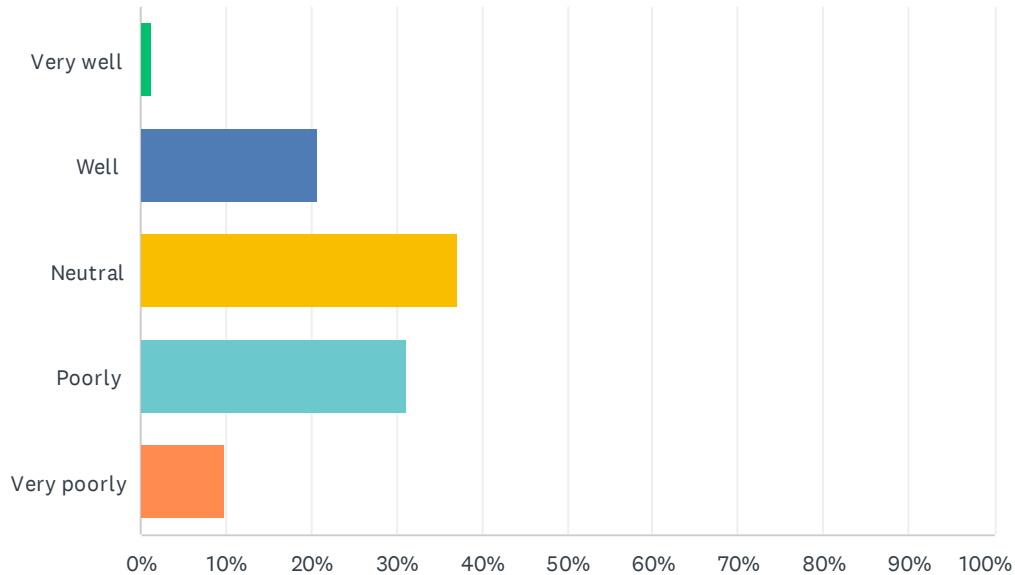
32	Seems like there can be controversy because folks are not well acquainted with the codes.y	4/6/2022 9:07 PM
33	Not sure, but hope the structures are better than the stuectures in 1996!	4/6/2022 8:34 PM
34	You need to take into account the infrastructure needs and include the costs of those in developments.	4/6/2022 8:18 PM
35	The code makes it difficult to successfully implement creative projects with density	4/6/2022 6:31 PM
36	City puts too many restrictions on sub divisions. HOA good and bad	4/6/2022 1:56 PM
37	First of all, you guys are out of touch with reality. I believe there are many people who would like to become more involved with things, but surveys like this seem like they are in fact, meant to intimidate and drive people away from your processes	4/6/2022 11:55 AM
38	Spanish Trail subdivision	4/6/2022 11:23 AM
39	I have zero visibility into the impact or actions that this department takes. No idea what you do or how it impacts me.	4/6/2022 11:16 AM
40	Everywhere I look there is new development, particularly on the north end of town. It is clearly not balanced with open space. It reminds me of the gold rush of old, only it is not about \$s from gold this time, but rather \$s from development. The CO front range has done the same thing from CO Springs to Ft. Collins and have created a very undesirable place to live--- overdevelopment, not sufficient road infrastructure, too many people, too much traffic, no regard for quality of life. If that is how we wished to live, we would still be living on the front range that we fled from for all those reasons! Once you lose the quality of life that exists in Grand Junction, you won't be able to get it back. Don't sell out for the almighty dollar.	4/6/2022 11:04 AM
41	More emphasis needs to be placed on preserving Open spaces and not taking every opportunity to sell off these open lands for new construction. These open spaces is a major part of what makes this community special and attracts others to move here. There also needs to be some limit on the number of 80 use that residence can build on their property. Seems like every other house in downtown has a second structure almost larger than the initial structure.	4/6/2022 10:12 AM
42	I believe it should be explainable to the consumer, not the lawyers. More laymans terms need to apply	4/6/2022 9:56 AM
43	Folks seem to be able to add 2nd homes on their small city lots and many are very tall 2 or 3 story structures. Very unattractive in the downtown area	4/6/2022 8:50 AM
44	Elevation 4591 subdivision looks ridiculous, totally out of place where the developer and the City wanted and got it to be built.	4/6/2022 7:30 AM
45	The code is written as to eliminate housing diversity.	4/6/2022 5:36 AM
46	I was NOT impressed whatsoever w the city planning dept when 26 1/2 and H 1/2 Rd subdivision filing came up ( the prior Saccamanno land) ... it felt as though the city had the explanation all ready to go for Emerald Ridge Estates and that nothing we could say, do, present or discuss would prevent the forward momentum of that high density development. It was useless working w the city or even trying.	4/5/2022 9:34 PM
47	Seems to be very haphazard	4/5/2022 9:21 PM
48	Pienso que no hay muchas áreas con sentido de lugar o comunidad.	4/5/2022 8:35 PM
49	I think there should be more regulation on short term rentals.	4/5/2022 7:38 PM
50	There is a significant city effort to bring revenue into the limits of Grand Junction and its surrounding areas while not supplying probably in lieu of deficient labor and manpower enough to accommodate for those areas which bring the city less	4/5/2022 6:51 PM
51	Dislike all the contemporary construction being allowed in older neighborhoods	4/5/2022 6:42 PM
52	There's nothing inherently wrong with local zoning as is, but if issues like parking requirements aren't curbed then they'll continue to be used by NIMBY residents to bludgeon dense housing proposals to death.	4/5/2022 6:35 PM
53	city is only concerned in getting cookie cutter houses so they get mor taxes	4/5/2022 6:32 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

54	This is very poor planning and actually an assault on current homeowners. The authorities that govern this have NEVER seen a development they don't like in pursuit of the good ol boy network around here and the almighty dollar. The infrastructure, particularly roads do not exist to support the out of control development at this point. Have you seen the traffic in these areas of development and resulting increase in accidents?	4/5/2022 6:26 PM
55	I feel that houses are being built anywhere without regard for open spaces and maintaining a ruralish city that we have had for years.	4/5/2022 6:25 PM
56	Need more open space and larger lots for houses in planned developments. There is not enough space for on and off street parking. Lots have too little room for children to play in and they end up in streets that haven't even enough space for parking! Very dangerous for children and for drivers. Huge safety issue.	4/5/2022 6:20 PM
57	The downtown neighborhood is out of space. Every available lot is being filled with larger and taller structures. We would like some open space.	4/5/2022 6:17 PM
58	Hugh houses on small lots for families with children. People walk dogs on streets and children play in streets.	4/5/2022 5:57 PM
59	I would like to see open space/play areas in every neighborhood as well as basic services within walking distance.	4/5/2022 5:31 PM
60	We are seeing more large 2 story+ storage garages in otherwise single family neighborhoods. Also there are additional living structures and trailers being built/used for permanent living purposes in otherwise single family neighborhoods	4/5/2022 5:15 PM
61	Emerald Ridge Estates--way too dense.	4/5/2022 4:57 PM
62	Quit trying to cram high density housing into low density neighborhoods.	4/5/2022 4:30 PM
63	Existing homeowner's input is minimize while developers receive preferential consideration	4/5/2022 3:40 PM
64	Does not create walkable communities and subsidizes corporate big box stores	4/5/2022 3:35 PM
65	In our downtown neighborhood anyone can build anything anywhere at anytime with zero oversight including the trashy travel trailer in the next door neighbor's backyard that's used as a rental.	4/5/2022 2:56 PM
66	Residential homes are built way to close to each other and yards are the smallest I have ever seen.	4/5/2022 2:39 PM
67	Huge density issues. Too many homes per acre!! Plus no area is sacred anymore. Money talks	4/5/2022 2:16 PM
68	See previous comment	4/5/2022 1:49 PM
69	Too much density in most new subdivisions	4/5/2022 1:37 PM
70	Politics become involved	4/5/2022 12:58 PM
71	Our code seems to be too strict, limiting housing options, which ultimately forces single-family houses and promotes sprawl, decreasing neighborhood character, walkability, etc.	4/5/2022 12:01 PM
72	I think it's progressing in a more beneficial way, but overall it does appear that most housing in the valley is large and oversized therefore out of the budget range for a many GJ residents and it is only catering to those moving into town with more money. Therefore leaving many of GJ residents without access to housing they can afford and housing that they can afford tends to push them further away from the areas that most of their life, like work and schools is which increases the overall amount of driving and trip time for them, this decreasing their access to the area that they live.	4/5/2022 9:52 AM
73	I'd like to see more community/public spaces and more accessibility for alternate forms of transportation	4/5/2022 9:35 AM
74	The code currently requires large setbacks and low residential density that creates a car dependent city.	4/5/2022 8:54 AM

## Q5 How well do you think the Z&DC works to produce attractive or desirable residential neighborhoods?

Answered: 164 Skipped: 51



ANSWER CHOICES	RESPONSES	
Very well	1.22%	2
Well	20.73%	34
Neutral	37.20%	61
Poorly	31.10%	51
Very poorly	9.76%	16
TOTAL		164

#	WOULD YOU LIKE TO ELABORATE OR PROVIDE EXAMPLES?	DATE
1	Need more neighborhoods with mixed use, access to small grocery, coffee shops, parks, walkable spaces	4/30/2022 11:41 AM
2	Code enforcement appears to be a problem; junk on lots, poor maintenance, etc.	4/28/2022 1:00 PM
3	Need more affordable housing	4/26/2022 3:34 PM
4	No consideration of affordable housing	4/25/2022 3:23 PM
5	I absolutely hate the tiny yards. Too many houses on such small parcels of land. As a side affect there are too many cars in neighbourhoods	4/25/2022 3:06 PM
6	Most neighborhoods are in well shape! I'm only speaking of my moms and it only continues to go farther down hill.	4/25/2022 8:55 AM
7	Neighborhood are not conducive to building community	4/24/2022 7:49 AM
8	Lots SO small - why ??	4/23/2022 9:31 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

9	See above. Attractive and desirable for who? People moving here from Denver and Bend?	4/13/2022 9:07 AM
10	These neighborhoods being built are poorly designed, ugly and add to urban sprawl.	4/13/2022 7:39 AM
11	High density housing stuffed into areas that enjoy much lower housing density	4/12/2022 11:02 AM
12	maybe outside ZD&C purview, but there are many very poorly maintained and junk/weed filled properties.	4/12/2022 9:44 AM
13	Most seems to be cheap quick build	4/11/2022 7:12 PM
14	Don't know	4/11/2022 12:44 PM
15	Depends if the neighborhood is new or putting a subdivision in the middle of an established neighborhood.	4/11/2022 9:17 AM
16	High density neighborhoods where orchards once stood are not attractive nor practical.	4/11/2022 8:13 AM
17	The idea of creating denser housing like around Mesa College, just looks like ad hoc crap added to old crap houses	4/11/2022 7:54 AM
18	The water-run off ponds at each subdivision is a poor answer. The regulations for subdivision are oppressive and often capricious.	4/9/2022 9:53 PM
19	It only works with the Planned development, not the existing home in areas of Grand Junction.	4/9/2022 2:22 PM
20	I can see businesses in the Dos Rios area not sure I like 3 story bldgs with living space on 3rd floor Offices are ok	4/8/2022 11:04 PM
21	Homes are being built too close to each other. Suffocating!	4/7/2022 2:40 PM
22	Needs more free	4/7/2022 1:45 PM
23	Though the ideas in place are good, they do not account for urban development. The code is designed currently for tract homes	4/7/2022 11:09 AM
24	Keep cars off the streets by implementing alleys	4/7/2022 9:01 AM
25	Subdivisions all separate entities not tied together	4/6/2022 9:39 PM
26	would like to see the electrical work, gutter, etc. on new homes.	4/6/2022 8:34 PM
27	Infrastructure needs to be done first!	4/6/2022 8:18 PM
28	Market seems to be buying everything we create quickly	4/6/2022 6:31 PM
29	I used to live in the central part of GJ, near 18th street and Orchard avenue. When I moved there as a first time home owner, the neighborhood was cute with single family ranch homes. The zoning was later changed to allow single family homes to be torn down and replaced with 4-8 units for "in fill". So big apartment type units could be built, towering over the cute little bungalows . Totally ruined the integrity of the 1950s style neighborhood. It took me a few years, but I sold and left as soon as I could. The idea of infilling established neighborhoods in this inconsistent way creates ugly looking areas and impacts the lower socioeconomic groups, like first time home owners, the most.	4/6/2022 4:55 PM
30	Might be attractive but too many rules.	4/6/2022 1:56 PM
31	In the Redlands it's great; other parts of town are severely lacking.	4/6/2022 12:54 PM
32	There should be a park area for major subdivisions, Each subdivision should have permanent attractive fencing on major streets	4/6/2022 11:23 AM
33	Give people an example of this and we can then determine if it was worth it.	4/6/2022 11:16 AM
34	Overdevelopment and insufficient infrastructure.	4/6/2022 11:04 AM
35	Again, added parks and outdoor spaces are key. Having bike lanes and sidewalks is also a major component that is highly lacking. One must have a car in this town to get anywhere outside of downtown.	4/6/2022 10:12 AM
36	It is more the developers that put the covenants together. We need to decrease the amount of water landscaping to be less, less trees and bushes. WE are in a drought and will remain there.	4/6/2022 9:56 AM



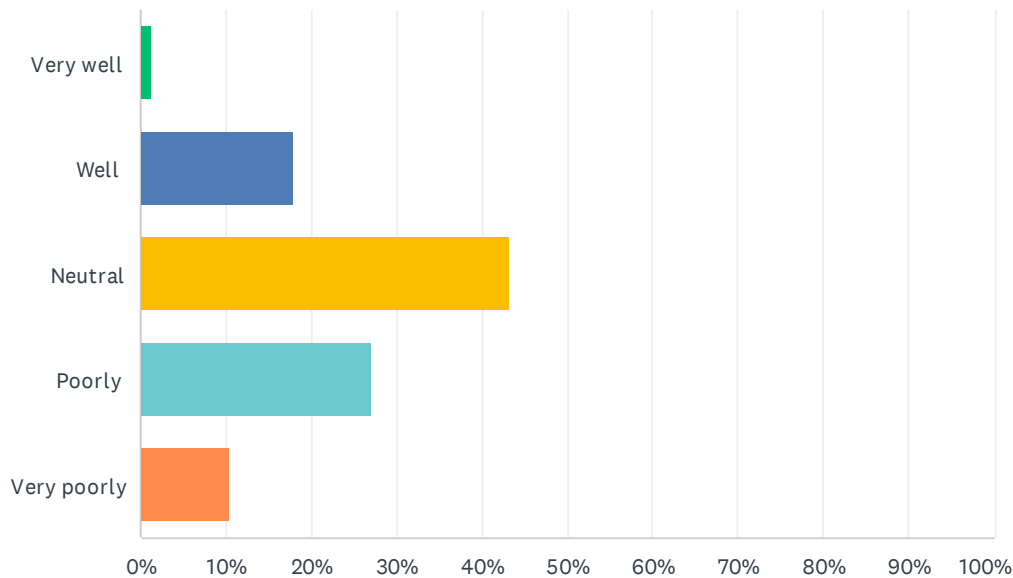
## Grand Junction Z&DC Update | General Survey 1: Big Issues

37	houses to close and to much impact on roads.	4/6/2022 9:35 AM
38	See above. But mainly it seems code enforcement is the problem. You see structures being built without any permits posted. Look at Elm Ave all the way from 12th to 28th streets	4/6/2022 8:50 AM
39	Elevation 4591 subdivision	4/6/2022 7:30 AM
40	Notifications are basically provided after the project seems to be pre approved. Public very seldom notified what's being built where. Communication failure.	4/5/2022 9:27 PM
41	Not well thought out...especially with the rapid growth. Developers are ruining the uniqueness of this valley	4/5/2022 9:21 PM
42	Me gustaría que los vecindarios sean áreas donde se pueda caminar fácilmente a los lugares necesarios, como el súper mercado o la oficina de correo. Sería mejor que la gente se sienta cómoda a caminar entre su trabajo, su casa, y otros lugares.	4/5/2022 8:35 PM
43	Redlands 360	4/5/2022 6:51 PM
44	All new residential homes look the same - big and bland	4/5/2022 6:42 PM
45	All the subdivisions look alike. So boring	4/5/2022 6:32 PM
46	As stated above.	4/5/2022 6:20 PM
47	They mostly all look the same.	4/5/2022 5:57 PM
48	Too many developments have houses that all basically look alike, too close together, with no trees or play areas.	4/5/2022 5:31 PM
49	Extremely bright street lighting l d, etc is being installed in new development which negatively affects the night sky darkness. Night sky visibility is one reason we settled here!	4/5/2022 5:15 PM
50	Emerald Ridge Estates	4/5/2022 4:57 PM
51	Does not produce walkable communities, creates roads that are dangerous to all users that divide neighborhoods, allows massive parking lots, favors large multinational corporations over local business	4/5/2022 3:35 PM
52	It appears open space requirements only apply to SF residential developments over 100 Units and developers plan 99 Unit developments That are contiguous creating much larger under served areas.	4/5/2022 3:07 PM
53	Last year several remodels went in that don't match anything in the neighborhood and then the forestry department came and cut down two healthy trees in our parking and left three diseased trees in the neighboring parking with no regard to anyone in the area.	4/5/2022 2:56 PM
54	Homes are built way to close to each other with no yards. 3000+ sq ft homes are so close you could reach out and touch the neighbors house	4/5/2022 2:39 PM
55	Close quarters to house don't make for much privacy and no space for outdoor recreation	4/5/2022 2:23 PM
56	Emerald Ridge pricey homes on tint lots, crammed in, poorly built too.	4/5/2022 2:16 PM
57	More open space/park areas within new neighborhoods would be appreciated and add value to the community.	4/5/2022 2:15 PM
58	Faith Heights Church got a mixed use zone for their property because the zoning map was incorrectly applied by the planning staff.	4/5/2022 1:49 PM
59	New developments are almost exclusively car-dependent, single-family homes. This is a unequitable and unsustainable development pattern. Reduce unnecessary restrictions and let the market decide density, housing types, residential/commercial mix, etc.	4/5/2022 12:01 PM
60	Some of the highest value housing in the country is mixed use "missing-middle" housing, e.g. townhomes, apartments, condos, etc. Giving developers and residents the option to live in something other than single family detached housing is essential for housing affordability.	4/5/2022 8:54 AM



## Q6 How well do you think the Z&DC works to produce commercial development (areas where we work, shop, and enjoy entertainment) that is well-balanced in terms of size and scale?

Answered: 162 Skipped: 53



ANSWER CHOICES	RESPONSES
Very well	1.23% 2
Well	17.90% 29
Neutral	43.21% 70
Poorly	27.16% 44
Very poorly	10.49% 17
TOTAL	162

#	WOULD YOU LIKE TO ELABORATE OR PROVIDE EXAMPLES?	DATE
1	Have to drive a car to get out to shopping areas (downtown is the exception) - huge commercial areas that are terrible to walk/bike to	4/30/2022 11:41 AM
2	Need more concentrated development instead of continued sprawl	4/28/2022 1:00 PM
3	Too many generic franchises	4/25/2022 3:23 PM
4	I certainly don't appreciate yet another tattoo parlor/smoke shop, pot shop	4/25/2022 3:06 PM
5	Some areas looks really nice but most of north ave is an eye sore, partly because of business and empty buildings. Like the Far East building.	4/25/2022 9:46 AM
6	Yes I would like to. Not enough space here	4/24/2022 7:49 AM
7	We need to FIX the ugly landscape of deserted commercial space before embarking on new development. We need to find a sister-city to align with and to learn from to enhance our	4/23/2022 9:31 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

"could-be-amazing" valley. LEARN from what's already been successful.

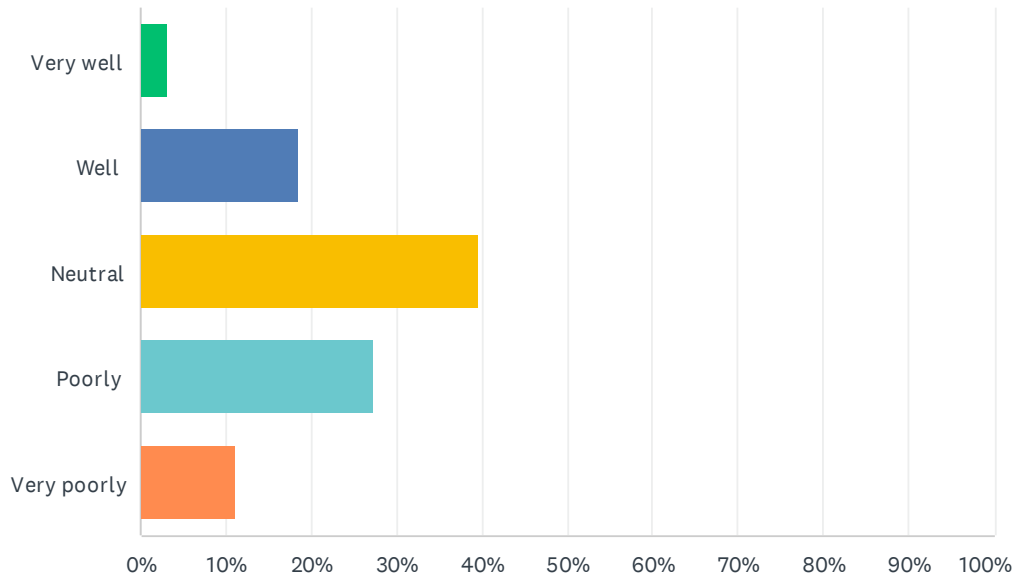
8	Companies are leaving the area	4/14/2022 4:44 AM
9	Need small family run stores	4/13/2022 3:17 PM
10	How many Walmarts are in GJ? The North Ave corridor is an eyesore, and everything along Business 50 is concrete and buildings. Downtown GJ is beautiful and very few outsiders know or appreciate it (an aside, whoever approved that new glass and orange monstrosity on 7th and Main should be fired, it ruins the historical charm of downtown and doesn't fit in at all with any of the other buildings)	4/13/2022 9:07 AM
11	All I see are shopping areas that the rest of the country does. There's no innovation, there's no long-term thinking and it ends up leaving big buildings that need lots of repair, are generally only good for commercial enterprises and use lots of space.	4/13/2022 7:39 AM
12	Doesn't seem to be planned. Just a thing goes	4/11/2022 7:12 PM
13	Poor traffic flow. Adjacent parking lots not connected.	4/11/2022 3:47 PM
14	Increasing the use of smaller pockets of commercial development in the vicinity of homes would be helpful.	4/11/2022 1:56 PM
15	Don't know - no info available to me.	4/11/2022 12:44 PM
16	Often the commercial areas are approved with inadequate road and access improvements required of the developer. Rimrock is an example along with the unfortunate roundabout by Sam's Club. Other examples exist along Highway 6 & 50 where the failure to require frontage roads has led to congestion on the highway.	4/11/2022 11:06 AM
17	Parking is almost always insufficient. Also, they try to spruce it up and end up blocking sight when trying to enter or exit the business.	4/11/2022 9:17 AM
18	Some commercial development is needed in places like Orchard Mesa so folks don't have to drive a long ways for services, thus clogging roadways.	4/11/2022 8:13 AM
19	What commercial development? Where? Along the river. Those have closed, haven't they?	4/11/2022 7:54 AM
20	How about thinking about what we have and getting that up to scale. North Ave is mess of overhead wires and awful sidewalks. Where are the bike trails in the new subdivisions or walking on both sides of the street.	4/9/2022 9:53 PM
21	This question requires more input from the developers	4/9/2022 2:22 PM
22	Around North Ave in CMU area as there are many young people in this area. In Dos Rios you have a lot of seniors living here Just not sure that 3 story bldgs are ok	4/8/2022 11:04 PM
23	Downtown GJ is beautiful	4/8/2022 1:16 PM
24	Needs more green spaces	4/7/2022 1:45 PM
25	Same as answers before, remove red tape and blanket statements and be more focused on types of development. 3 acre site in downtown requires 264 bushes and 44 2" caliper trees is impossible to match	4/7/2022 11:09 AM
26	everything is being put into the west end of G.J. and you have left the east end deteriorate.	4/7/2022 10:12 AM
27	All located in single location near mall	4/6/2022 9:39 PM
28	Don't know without a map of the home, etc.!	4/6/2022 8:34 PM
29	Infrastructure needs to be paid for by developers!	4/6/2022 8:18 PM
30	Depends on the overlay district	4/6/2022 6:31 PM
31	I like that the code requires landscaping for the big parking areas so that we don't create an urban heat island, like in Phoenix. I have not looked at zoning maps lately but would like to ensure that density is feathered in, e.g single home and duplex, to smaller town homes before big apartment buildings.	4/6/2022 4:55 PM
32	Areas should be more pedestrian/bike friendly	4/6/2022 11:43 AM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

33	Rimrock area needs something done about traffic congestion. That's clearly the busiest place in the entire city especially on weekends.	4/6/2022 11:16 AM
34	There really needs to be more commercial development going east in Grand Junction. Will lessen congestion on the west side by mall	4/6/2022 9:56 AM
35	city market on 12th	4/6/2022 9:35 AM
36	It's all about the Benjamin's for the city.	4/6/2022 7:30 AM
37	I think our prior "buffer zones are disappearing" we are having our own mini-valley sprawl and I'm not very happy with it.	4/5/2022 9:34 PM
38	Grand Junction becoming a mini Denver. Again public notification via local news. No upfront way to know what's being built where. Lacks grocery choices.	4/5/2022 9:27 PM
39	Wish the new commercial buildings were more than just big ugly boxes.	4/5/2022 6:42 PM
40	Zoning and city incentives too strongly favor ambitious efforts to develop new areas like Las Colonias rather than filling in blighted or unused commercial districts.	4/5/2022 6:35 PM
41	We need more commercial and residential overlap. This will reduce reliance on vehicles.	4/5/2022 5:53 PM
42	Communication coal development happens whoever/whenever proposed. Anything g for the tax revenues.	4/5/2022 5:15 PM
43	3 walmarts, abandoned large commercial spaces that aren't reused. Turning grocery store into overpriced apartments, car dependent society	4/5/2022 3:35 PM
44	Who okayed the parking spaces at any of the major shopping areas? What member of the zoning board drives a Smart ForTwo that actually fits?	4/5/2022 2:56 PM
45	There is no competition in stores	4/5/2022 1:58 PM
46	Hopefully more commercial diversity is coming soon	4/5/2022 1:37 PM
47	Commercial development is OK, though still way to car-dependent. The incredible amount of space we dedicate to cars is a problem, and a self-fulfilling prophecy - we assume everyone wants/needs cars, we design our cities around cars, and therefore they become a requirement to existing in our cities.	4/5/2022 12:01 PM
48	Access to a majority of the parking lots is poor. Also the signage everywhere you look is is distracting and distasteful. Many areas feel like a freeway exit	4/5/2022 9:52 AM
49	Allowing for more mixed use commercial and residential areas and promoting essential work, retail, and services within walking distance. In addition, minimum parking and setback requirements create an alienating feel to bikes and pedestrians, and clearly prioritize loud , dangerous, and inefficient vehicle traffic	4/5/2022 8:54 AM

## Q7 How well do you think the Z&DC works to produce attractive commercial development (areas where we work, shop, and enjoy entertainment) that feels welcoming, where we like to visit and where we take family and guests?

Answered: 161 Skipped: 54



ANSWER CHOICES	RESPONSES	
Very well	3.11%	5
Well	18.63%	30
Neutral	39.75%	64
Poorly	27.33%	44
Very poorly	11.18%	18
TOTAL		161

#	WOULD YOU LIKE TO ELABORATE OR PROVIDE EXAMPLES?	DATE
1	More attractive signage requirements, landscaping, etc. would help	4/28/2022 1:00 PM
2	Access to new developments is not well thought out. There's little to no consideration given to nonmotorized access.	4/26/2022 3:58 PM
3	I think that the facades of the buildings are ugly; or at least, the existing ones	4/25/2022 3:06 PM
4	I am excited about some of the new businesses coming to the valley, like Panda Express.	4/25/2022 9:46 AM
5	So far, developments lack necessary community building elements	4/24/2022 7:49 AM
6	We continue to embrace sprawl without good walking/biking options, healthy outdoor spaces and with an eye for how much development our existing infrastructure can support.	4/23/2022 9:37 PM
7	Where are these attractively developed commercial areas?? Downtown is lovely, yes, but	4/23/2022 9:31 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

that's been done for years.

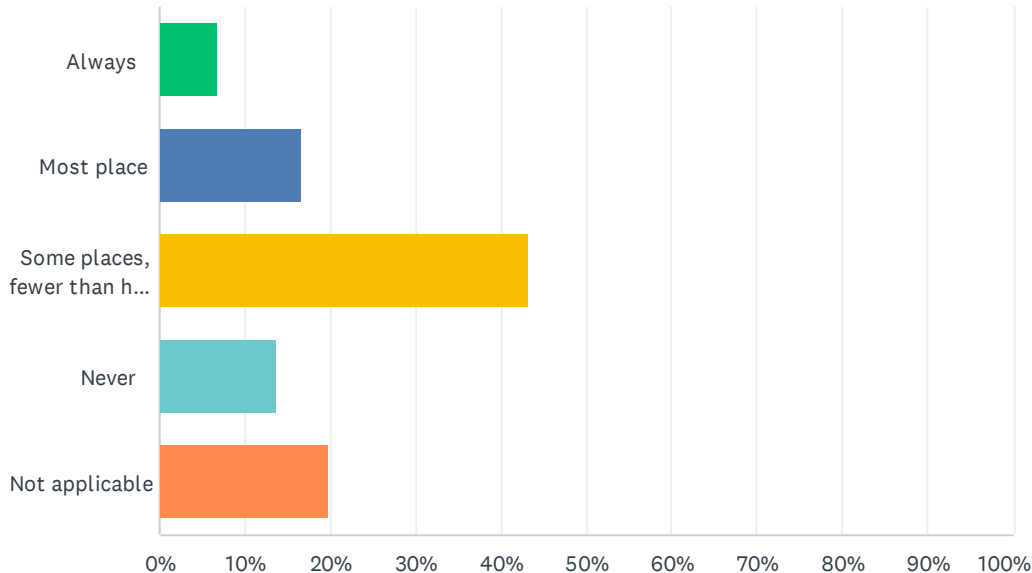
8	companies are leaving the area. NO supermarket downtown.	4/14/2022 4:44 AM
9	Las Colonias Park is stunning and we always take friends and family to walk and visit.	4/13/2022 9:07 AM
10	The only place this has been done well is Main St. and that's only because it's a carry over from the turn of the 20th century. There are no new commercial developments where I can't wait to take family and friends, it's all the same stuff that everyone else has in every other city across America and it's boring. Mostly functional but extremely boring and impersonal.	4/13/2022 7:39 AM
11	Many businesses have a slapped together, unplanned feel in their environment, with no landscaping and surrounded by poorly maintained asphalt.	4/12/2022 9:44 AM
12	Need to strike the right balance between economic feasibility and parks and open space	4/11/2022 1:56 PM
13	See above	4/11/2022 12:44 PM
14	Patterson st development of Beede	4/11/2022 9:35 AM
15	Might look nice, but still the parking is a huge issue especially when there is not enough parking for employees.	4/11/2022 9:17 AM
16	Seems to work in some areas but not others. North Avenue is an abomination	4/11/2022 8:13 AM
17	Foresite commercial development on North Ave is still awful.	4/9/2022 9:53 PM
18	Z&DC is just guideline that the developers will use to make feasibility assessment. Talk to the Developers to see what their vision is.	4/9/2022 2:22 PM
19	Main Street is great and the living on top in this area has worked and is diversified with stores, offices and some housing Be nice to have a grocery store in this area	4/8/2022 11:04 PM
20	Again, Downtown GJ is beautiful and welcoming	4/8/2022 1:16 PM
21	Proposed projects fail to take into account traffic, parking, safety.	4/7/2022 11:10 PM
22	Downtown is favorite; others, not so much.	4/7/2022 2:40 PM
23	The current code promotes cars, while future visioning is promoting pedestrian - which are you going with?	4/7/2022 11:09 AM
24	I appreciate the art district.	4/7/2022 7:38 AM
25	downtown gj is a great mix of shopping, entertainment, etc. Most other places are disconnected by giant parking lots and big roads.	4/6/2022 9:45 PM
26	No architectural design	4/6/2022 9:39 PM
27	Poor infrastructure!	4/6/2022 8:18 PM
28	This looks will be a hard thing to align with market demand	4/6/2022 6:31 PM
29	See above note on green space/landscaping. I think it's vital for our health to have green space throughout our city. It is also shown to keep people calm and lower crime rates.	4/6/2022 4:55 PM
30	Commercial developments need not to have so many landscaping requirements. Too much money spent.	4/6/2022 1:56 PM
31	The mall area is good. Other areas loof run-down.	4/6/2022 12:54 PM
32	We're living in a drought, in a desert, and yet you persist in requiring ridiculous amounts of landscaping for commercial properties.	4/6/2022 11:55 AM
33	Again --- too much.	4/6/2022 11:04 AM
34	Again, consider preserving some of the last remaining open spaces before it all turns into commercial development. Once it's gone you'll never get it back. Integrating green spaces into these areas is what makes it more welcoming.	4/6/2022 10:12 AM
35	It's great on the West side and the redlands area. But affordable home buyers are moving to the east side of town. Let's get it built up folks....	4/6/2022 9:56 AM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

36	It's all about the Benjamin's for the city.	4/6/2022 7:30 AM
37	Clueless how the process works..this in itself shows poor communication with the residents!	4/5/2022 9:21 PM
38	Areas are large in scale with poor traffic flow. Some areas discourage visitors by charging to park while other areas are congested.	4/5/2022 8:24 PM
39	Most new buildings are still big ugly boxes. Parking lots are difficult and dangerous especially Rim Rock shopping complex.	4/5/2022 6:42 PM
40	As long as parking and single-car traffic are prioritized for these areas, they'll be a nightmare to drive to and park at. Developments must be forced to accomodate pedestrian and bicycle traffic the same way they're required to meet parking requirements.	4/5/2022 6:35 PM
41	Too much money devoted to downtown and the river front development.	4/5/2022 6:20 PM
42	I think Fruita does a lot better at all the planning. I plan to move to that area to get out of Grand Junction that is not people family friendly.	4/5/2022 5:57 PM
43	Outside of downtown there is not an area I would call welcoming.	4/5/2022 5:53 PM
44	See above, it's getting repetitive, it does very poorly	4/5/2022 3:35 PM
45	Some of the designed commercial areas are plain ugly. For example the new area on the north side of Patterson across from Pomona Elementary School.	4/5/2022 2:56 PM
46	7th and Main buildings are very nice but too many vacant commercial buildings still in town	4/5/2022 1:37 PM
47	Downtown and Las Colonias are good examples, though the latter included a massive amount of largely unnecessary parking. Hard to find good examples beyond that.	4/5/2022 12:01 PM
48	The only place we will take people that are visiting is downtown or the riverfront	4/5/2022 9:52 AM
49	Woudl like to see less big chains and malls and more small businesses and mixed use development	4/5/2022 9:35 AM
50	See above	4/5/2022 8:54 AM

## Q8 If you walk/roll or bike to work, school or to run errands, can you get to the places you want to go?

Answered: 162 Skipped: 53



ANSWER CHOICES	RESPONSES	
Always	6.79%	11
Most place	16.67%	27
Some places, fewer than half of where I'd like to go	43.21%	70
Never	13.58%	22
Not applicable	19.75%	32
TOTAL		162

#	WOULD YOU LIKE TO PROVIDE ANY EXPLANATION FOR YOUR ANSWERS ABOVE?	DATE
1	My family only has one car so some of us are always walking or biking. The infrastructure in our town is designed for and prioritizes automobiles rather than people. This is an equity problem. I often feel unsafe biking to where I need to go. I've lived in towns with good biking/pedestrian infrastructure and when people feel safe they use the infrastructure. If we built it - people would use it. And it must be more than a bike lane in a gutter littered with debris. It should be physically protected from cars and kept clean.	4/30/2022 11:46 AM
2	Lack of dedicated bike lanes north/south from Patterson to downtown; no bike lane continued from Redlands Parkway to mall or northwards	4/28/2022 1:03 PM
3	Few bike lanes in the downtown core city.	4/28/2022 6:51 AM
4	Look too dangerous to even try	4/26/2022 3:35 PM
5	I have to use scary roads but I always get around.	4/25/2022 5:54 PM
6	Terrible connections	4/25/2022 3:23 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

7	When I lived on 29 road I would all of the time. I now live on 32 and E and I no longer enjoy this activity	4/25/2022 3:08 PM
8	I live fairly close to North Ave and the amount of homeless people prevent me from going anywhere alone with my son with me.	4/25/2022 9:48 AM
9	I do bike some but as an older person I am reluctant to get out in the streets. I feel safe walking jsut about anywhere, just limited in distance.	4/25/2022 7:48 AM
10	There are no sidewalks, bike lanes, crosswalks or street lamps	4/24/2022 7:54 AM
11	Yes but the speeding automobiles are a huge problem.'	4/24/2022 6:27 AM
12	I would love to be able to ride my bike most places but there are simply not safe ways for me to get around town with my kids.	4/23/2022 9:40 PM
13	Bike routes are improving, but there are still gaps.	4/21/2022 8:54 PM
14	Not enough bike friendly paths across north.	4/14/2022 4:46 AM
15	There are terrifying stretches of routes that make biking feel unsafe. The new bike lane painted barrier on Main Street is incredible!	4/13/2022 9:12 AM
16	Often times bike lanes and/or sidewalks will simply disappear. Sometimes the should of the road is non-existent or too small for use. The Broadway bridge over the river has a pedestrian path but it's BARELY able to fit two bikes going opposite directions, it's a joke. Things have been getting better but on the whole I find biking to be relatively unsafe to go get groceries on a regular basis. When I went into the office getting to Orchard mesa required going out of my way to be safe and even then UnawEEP, with a bike lane, didn't exactly feel safe.	4/13/2022 7:44 AM
17	The mall business area is like 5 miles away. You need to drive a car.	4/12/2022 11:05 AM
18	I would like to walk to do errands, but this is impossible from my neighborhood.	4/12/2022 9:45 AM
19	ONLY an IDIOT would use the most DANGEROUS mode of transport in a town with OUT OF CONTROL DEVELOPMENT and OVER BUILT	4/12/2022 6:55 AM
20	Not available from The Redlands.	4/11/2022 12:45 PM
21	Urban trail access to the Riverfront trail is inadequate and often unsafe.	4/11/2022 11:09 AM
22	Blind spots around roundabouts make it dangerous. Bike lanes are not kept free of debris and are too narrow in parts of county.	4/11/2022 9:28 AM
23	You keep adding bike routes, screwing up auto traffic flow. Where are the bike riders?	4/11/2022 7:56 AM
24	Getting from the Redlands to the Mall is awful.	4/9/2022 9:58 PM
25	Retired in Downtown	4/9/2022 2:23 PM
26	I am a senior so I drive to where I need to go as in a 6 mile radius	4/8/2022 11:07 PM
27	Riverside Parkway to Foresight Circle - I can get there, but it is not safe for a cyclist.	4/8/2022 1:17 PM
28	No sidewalks in my area. 26 road is getting very busy and there are no sidewalks to get to east middle school and biking is not safe along that road	4/7/2022 6:32 PM
29	Clifton isn't very walkable or safe.	4/7/2022 1:45 PM
30	Grand Junction is car centric	4/7/2022 11:12 AM
31	I support bike friendly roads	4/7/2022 9:03 AM
32	Bike lanes not connecting so does not feel safe	4/6/2022 9:42 PM
33	We have just enough trails and access for multi modal	4/6/2022 6:32 PM
34	Some streets are way too busy to bike on safely. I like roundabouts but it's hard to cross them safely, on a bike or on foot. Some unincorporated areas don't have sidewalks.	4/6/2022 4:58 PM
35	This area is in need for more bike paths for the safety of the riders.	4/6/2022 1:57 PM
36	I use to commute to work on my bicycle and very little of my commute included bike lanes.	4/6/2022 1:22 PM



## Grand Junction Z&DC Update | General Survey 1: Big Issues

Our city has done a poor job making it bike accessible

37	No sidewalks in many areas of North, such as 27 Rd over interstate.	4/6/2022 12:17 PM
38	Pedestrian access on 24 Rd/Redlands parkway. Unsafe to get from mall/commercial area across 70 business to river trails and Redlands area.	4/6/2022 11:47 AM
39	More safe bike paths and trails protected for cars, cars do not give ample space.	4/6/2022 11:37 AM
40	too far away and too dangerous next to roads	4/6/2022 11:24 AM
41	I live in the Redlands. It kills me that there is absolutely no safe way to get to city market on 24 Road or any of the shops off of Patterson. It is completely unsafe with no pedestrian access. All of the construction that went into the intersection at first and grand and they didn't even put in any bike lanes is so disappointing. That was such an opportunity to provide inclusion.	4/6/2022 10:15 AM
42	Again, not enough growth for us on the east side. We ride bikes too. Where are our trails.	4/6/2022 9:58 AM
43	Need more bike lanes, please	4/5/2022 9:36 PM
44	Trying to get over 5th Street Bridge not safe	4/5/2022 9:29 PM
45	North of town has poor walking and lack of resources	4/5/2022 9:23 PM
46	Muchas de las calles grandes no son seguras para andar en bicicleta. Sería mejor que hubiera mas conectividad en los senderos para bicicleta.	4/5/2022 8:40 PM
47	Larger areas have limited access that is not overly congested.	4/5/2022 8:27 PM
48	I walk to work. Some sidewalks are heaving. Have to duck under overgrown trees and avoid plants growing onto the sidewalks.	4/5/2022 6:45 PM
49	Nearly every commute involves a brisk jog across a major artery of traffic filled with motorists who can't be counted on to slow for a walking pace. I can't imagine what a nightmare it might be for our wheelchair bound friends or anyone not capable of sprinting for their lives to make way for an F-250 Platinum edition that wouldn't check the cross walk before making a right-hand turn if there were money offered to do so.	4/5/2022 6:40 PM
50	Have you seen the traffic around here? No one bikes/walks or rolls to work, school or errands. It is purely done recreationally and should be removed from these insufficient roadways.	4/5/2022 6:29 PM
51	need bike lanes so cars don't run you off the road	4/5/2022 6:27 PM
52	Too distant for persons of my age who live independently.	4/5/2022 6:23 PM
53	There is not a grocery store in the downtown area. The Z & DC claims that Sprouts and Rimrock Walmart are only 1.3 miles away, but they are not walkable miles. I wouldn't send my kids on their bikes, either. We need a downtown grocery store.	4/5/2022 6:22 PM
54	There are limited ways for a bike or pedestrian to cross the 3 major obstacles in town. North Ave, Patterson, and 6&50	4/5/2022 5:55 PM
55	ALL roads including Frontage roads must have sidewalks for safety, values, weed control.	4/5/2022 5:13 PM
56	Please, do not base development on bicycles and walking. We would live in a large, dense city if we wanted that.	4/5/2022 4:58 PM
57	I don't commute on a bike but I have ridden all over GJ. More bike lanes are needed.	4/5/2022 3:58 PM
58	Town neighborhoods are separated by massive parking lots, big box stores, and minihighways	4/5/2022 3:37 PM
59	Fruitvale has limited bike path, only one park and no sidewalks on 29 or 29 1/2 North of Patterson	4/5/2022 3:32 PM
60	Not enough safe crossing areas for pedestrians.	4/5/2022 2:57 PM
61	No bike lanes on older roads like H rd. No extra space for pedestrians on most older roads	4/5/2022 2:40 PM
62	I feel unsafe and uncomfortable on a lot of our roadways on my bike and especially when with my children. They want to ride places but I don't feel that our city has prioritized any	4/5/2022 1:59 PM

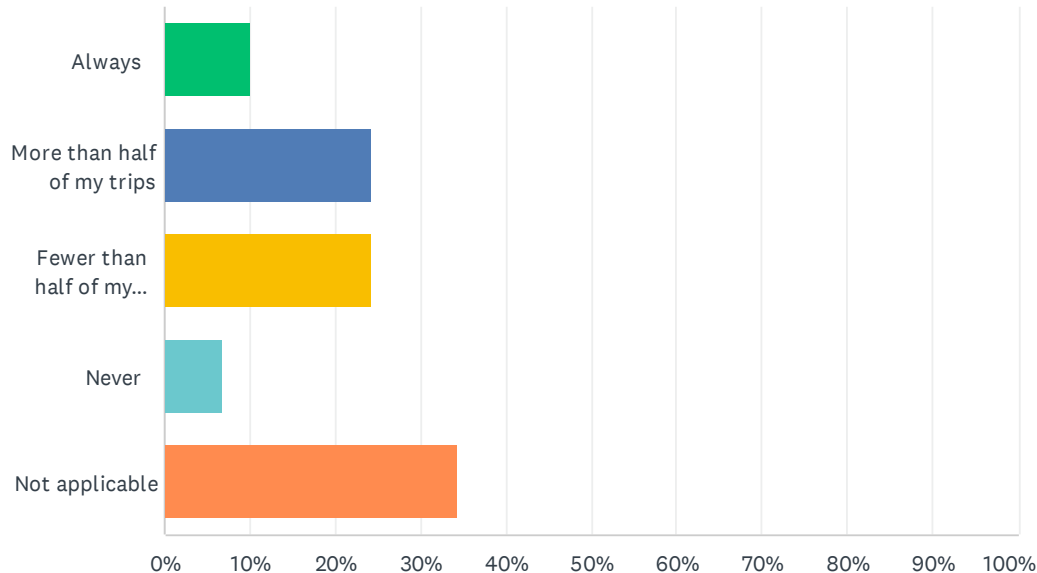
## Grand Junction Z&DC Update | General Survey 1: Big Issues

reasonable and safe bike lanes or paths to actually get around. We almost always have to load a bike in a car to then ride it.

63	Allow bikes on sidewalks for more safety from rude roadway drivers.	4/5/2022 1:06 PM
64	I can usually get there, but I am certainly putting myself at greater safety risk than if I just decided to hop in the car instead. Some places are certainly so unsafe/inconvenient that they are practically off-limits.	4/5/2022 12:05 PM
65	Cannot easily bike to services from downtown (grocery store, pharmacy).	4/5/2022 10:55 AM
66	I will bike most places but I do not feel comfortable on certain roads to get to other places so I will take different routes, sometimes very out of the way so that I do not need to worry about being hit by a car.	4/5/2022 9:54 AM
67	Sometimes not safe bike lane or path for me to get to my destination	4/5/2022 9:37 AM
68	I'm lucky to live close to my grocery store, doctors office, work, and school, but I am also an aggressive/confident rider. People of every age and skill level need to feel safe and able to make a choice as to their transportation options.	4/5/2022 8:57 AM

## Q9 If you walk/roll or bike as a form of transportation, are you able to reach your destination in a reasonable amount of time?

Answered: 160 Skipped: 55



ANSWER CHOICES	RESPONSES	
Always	10.00%	16
More than half of my trips	24.38%	39
Fewer than half of my trips	24.38%	39
Never	6.88%	11
Not applicable	34.38%	55
TOTAL		160

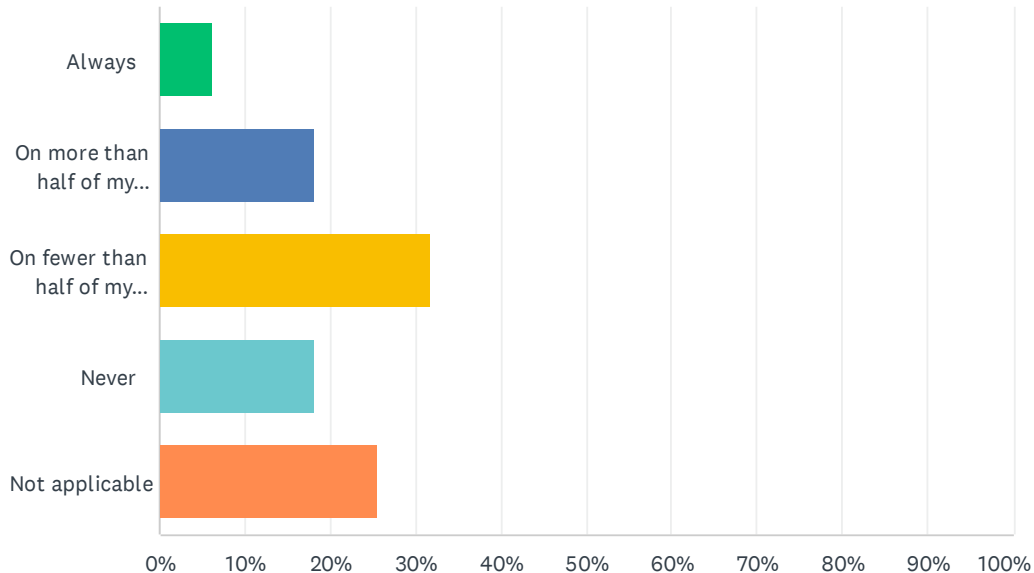
#	WOULD YOU LIKE TO PROVIDE ANY EXPLANATION FOR YOUR ANSWERS ABOVE?	DATE
1	Distances can be too far or safety becomes an issue	4/28/2022 1:03 PM
2	I need a safe connection from the riverfront trail to the mall area.	4/25/2022 5:54 PM
3	Places I need to go are too far away to bike/walk to	4/24/2022 7:54 AM
4	Yes but always a risk of being killed by a speeding car/truck	4/24/2022 6:27 AM
5	I'm not in the city proper.	4/23/2022 9:32 PM
6	I find that unless you go really far out of your way to maintain as much safety as possible the transport times aren't bad.	4/13/2022 7:44 AM
7	N/A	4/11/2022 12:45 PM
8	So much construction, it's hard to get anywhere on time.	4/11/2022 9:28 AM
9	The connection of South Camp and the trail on Monument Road is incomplete.	4/9/2022 9:58 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

10	Poor roads, potholes, nobody seems to inspect road projects near or at completion for quality	4/7/2022 11:14 PM
11	Many many many 5 & 6 lane roads separate the residential and commercial areas - promote mixed use development	4/7/2022 11:12 AM
12	I support bike friendly roads	4/7/2022 9:03 AM
13	I consider it too dangerous to try to bike to work	4/6/2022 9:42 PM
14	Lights are not timed good. Turn arrows allow only a few cars to pass through.	4/6/2022 12:17 PM
15	The bike lanes are so intermittent that it takes you so far out of the way from your destination.	4/6/2022 10:15 AM
16	Dont ride my bike on the east side of town. No bike trails.	4/6/2022 9:58 AM
17	Around the mall is very scary!!!	4/5/2022 9:36 PM
18	Ver la respuesta arriba	4/5/2022 8:40 PM
19	This would not be the case if I weren't fortunate in my health. The breadth of sprawl and challenging crossings would be difficult for many.	4/5/2022 6:40 PM
20	are you kidding me?	4/5/2022 6:29 PM
21	have to avoid cars that honk and swerve close to bikers	4/5/2022 6:27 PM
22	I use the downtown post office, bank, and library. All that is missing is a grocery store. (See above.)	4/5/2022 6:22 PM
23	After years of trial and error I have been able to find efficient routes	4/5/2022 5:55 PM
24	Same as above	4/5/2022 3:37 PM
25	Fruitvale has only one public park for a huge area	4/5/2022 3:32 PM
26	Not enough bike paths.	4/5/2022 2:57 PM
27	Trails not really planed for destinations, but where there is room. Along the River does not get you down town, or to lodging.	4/5/2022 1:06 PM
28	As a bike-commuter, unfortunately you have to learn to deal with inconveniences every step of the way. Lights not changing for you, unsafe paths (debris filled, high speed unbuffered traffic nearby), etc. As such, you often have to modulate your route to minimize these negatives. We can do better.	4/5/2022 12:05 PM
29	With the river and certain streets stopping through town, there are sometimes limited routes. Especially bike-only routes (like a bike path separate from a road, like on a greenway)	4/5/2022 9:37 AM
30	I'm super fast.	4/5/2022 8:57 AM

## Q10 If you walk/roll or bike to work, school or to run errands, how often do you feel safe?

Answered: 160 Skipped: 55



ANSWER CHOICES	RESPONSES	
Always	6.25%	10
On more than half of my trips	18.13%	29
On fewer than half of my trips	31.87%	51
Never	18.13%	29
Not applicable	25.62%	41
TOTAL		160

#	WOULD YOU LIKE TO PROVIDE ANY EXPLANATION FOR YOUR ANSWERS ABOVE?	DATE
1	Dettached sidewalks are always a more comfortable experience	5/4/2022 4:58 PM
2	Very rarely do I truly feel safe. Physical barriers are incredibly important for pedestrians and bikers, children	4/30/2022 11:46 AM
3	But, I don't go some places I would like to go because the most direct route is unsafe.	4/28/2022 5:08 PM
4	Where I do bike for errands it is usually on a dedicated path	4/28/2022 1:03 PM
5	GJ not a very bike friendly/bike knowledgeable city.	4/28/2022 6:51 AM
6	No protected bike lanes anywhere and no safe way to get from north GJ to downtown. Mesa Mall area is a terrible example of an island accessible only by cars.	4/26/2022 4:05 PM
7	They 'roll coal' on me and romp on big truck or motorcycle pipes to blast my ears. Drivers in this town hate cyclists.	4/25/2022 5:54 PM
8	No	4/25/2022 3:08 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

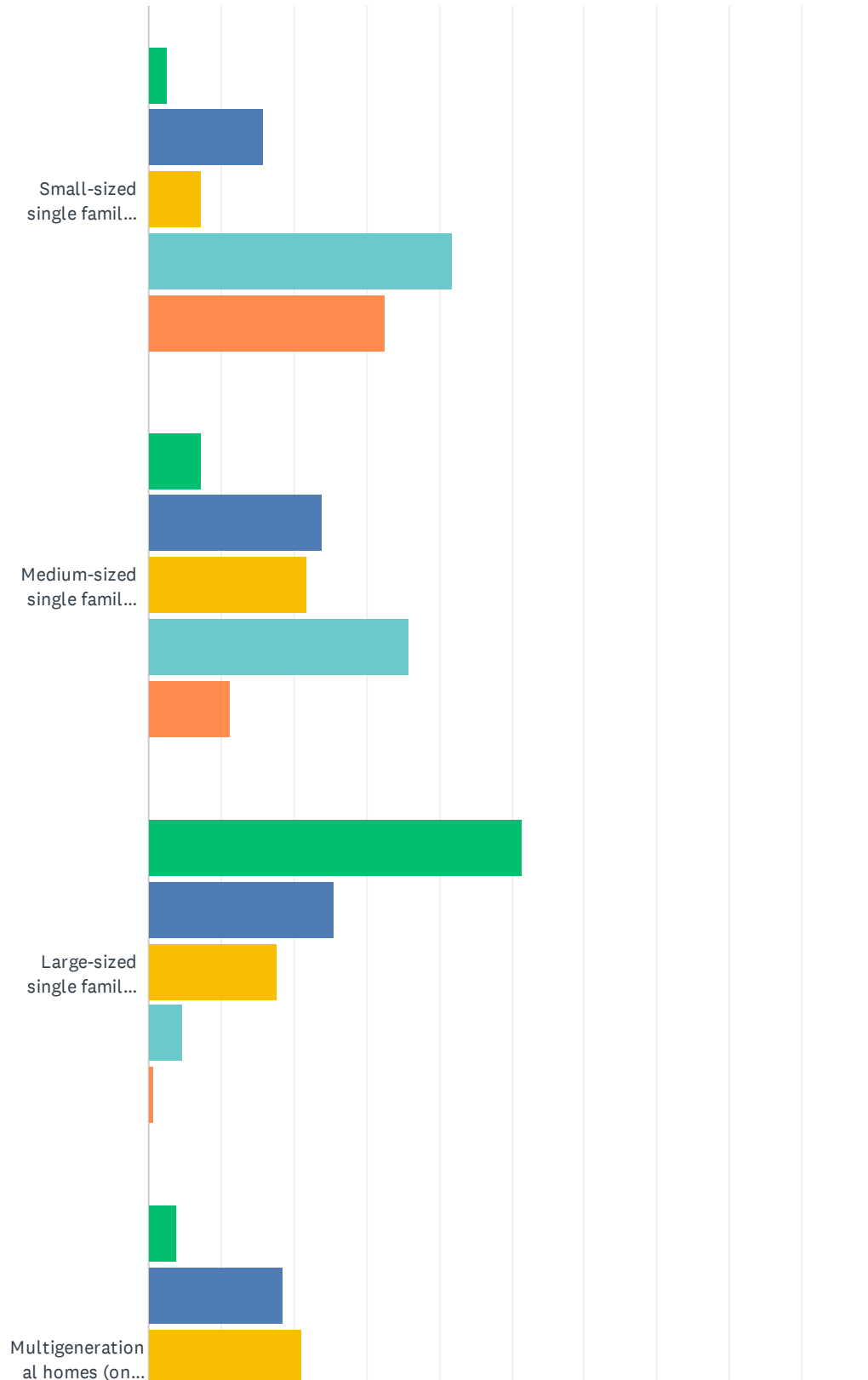
9	I feel safe walking but not biking.	4/25/2022 7:48 AM
10	I've been hit by cars while on a bike. First in a bike lane, so I tried riding on the sidewalk, that didn't go well either	4/24/2022 7:54 AM
11	Cars drive 20-40 mph faster than posted limits and there are no consequences, I rarely see police and never see anyone pulled over.	4/24/2022 6:27 AM
12	I wish that the city invested in paths (like the river path) along major roads so that there was good connectivity north to south and east to west. I need to ride with my kids and it just isn't safe riding bike paths next to roads. Drivers here are not supportive enough of bikes.	4/23/2022 9:40 PM
13	Referring to cycling only. Reason- Long stretches without dedicated bike lanes.	4/21/2022 8:54 PM
14	No dedicated bike paths across North or along North .	4/14/2022 4:46 AM
15	Drivers in Grand Junction are often rude, dangerously close, or don't know how to drive near cyclists. PSA's and public outreach would be appreciated to educate these jerks in their lifted diesel trucks about respectfully and safely driving around cyclists. I've been coal-rolled by trucks more times than I can count, yelled at, honked at, and sped by at unnecessary speeds. Almost all of these behaviors can be attributed to a lack of education, understanding, respect, and appreciation for cycling.	4/13/2022 9:12 AM
16	If I go to the 12th and Patterson City Market I never feel safe as there's some elements of 12th St. and North Ave. I have to deal with. Going to Safeway in the Redlands I can make it relatively safely with main st. to Broadway but I don't like shopping there. Biking to work, when I went into the office, I rarely felt safe as it required some travel across 5th St. bridge.	4/13/2022 7:44 AM
17	It is totally impractical and significantly dangerous to do so.	4/12/2022 11:05 AM
18	N/A	4/11/2022 12:45 PM
19	This is the key issue. Drivers in GJ are not particularly supportive of bike traffic.	4/11/2022 7:33 AM
20	I just don't go where it is not reasonably safe. But competition with cars is becoming more difficult to ride on the road. Just too much traffic. The round about is always a nervous situation even with lights.....stop lights are just better.	4/9/2022 9:58 PM
21	No enforcement of speed limits. Where is everyone going in such a hurry endangering the safety of others on the road.	4/7/2022 11:14 PM
22	Do not bike or walk since not safe	4/7/2022 6:32 PM
23	Especially in Clifton, which deserves to be developed.	4/7/2022 1:45 PM
24	Many many many 5 & 6 lane roads separate the residential and commercial areas - promote mixed use development	4/7/2022 11:12 AM
25	Bums defacating, screaming, ec	4/7/2022 7:05 AM
26	Can access a few places safely by	4/6/2022 9:42 PM
27	Traffic is busy and many vehicles do not give bike riders space	4/6/2022 4:58 PM
28	Due to traffic lights and inadequate turn times on lights, many cars run red lights.	4/6/2022 12:17 PM
29	Cars do not give enough space most times	4/6/2022 11:37 AM
30	The route's to most of these places do not have proper bike lanes and as such I am forced to ride in traffic.	4/6/2022 10:15 AM
31	The roads are not safe. too many people. not enough bike lanes. Especially on the east side of town,.	4/6/2022 9:58 AM
32	Coming in on 26 1/2 from N into town!!! No bike lanes	4/5/2022 9:36 PM
33	Los senderos para bicicleta necesitan ser más grandes y conectados	4/5/2022 8:40 PM
34	Drivers are not looking out for/not aware enough.	4/5/2022 8:27 PM
35	Drivers in this town are insane. An independent team of United Nations inspectors should be brought in to examine the phenomenon.	4/5/2022 6:40 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

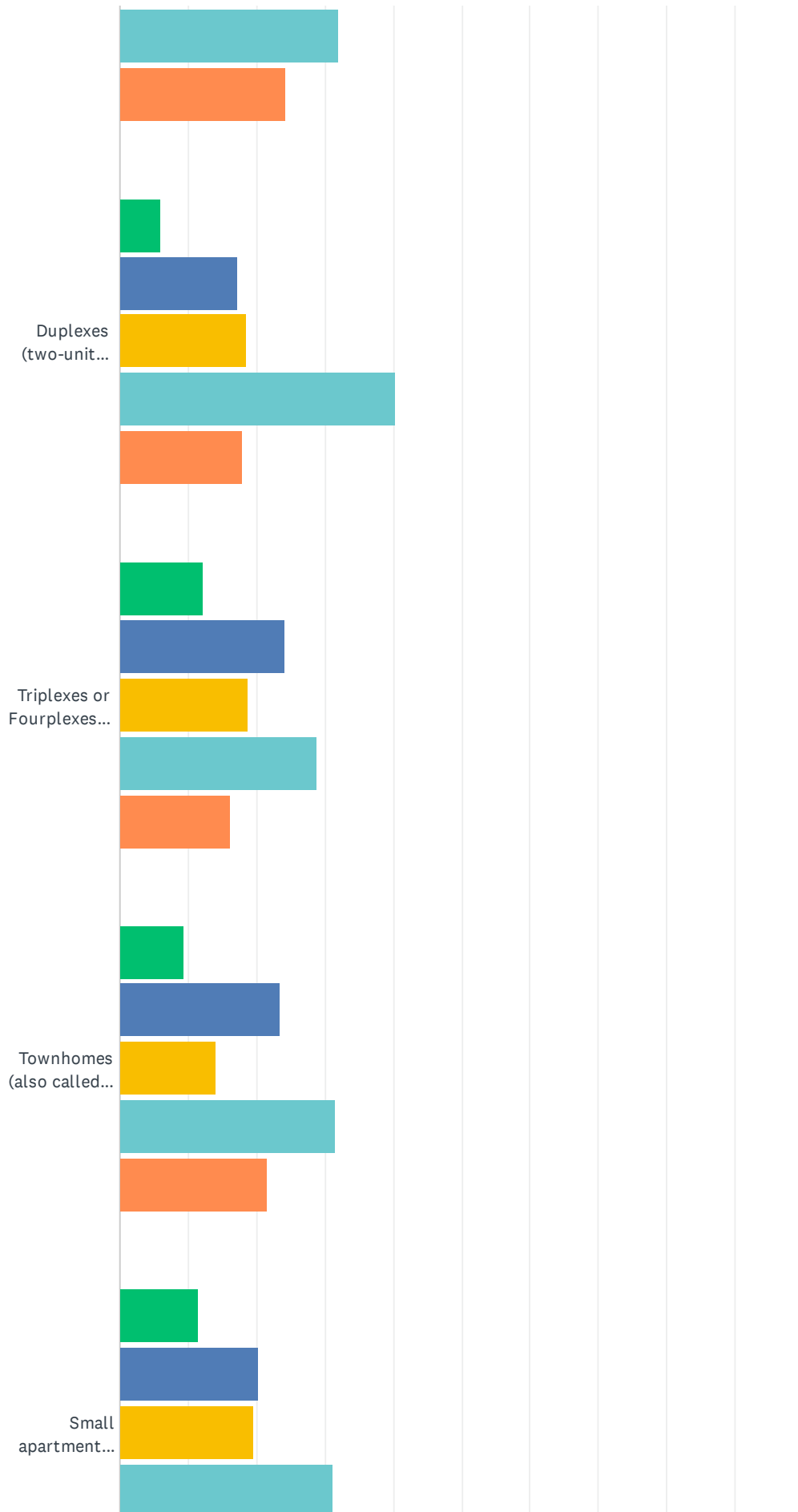
36	seriously, it feels like cars do not give bikers much room on the road	4/5/2022 6:27 PM
37	GJPD provides excellent service to the downtown area.	4/5/2022 6:22 PM
38	Would like to have more biking and walking trails like in Ft. Collins and on the Redlands.	4/5/2022 5:59 PM
39	I live close to the places I frequent so I don't have to navigate the major vehicle arteries often	4/5/2022 5:55 PM
40	Orchard Mesa- I don't think you've done much that falls within the city. One can't hardly walk along Hwy 50. Trailer courts are abandoned or in disrepair From the bridge south we should all be embarrassed. Fix the issues and GJ can prosper. I retired here but if had to do again I'd look hard at Montrose sad to say. We look like a dump heading south no pun intended.	4/5/2022 5:13 PM
41	North ave, ute/Pitkin. Paterson are death traps.	4/5/2022 3:37 PM
42	No sidewalks on 29 rd or 29 1.2 rd north of Patterson. Very dangerous!	4/5/2022 3:32 PM
43	Unless I use side streets. I do not feel safe using my bike on many n roads in this community	4/5/2022 3:27 PM
44	Cars do not share the road well	4/5/2022 2:40 PM
45	The traffic too scary to even consider doing some of these.	4/5/2022 2:17 PM
46	Drivers of bikes, walkers, and pick up trucks are all guilty of bad manners. Excuses of whom is in the wrong or fight do not mean much in hospital or jail.	4/5/2022 1:06 PM
47	As a bike-commuter, unfortunately you have to learn to deal with inconveniences every step of the way. Lights not changing for you, unsafe paths (debris filled, high speed unbuffered traffic nearby), etc. As such, you often have to modulate your route to minimize these negatives. We can do better.	4/5/2022 12:05 PM
48	Need more access for walkers and riders.	4/5/2022 11:01 AM
49	The connectivity of bike path and sidewalks is lacking to go from area to area. how to get to and from the bike path safely. bike routes/sidewalks end without notice- making it feel unsafe and unsure to connect between neighborhoods and services.	4/5/2022 10:55 AM
50	Lots of big trucks in GJ and they drive very fast. Only limited safety on bike lane. Bike path with no cars preferred.	4/5/2022 9:37 AM
51	While the UTC is certainly making the right recommendations to City Council and Public Works, I would like to see a significant investment increase in bike and red infrastructure across the city.	4/5/2022 8:57 AM

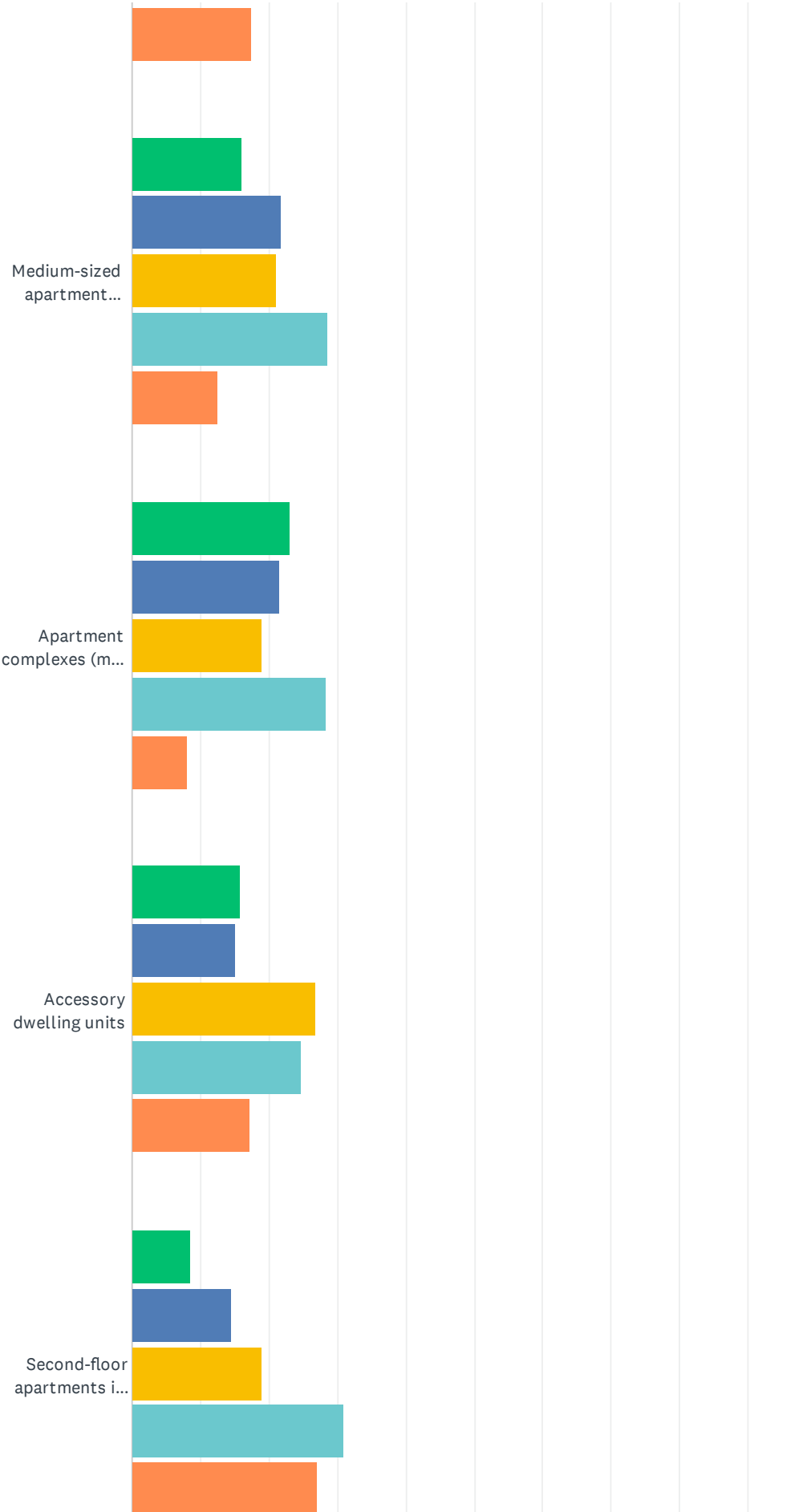
## Q11 Grand Junction is exploring how to diversify housing types across the city. What types of housing do you think should be considered?

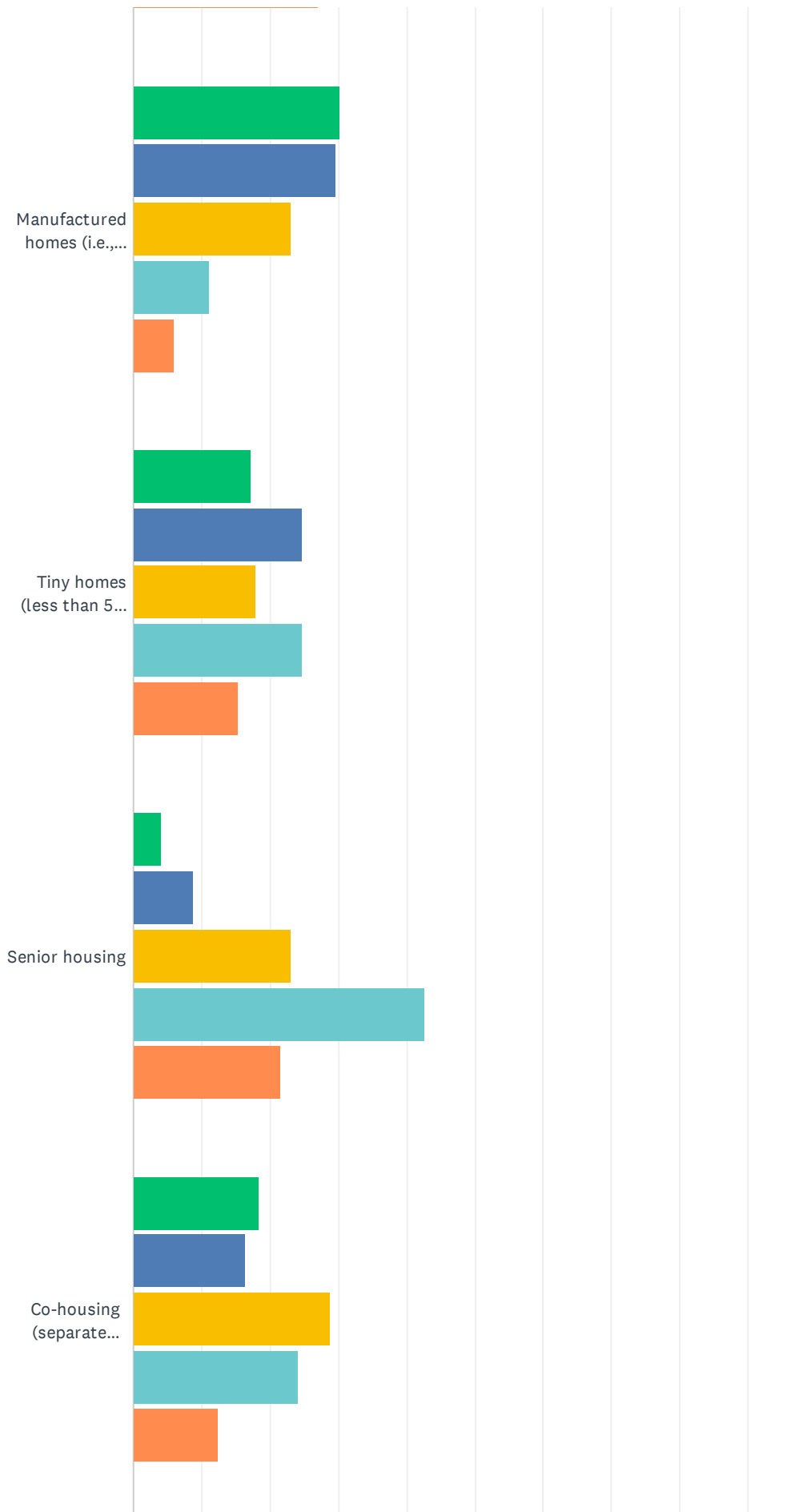
Answered: 156 Skipped: 59



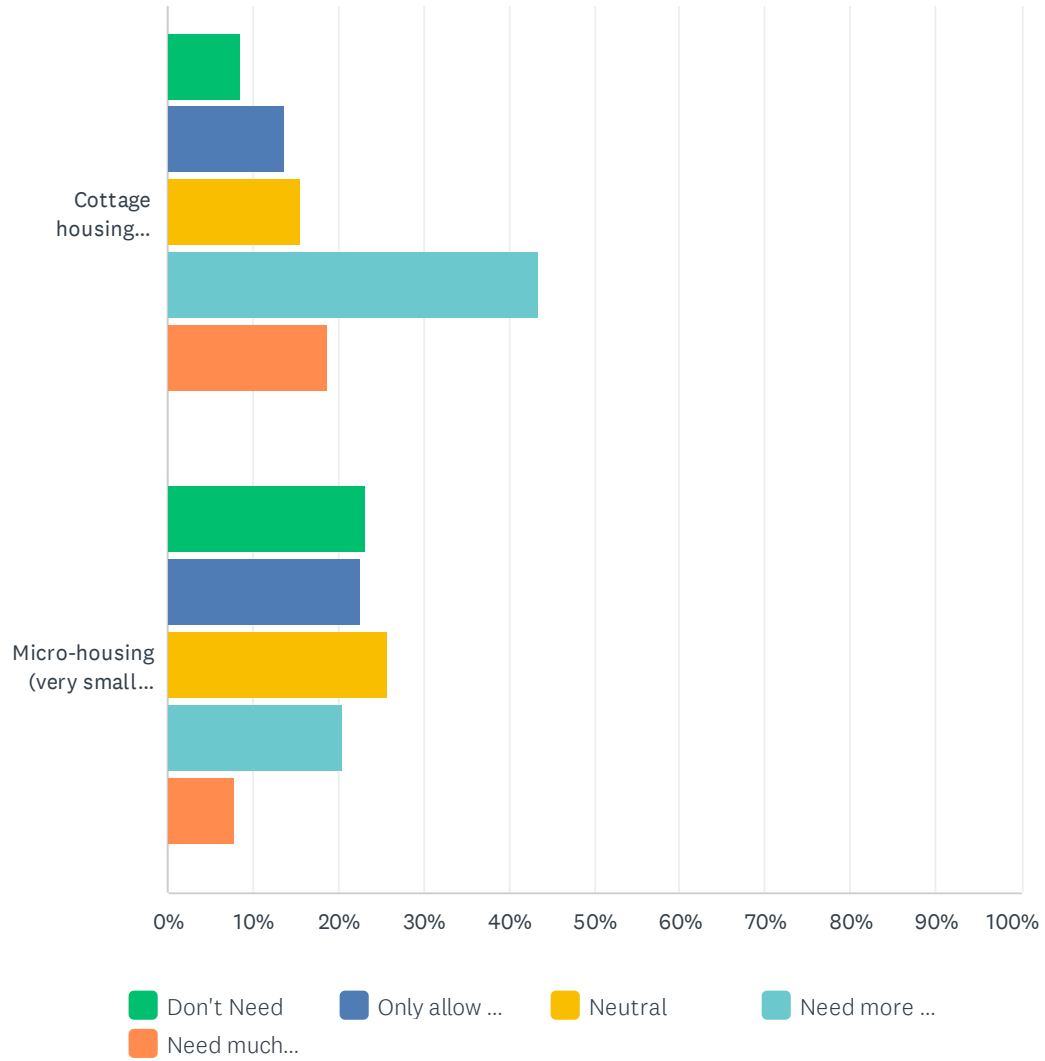








## Grand Junction Z&DC Update | General Survey 1: Big Issues

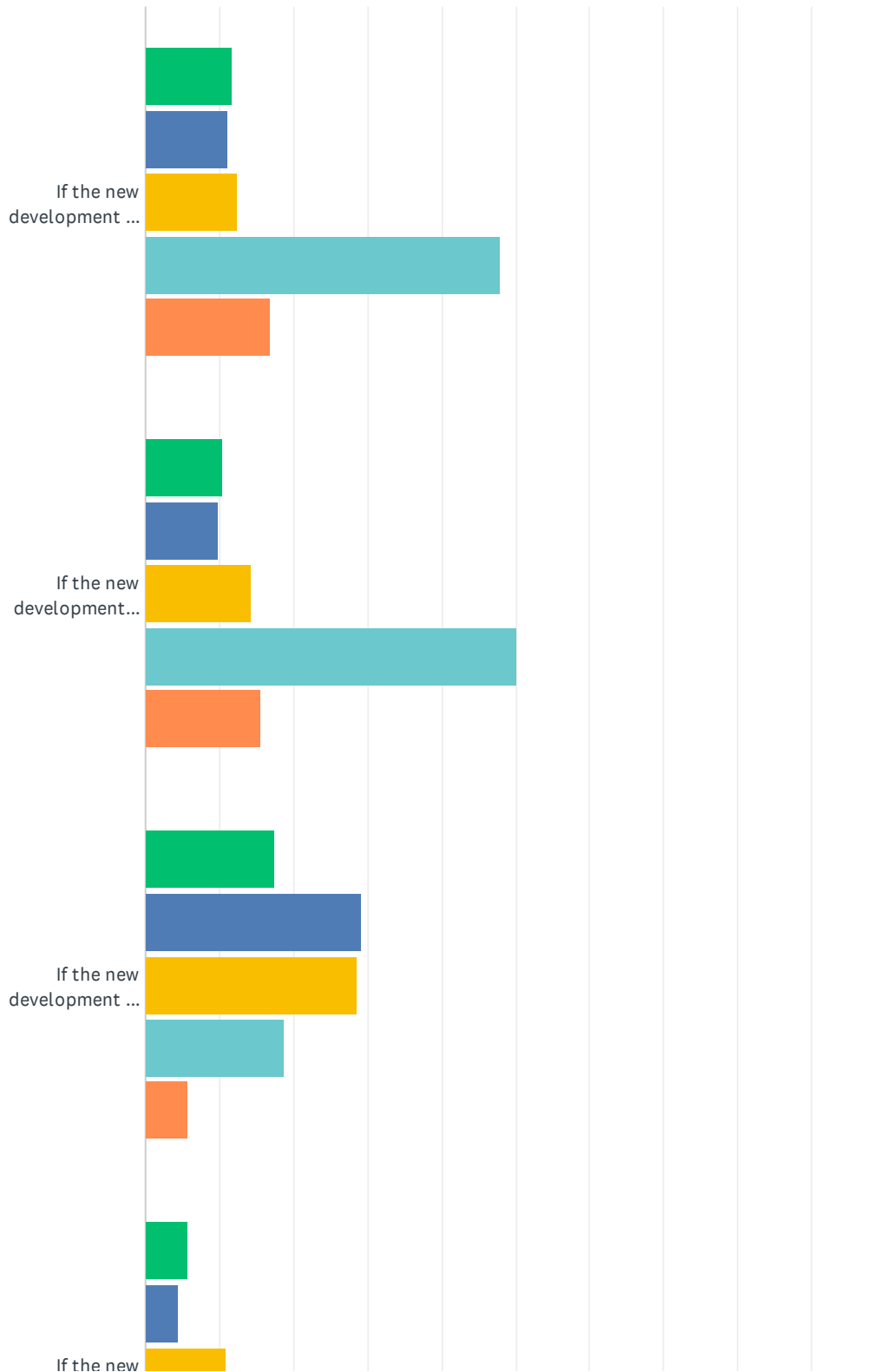


## Grand Junction Z&amp;DC Update | General Survey 1: Big Issues

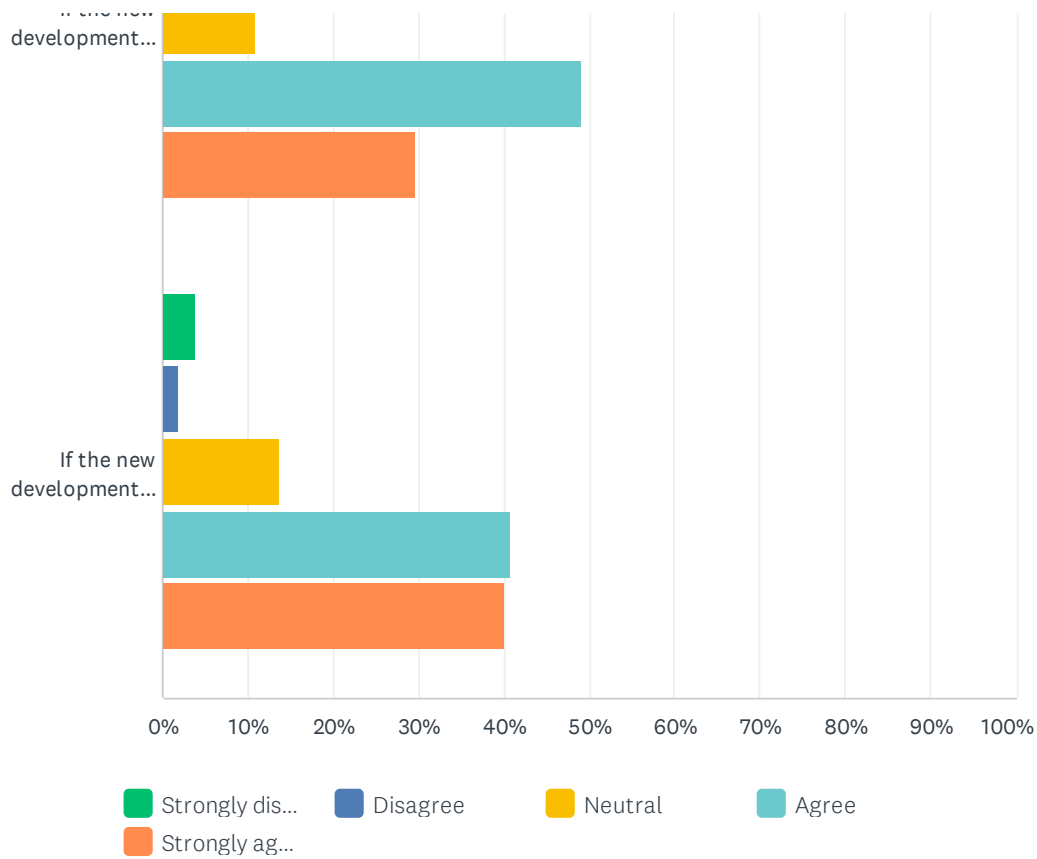
	DON'T NEED	ONLY ALLOW A LIMITED AMOUNT	NEUTRAL	NEED MORE IN SOME PLACES	NEED MUCH MORE IN MANY PLACES	TOTAL	WEIGHTED AVERAGE
Small-sized single family detached homes (less than 1,500 square feet)	2.61% 4	15.69% 24	7.19% 11	41.83% 64	32.68% 50	153	3.86
Medium-sized single family detached homes (1,500 to 3,000 square feet)	7.28% 11	23.84% 36	21.85% 33	35.76% 54	11.26% 17	151	3.20
Large-sized single family detached homes (more than 5,000 square feet)	51.32% 78	25.66% 39	17.76% 27	4.61% 7	0.66% 1	152	1.78
Multigenerational homes (one house with spaces for grandparents, parents, and adult kids)	3.85% 6	18.59% 29	21.15% 33	32.05% 50	24.36% 38	156	3.54
Duplexes (two-unit homes)	5.96% 9	17.22% 26	18.54% 28	40.40% 61	17.88% 27	151	3.47
Triplexes or Fourplexes (three- or four-unit homes)	12.08% 18	24.16% 36	18.79% 28	28.86% 43	16.11% 24	149	3.13
Townhomes (also called rowhomes, a group of 6-8 homes)	9.40% 14	23.49% 35	14.09% 21	31.54% 47	21.48% 32	149	3.32
Small apartment buildings (up to 9 units)	11.49% 17	20.27% 30	19.59% 29	31.08% 46	17.57% 26	148	3.23
Medium-sized apartment buildings (up to 16 units)	15.89% 24	21.85% 33	21.19% 32	28.48% 43	12.58% 19	151	3.00
Apartment complexes (more than one building)	22.97% 34	21.62% 32	18.92% 28	28.38% 42	8.11% 12	148	2.77
Accessory dwelling units	15.86% 23	15.17% 22	26.90% 39	24.83% 36	17.24% 25	145	3.12
Second-floor apartments in commercial buildings (mixed-use)	8.55% 13	14.47% 22	19.08% 29	30.92% 47	26.97% 41	152	3.53
Manufactured homes (i.e., mobile homes)	30.26% 46	29.61% 45	23.03% 35	11.18% 17	5.92% 9	152	2.33
Tiny homes (less than 500 square feet)	17.33% 26	24.67% 37	18.00% 27	24.67% 37	15.33% 23	150	2.96
Senior housing	4.05% 6	8.78% 13	22.97% 34	42.57% 63	21.62% 32	148	3.69
Co-housing (separate houses with shared community space like a kitchen)	18.30% 28	16.34% 25	28.76% 44	24.18% 37	12.42% 19	153	2.96
Cottage housing (small-sized single-family homes around a courtyard)	8.44% 13	13.64% 21	15.58% 24	43.51% 67	18.83% 29	154	3.51
Micro-housing (very small apartments)	23.18% 35	22.52% 34	25.83% 39	20.53% 31	7.95% 12	151	2.68

## Q12 Do you think redevelopment that adds more residential housing in existing neighborhoods should be allowed if it meets the following requirements:

Answered: 155 Skipped: 60



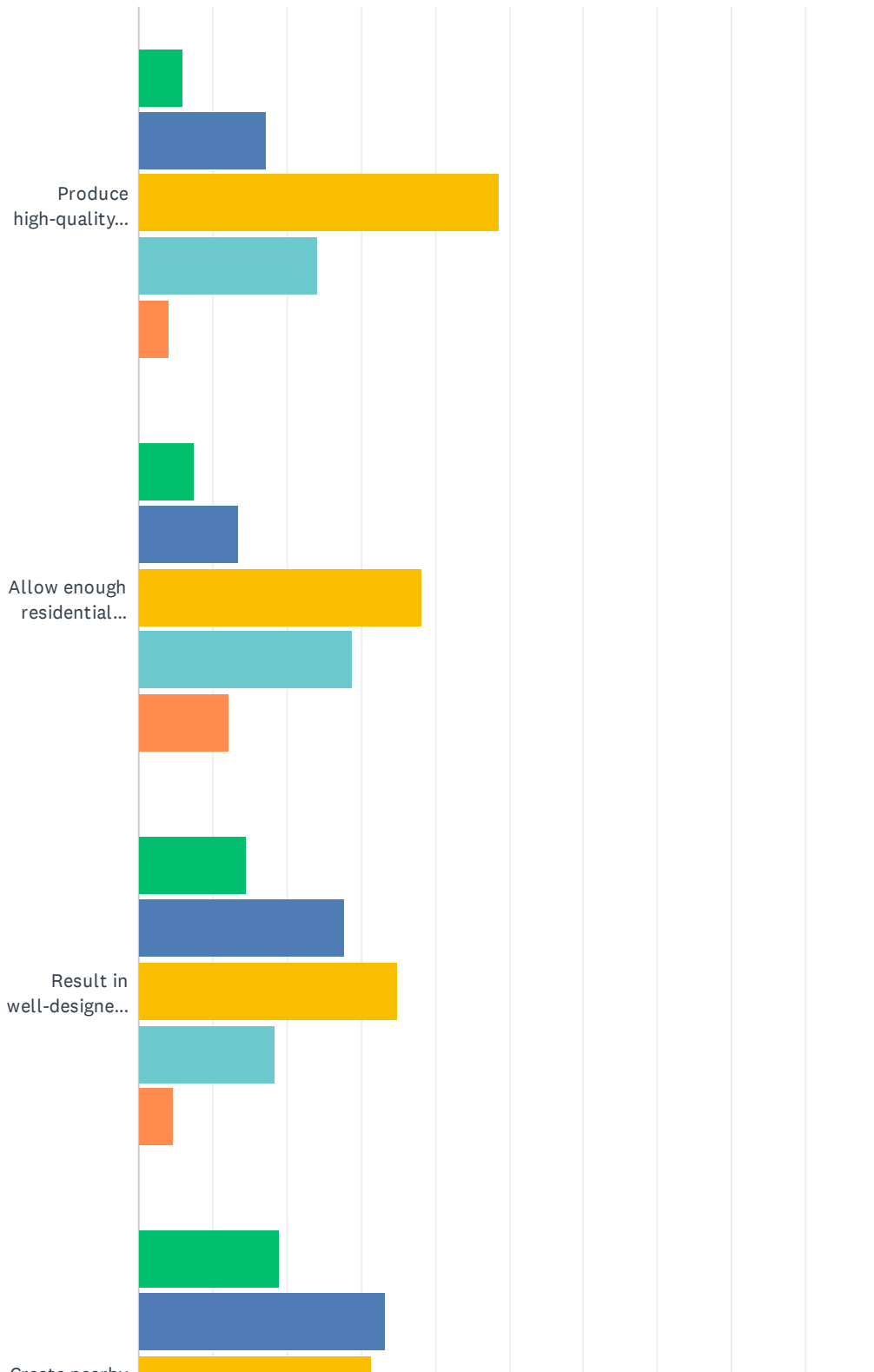
## Grand Junction Z&DC Update | General Survey 1: Big Issues



	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
If the new development is the same size and scale as surrounding development.	11.69% 18	11.04% 17	12.34% 19	48.05% 74	16.88% 26	154	3.47
If the new development looks like the surrounding development.	10.39% 16	9.74% 15	14.29% 22	50.00% 77	15.58% 24	154	3.51
If the new development is built on large lots that can be subdivided.	17.53% 27	29.22% 45	28.57% 44	18.83% 29	5.84% 9	154	2.66
If the new development replaces older, poorly maintained buildings.	5.81% 9	4.52% 7	10.97% 17	49.03% 76	29.68% 46	155	3.92
If the new development rehabilitates older buildings.	3.87% 6	1.94% 3	13.55% 21	40.65% 63	40.00% 62	155	4.11

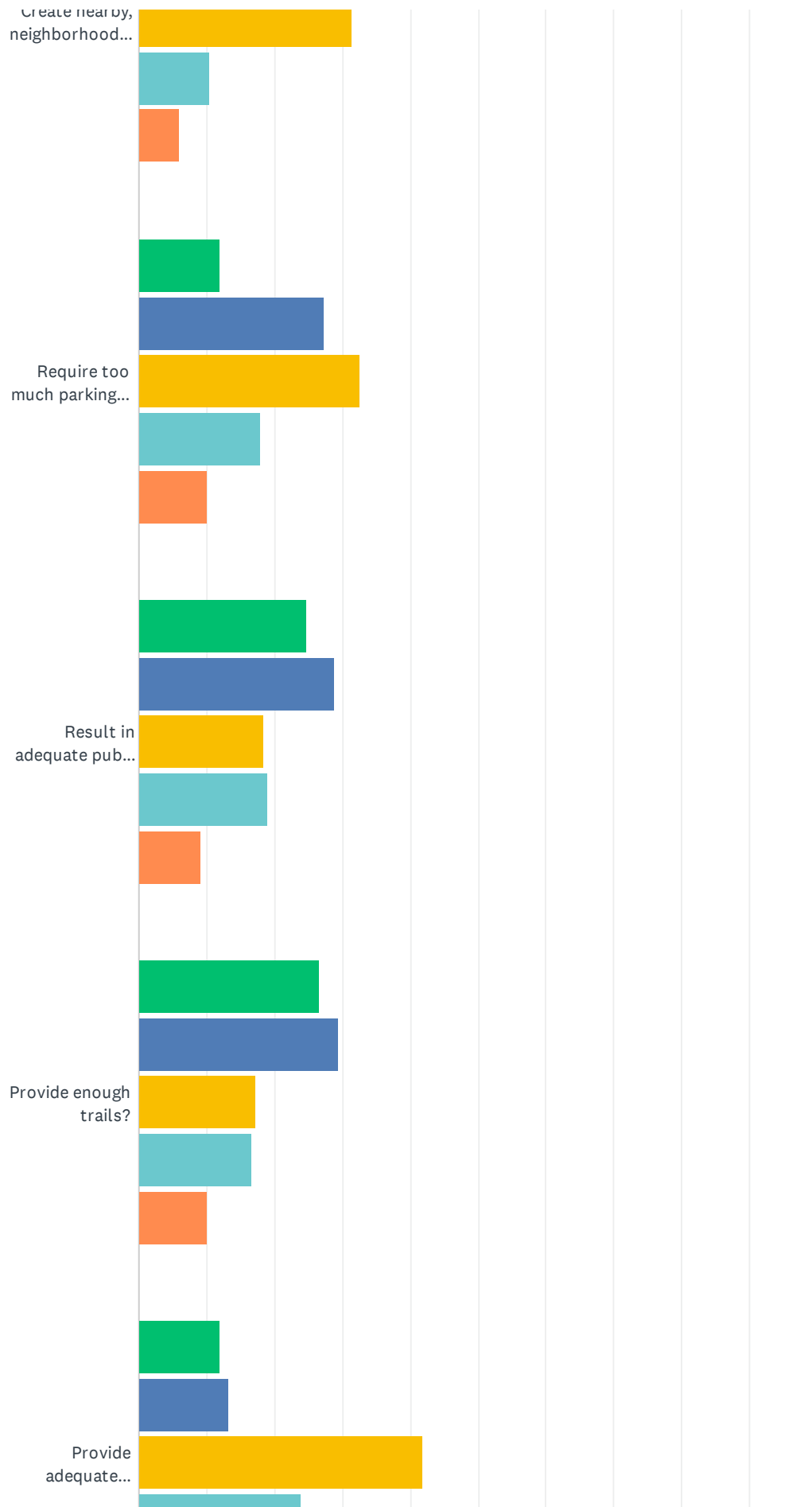
## Q13 Development regulations address building design, parking and landscaping requirements and other development standards. Does the current Z&DC:

Answered: 154 Skipped: 61

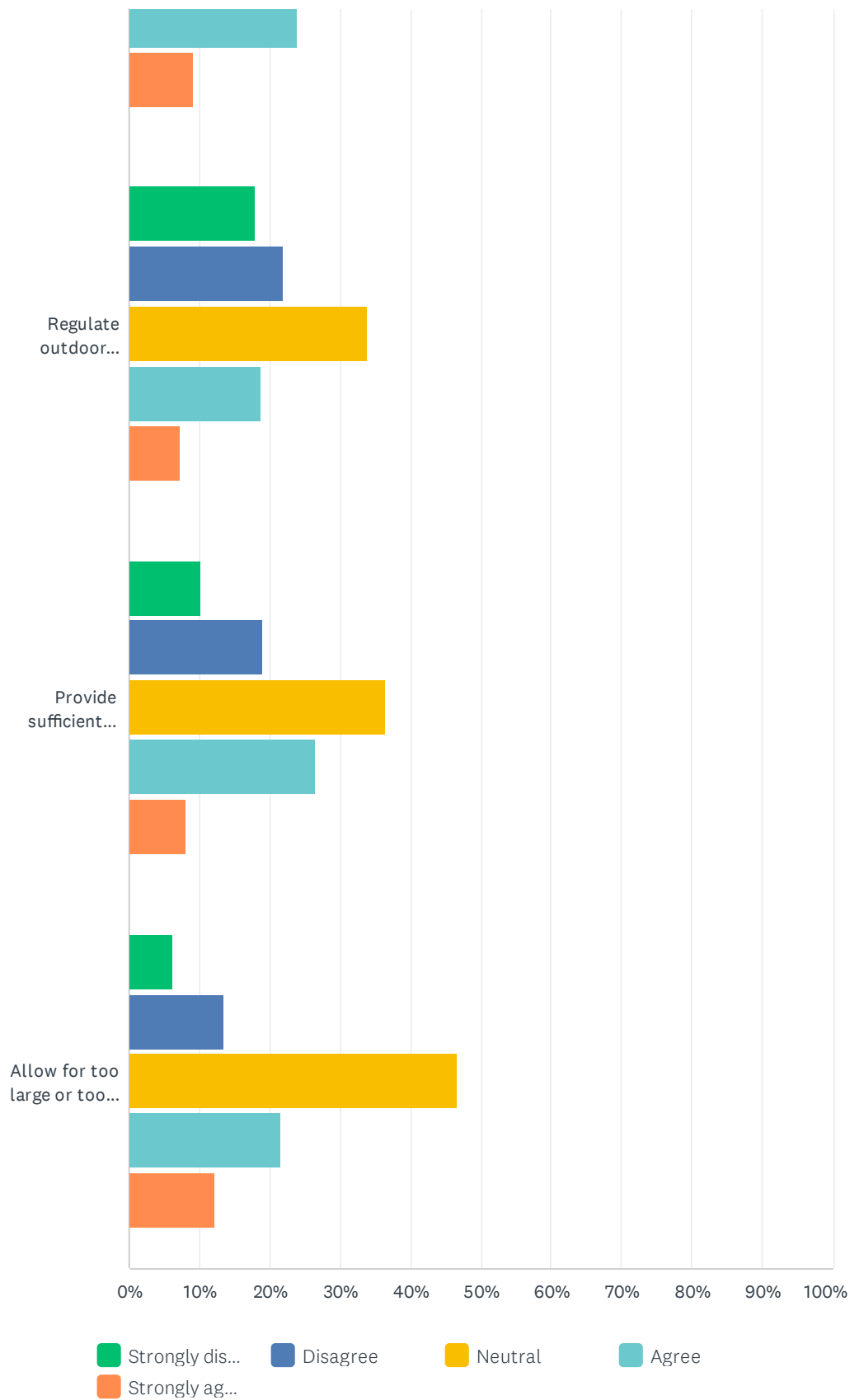




# Grand Junction Z&DC Update | General Survey 1: Big Issues



## Grand Junction Z&DC Update | General Survey 1: Big Issues

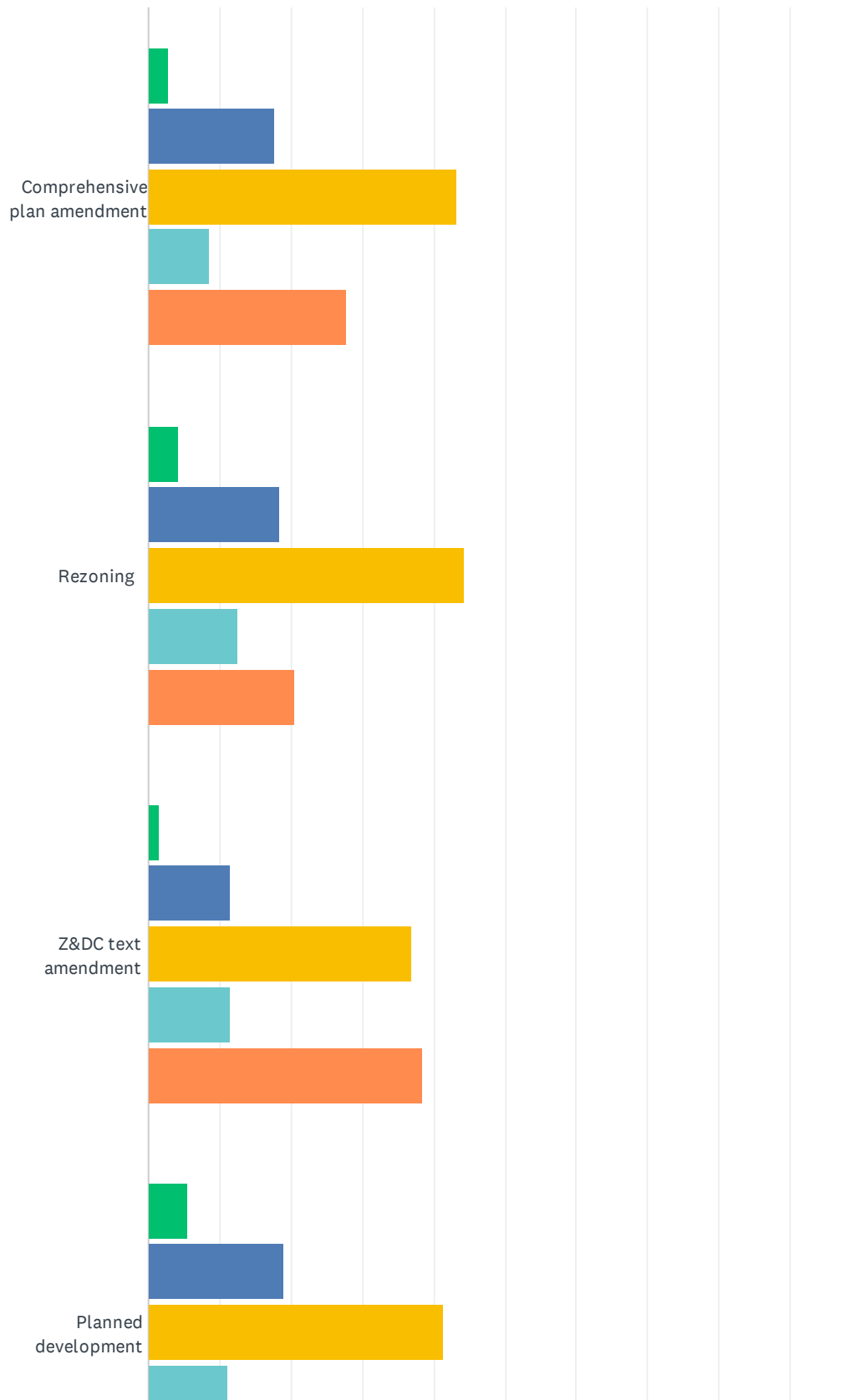


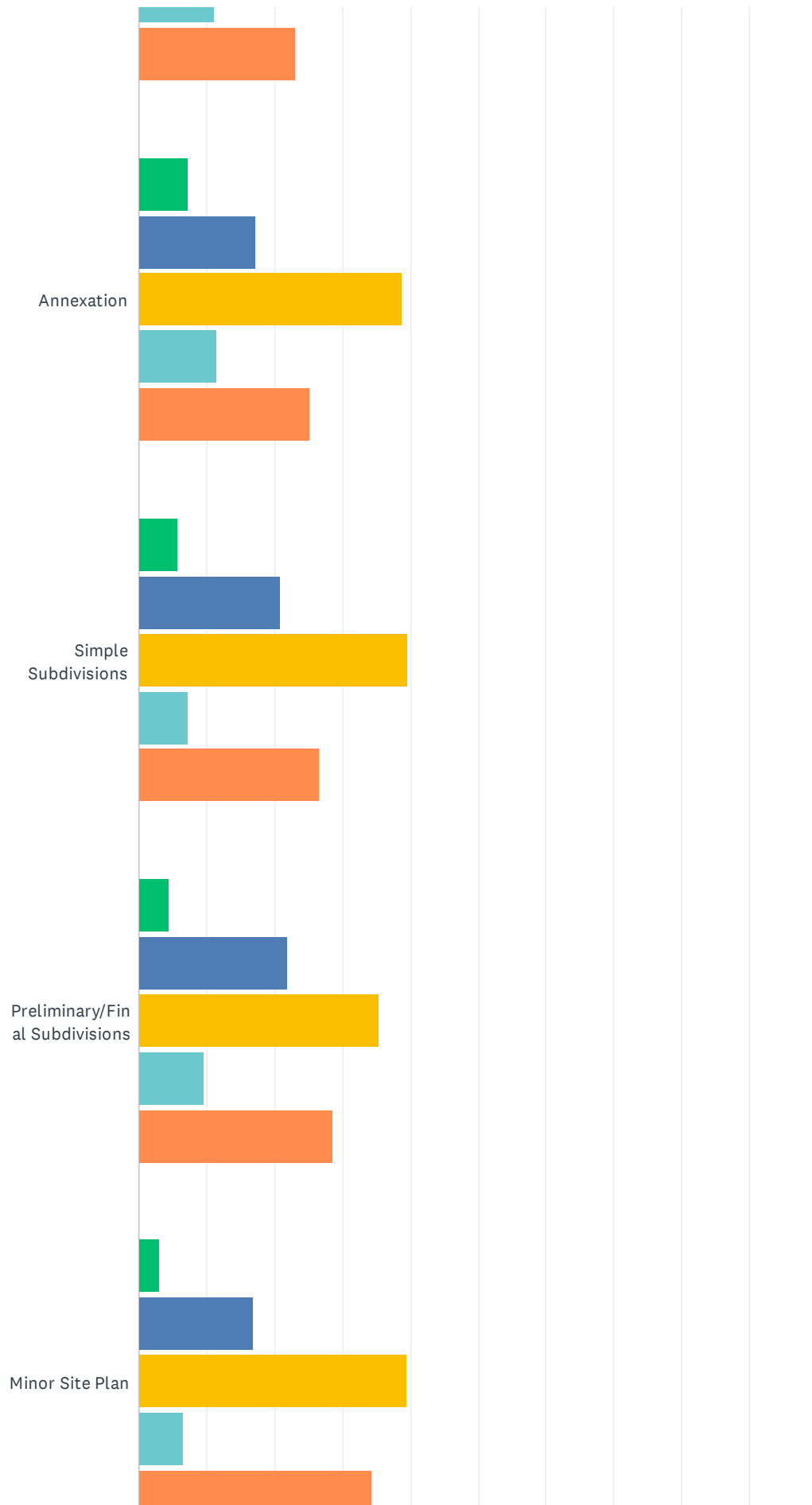
# Grand Junction Z&DC Update | General Survey 1: Big Issues

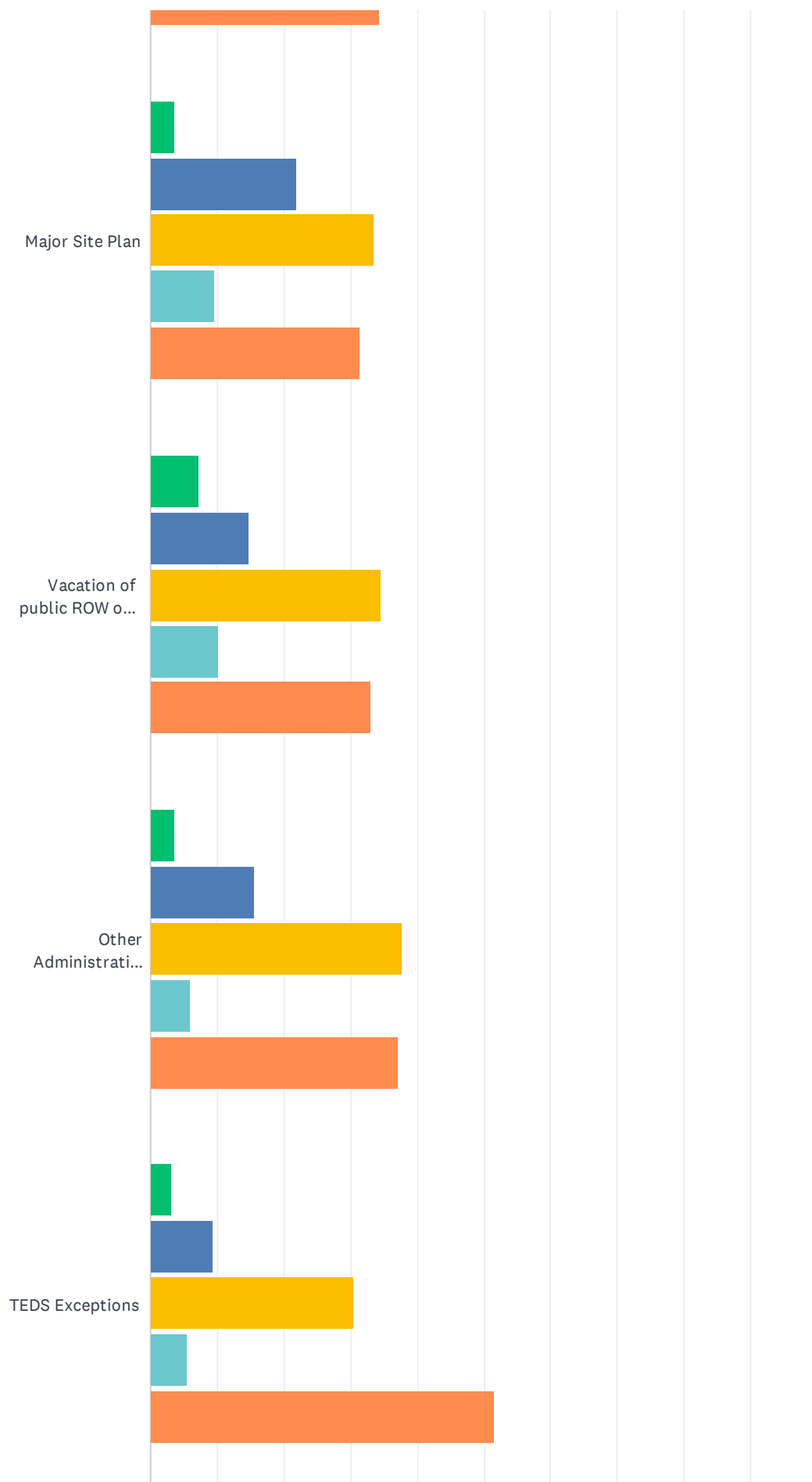
	STRONGLY DISAGREE	DISAGREE	NEUTRAL	AGREE	STRONGLY AGREE	TOTAL	WEIGHTED AVERAGE
Produce high-quality, well-designed buildings?	6.00% 9	17.33% 26	48.67% 73	24.00% 36	4.00% 6	150	3.03
Allow enough residential construction?	7.38% 11	13.42% 20	38.26% 57	28.86% 43	12.08% 18	149	3.25
Result in well-designed neighborhoods?	14.47% 22	27.63% 42	34.87% 53	18.42% 28	4.61% 7	152	2.71
Create nearby, neighborhood shopping and service areas?	18.95% 29	33.33% 51	31.37% 48	10.46% 16	5.88% 9	153	2.51
Require too much parking to be provided on the site?	12.00% 18	27.33% 41	32.67% 49	18.00% 27	10.00% 15	150	2.87
Result in adequate public parks and open space?	24.84% 38	28.76% 44	18.30% 28	18.95% 29	9.15% 14	153	2.59
Provide enough trails?	26.67% 40	29.33% 44	17.33% 26	16.67% 25	10.00% 15	150	2.54
Provide adequate protection for the City's historic neighborhoods and buildings?	11.92% 18	13.25% 20	41.72% 63	23.84% 36	9.27% 14	151	3.05
Regulate outdoor lighting to keep the City dark enough to see the night sky?	18.00% 27	22.00% 33	34.00% 51	18.67% 28	7.33% 11	150	2.75
Provide sufficient landscaping?	10.14% 15	18.92% 28	36.49% 54	26.35% 39	8.11% 12	148	3.03
Allow for too large or too many signs?	6.08% 9	13.51% 20	46.62% 69	21.62% 32	12.16% 18	148	3.20

## Q14 Do you think the following processes have predictable outcomes:

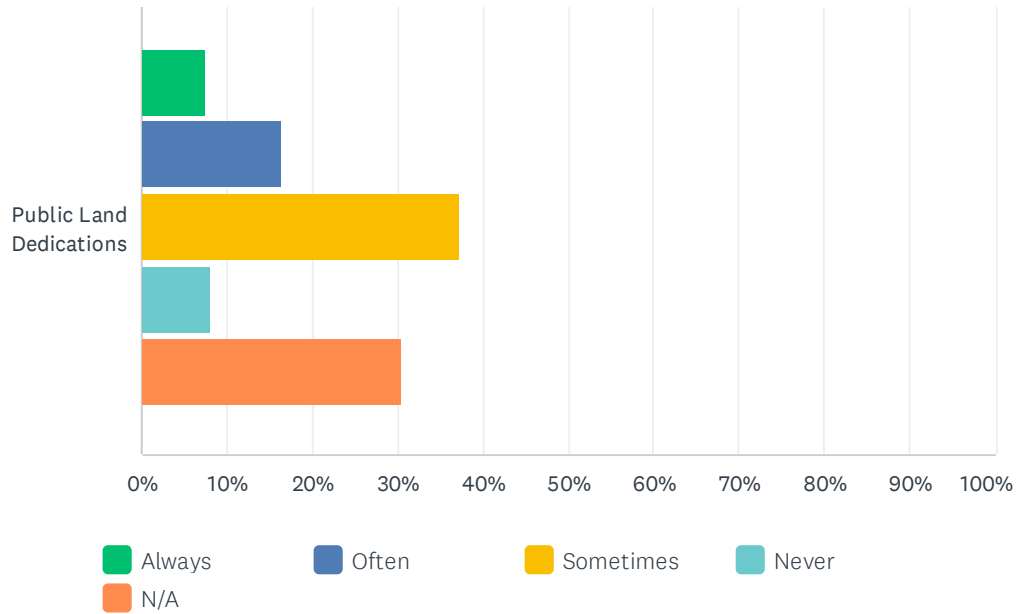
Answered: 145 Skipped: 70







## Grand Junction Z&DC Update | General Survey 1: Big Issues



	ALWAYS	OFTEN	SOMETIMES	NEVER	N/A	TOTAL	WEIGHTED AVERAGE
Comprehensive plan amendment	2.84% 4	17.73% 25	43.26% 61	8.51% 12	27.66% 39	141	2.79
Rezoning	4.23% 6	18.31% 26	44.37% 63	12.68% 18	20.42% 29	142	2.82
Z&DC text amendment	1.45% 2	11.59% 16	36.96% 51	11.59% 16	38.41% 53	138	2.95
Planned development	5.59% 8	18.88% 27	41.26% 59	11.19% 16	23.08% 33	143	2.75
Annexation	7.19% 10	17.27% 24	38.85% 54	11.51% 16	25.18% 35	139	2.73
Simple Subdivisions	5.76% 8	20.86% 29	39.57% 55	7.19% 10	26.62% 37	139	2.66
Preliminary/Final Subdivisions	4.41% 6	22.06% 30	35.29% 48	9.56% 13	28.68% 39	136	2.70
Minor Site Plan	2.92% 4	16.79% 23	39.42% 54	6.57% 9	34.31% 47	137	2.76
Major Site Plan	3.65% 5	21.90% 30	33.58% 46	9.49% 13	31.39% 43	137	2.71
Vacation of public ROW or Easement	7.35% 10	14.71% 20	34.56% 47	10.29% 14	33.09% 45	136	2.71
Other Administrative Permits	3.70% 5	15.56% 21	37.78% 51	5.93% 8	37.04% 50	135	2.73
TEDS Exceptions	3.13% 4	9.38% 12	30.47% 39	5.47% 7	51.56% 66	128	2.79
Public Land Dedications	7.46% 10	16.42% 22	37.31% 50	8.21% 11	30.60% 41	134	2.67

## Q15 What are the most important priorities for development in Grand Junction that this project needs to address?

Answered: 120 Skipped: 95

#	RESPONSES	DATE
1	predictable outcomes for development. The City/Community usually wants "high quality" buildings and development but they are the ones paying for it. There needs to be more incentives for development to provide higher quality product.	5/4/2022 5:06 PM
2	Homeless and low-income housing	5/4/2022 2:36 PM
3	Affordable, more dense housing encouraging amenities in neighborhoods like access to grocery, parks, open space, trails. Less sprawl - all of us are subsidizing low density zoning with our taxpayer dollars while lower income individuals are struggling to afford a place to live. Plan this community for ALL people, not just wealthy folks and developers. Provide infrastructure for those who don't have cars or choose to bike/walk. Less cars on the road is better for everyone.	4/30/2022 11:55 AM
4	Street access for bikes and pedestrians, more and better multi-family housing in the core of the city through redevelopment of old housing.	4/28/2022 5:21 PM
5	Climate change resilience: updated building codes, xeriscape landscaping requirements, incentives for solar. Bikeable/walkable communities that are connected with dedicated trails.	4/28/2022 1:13 PM
6	Make GJ more walkable and bike friendly.	4/28/2022 6:59 AM
7	Unified development, both commercial and residential, instead of many little one-acre developments with cul-de-sacs that don't connect with each other.	4/26/2022 4:11 PM
8	Affordable housing	4/26/2022 3:42 PM
9	Too many houses on too little property space. I'm tired of looking at the homeless. Tiny apartments are great. Put said apartments behind the Catholic Outreach Center. I don't want Grand Junction to look like Kensington PA. Why can't Grand Junction get a YMCA?	4/25/2022 7:52 PM
10	Charge bank owned properties for leaving homes vacant. It brings down neighbors property values and morale, while banks can wait for the housing market to increase.	4/25/2022 6:08 PM
11	Affordable housing, senior housing, higher density Connect bike lanes	4/25/2022 3:30 PM
12	We need more affordable house. Affordable being the key word. The housing market is out of control for buying and renting. If something was to happen to my home finding another one would be impossible. My brother in law has been looking for a rental for months and months, has done so many applications and paid so many application fees to be denied for one reason or another. He has decent credit, a good job, and one dog, it shouldn't be that hard to find a rental. I like how the city stays on top of peoples housing for weed control and things like that. But then you allow an eye sore like the old Far East building on north to just sit there, run down. A lot of North Ave looks very run down and the homeless population is out of control.	4/25/2022 9:59 AM
13	I think GJ needs to put in a REC center, I pray daily Willow Rd. 536 1/2 especially is tended to. My sister knows what is going on at the house, every neighbor has called and asked to please evict him. My sister refuses because he is the father of her 3 grown children. He has dropped the property value on every neighbor home due to the way they have cared for my mothers property at 536 1/2 Willow Rd. He has continued to break the law, let alone my parents hearts, all the love that they provided over the years, and this is how my sister and brother-in-law say thanks mom & dad. This is why I am saying that I need your assistance with this matter... GJ	4/25/2022 9:28 AM
14	Affordable housing.	4/25/2022 7:53 AM
15	providing affordable housing, cleaning up some of the "run down" neighborhoods,	4/24/2022 9:05 AM
16	Common sense: if you want neighbors to interact with each other, does it make sense to build	4/24/2022 8:17 AM



## Grand Junction Z&DC Update | General Survey 1: Big Issues

homes where nobody ever sees their neighbors? Without sidewalks, community gardens  
community recreation areas or parks?

17	We need to be investing in open space within our community. There are tracks of private land that could be purchased in partnership with land trusts to create those spaces. We need to make paths for safe biking a key component of development. Our community is changing with lots of new development. This strains infrastructure and alters the quality of life that we enjoy here.	4/23/2022 9:46 PM
18	Stip taking our green space for too many homes built on too little land with NO IMPACT FEES for developers. We need to learn from what other towns have already learned - let's not spin our wheels in frustration before its too late. We need to think of ageing place - tiny homes, communal living, no impact on schools and services for children! GJ is drawing retirees.....they don't want to see their tax dollars go to crowded schools with overworked teachers!!! Let the developers pay.....	4/23/2022 9:43 PM
19	address infill and maintain rural areas	4/22/2022 4:38 PM
20	Allowing for considerate development that increases housing options at all levels, yet works to maintain the character of Grand Junction (established neighborhoods/historic homes and building preserved and repurposed rather than replaced). I would also like to see the load of increased density shared throughout the City of Grand Junction, and not just focused in places like Downtown. Continuing to allow ADUs Downtown may be a way to increase density while preserving original old homes too. I would also like to see incentives offered to developers to preserve and reimagine older buildings (mixed use/residential/retail/office).	4/21/2022 9:10 PM
21	Bike paths and supermarket downtown	4/14/2022 4:54 AM
22	Connection with walk and bike lanes small stores to walk and bike to	4/13/2022 3:24 PM
23	Open spaces, trails, parks, denser affordable housing, less eyesore new buildings in historic areas, STOP BUILDING ALONG LUNCH LOOPS (as a recreational user, this is the city's greatest asset & part of Colorado's 2 billion dollar Rec industry, but by all means, build another mansion for a handful of rich white guys from Aspen)	4/13/2022 9:19 AM
24	I know there's a transportation plan too but I'd really like to see better movement within the city via bike lanes and pedestrian paths. We need to be building UP instead of OUT. These new single family home developments going in are a joke. Stop thinking with the traditional American mindset that everyone needs a 3/2 house with a yard. These three story apartment complexes are a step in the right direction but it's still not great because they almost all have to have a vehicle if they don't want to be limited to one store. Put retail underneath dense housing. Stop building strip mall type places. ADU regulations should be relaxed too, if your property has the room for over 900sqft then why not? I'd really like to see Grand Junction lead the way for attempts at doing something different and progressive with developments in the valley but I don't have much hope. I see sprawl, I see traffic, I see overused resources and I see another typical American city.	4/13/2022 7:52 AM
25	A slow, thoughtful, process considering all aspects and impacts before rushing into development of new neighborhoods and commercial. It all feels very fast and jammed right now. You can feel the intensity here.	4/12/2022 4:00 PM
26	Commercial property upgrades	4/12/2022 12:46 PM
27	Too much cramming of development into every nook and cranny reduces the quality of the neighborhood, as does increased housing density stuffed into residential neighborhoods.	4/12/2022 11:22 AM
28	It needs to allow for private sector development to bring product to the market that exists without tampering, downzoning, extraction, and punitive measures	4/12/2022 11:04 AM
29	Affordable housing in GJ, encourage in-fill development and mixed use development	4/12/2022 11:00 AM
30	I do not see grocery stores being integrated into developments. The loss of the downtown City Market left all downtown residents and visitors with no easy place to obtain nutritious food at reasonable prices. Development must include more realistic services for the residents. Please insist that any development will provide for easy foot traffic to a food center. Not everyone has access to an auto or bus transport. Please!	4/12/2022 10:14 AM
31	again, don't know if this is your purview, but many existing buildings and homes are poorly maintained, with weed filled or no landscaping, and too much asphalt which is not broken up by	4/12/2022 9:50 AM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

plantings or other features.

32	STOP DEVELOPMENT UNTIL THE REAL COSTS ARE PROPERLY ASSESSED and FAIRLY APPORTIONED. Traffic mitigation and ROAD construction MUST BE paid BY THE DEVELOPERS not the taxpayers. -- Hire Competent planners and traffic engineers. FIRE the City Manager .	4/12/2022 7:02 AM
33	Streamline the process; maintain reasonable fee structure	4/11/2022 9:11 PM
34	Quality not sprawl. Fill in before adding more massive buildouts	4/11/2022 7:20 PM
35	Developer responsibility for street damage and maintenance for longer than current requirements. The City is full of dips, ruts and bumps caused by development or utility work. and bumps caused by development work	4/11/2022 4:00 PM
36	Traffic planning.	4/11/2022 2:09 PM
37	To provide parks and recreation areas close to housing. To prevent density that is an overriding problem on the front range.	4/11/2022 12:53 PM
38	Require development to include adequate public infrastructure improvements especially in the areas of transportation and drainage.	4/11/2022 11:19 AM
39	More bike lanes and preserve mountain bike areas around town. More recreational areas.	4/11/2022 10:32 AM
40	How all these new applications will impact traffic, water, schools, road repair, noise, services. We do not need Grand Junction to be Denver. Our roads are so bad and there is so much more traffic.	4/11/2022 10:06 AM
41	preserve open space; allow less high density development; preserve agricultural aspect of Grand Valley	4/11/2022 9:42 AM
42	Covering the ugly rail yard and oil tanks that face Riverfront Drive. Mandating property clean ups, where necessary.	4/11/2022 9:05 AM
43	Adequate or expanded roads and access before approval of large scale developments which only bring more automobiles into the area.	4/11/2022 8:21 AM
44	Mesa State needs to provide more parking-before they are allowed to build more. Auto traffic flow needs to be first, before bikes and peds. Stop shrinking 4 lanes to 2.	4/11/2022 8:05 AM
45	Recreation Center - NOT IN Lincoln Park	4/11/2022 7:57 AM
46	Affordable housing is a for-real crisis. I'm 67 and my kids are in their 30s but all struggled to get into the market (one may never own his own home). I've got relatives in very large homes on huge lots and if we can afford as a community to support that kind of life style, surely we can support living space options on the other end of the scale.	4/11/2022 7:38 AM
47	- Eliminate parking requirements for residential uses in the B2 zone and for ADUs in all zones. - Revise the transportation development impact fee program so that paid by development in the B-2 zone or the designated redevelopment zones doesn't pay for new lane-mile capacity (road expansions) but is instead used to pay for multimodal improvements and parking management which benefits infill/downtown development. - Do a nexus study for the open space exaction fee program before it's challenged in court as illegal and increase the threshold from subdivisions of 10 or more to subdivisions of 50 or more. - Stop prohibiting grey water systems for landscaping irrigation in new residential development.	4/10/2022 12:58 PM
48	Simplify the amount and type of review required and make the zones more flexible. More administrative approval	4/9/2022 11:27 AM
49	It is irresponsible for commercial properties to be required to have lawn and shrubs in the desert, especially in when everyone is asked to conserve water usage. Seems hypocritical and wasteful. There should be an allowance for xeriscaping or rock. I'm thinking of 555 & 610 W Gunnison, the fuel station at 1st & Grand with the dead grass, etc.	4/9/2022 10:01 AM
50	Rec center!!!!!!! More pickleball courts. Please plan growth so we look like a real city and not hodge lodge.	4/9/2022 8:28 AM
51	Housing for the homeless if they will are willing to get off the street and be safe	4/8/2022 11:23 PM
52	Maintain open space, preserve public access	4/8/2022 1:24 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

53	Safety, safety and acceptance of final project meeting improvement specifications	4/7/2022 11:26 PM
54	Foremost, the Rec center at Matchett Park. Nobody in "powers that be" seems to listen to what we want and where it should be built. Other sites are ridiculous!	4/7/2022 3:05 PM
55	Grand Junction needs to work on helping the lower class escape the poverty cycle by offering us housing opportunities. Clifton deserves to feel like a community. Living there feels dreadful. The commercialized spaces do not feel like they do in town. It feels unsafe. Considering this is the only affordable neighborhood to get out of the renting market, Clifton deserves to feel like a community that is cared about.	4/7/2022 1:55 PM
56	Affordable housing for young families. Beautification of common areas with green spaces.	4/7/2022 1:53 PM
57	Quit allowing for suburban sprawl before we have a doughnut shaped city like Cleveland or Detroit. Make it easier to develop in the core of the city to promote the vision that keeps being shown in all of the visioning/future plans of the city. Removing one way streets, protected pedestrian cross walks, ease of urban development and remove the blanket policies that are geared toward tract homes - that would be strong start. Also force the city to encourage development in the urban area with financial incentives for all development - not just income/age restricted housing like we have had over the past 2-3 decades. The city should not be a land developer (River Front), but a accessible means to private equity who can do that work at a fraction of the cost and for a profit. Having the city on the same page as the DDA would make a world of difference in progress for the overall community.	4/7/2022 11:25 AM
58	Affordable housing for seniors on main bus routes. Do not give tax breaks and other giveaways to developers, this just causes other taxpayers to foot the bill that are just trying to break even. If developers need giveaways then they don't really know if they have a market. If there is a market, then some other developer will step in.	4/7/2022 10:23 AM
59	The city of GJ needs to celebrate the Colorado and Gunnison rivers and not treat the like sewers or run-off ditches. We need more development overlooking the rivers so we can enjoy the sacred water. (Have you ever been to the San Antonio, TX river walk?)	4/7/2022 9:12 AM
60	Affordable housing, housing first for the homeless.	4/7/2022 7:46 AM
61	Affordable housing, reduced reliance on cars, increased density instead of sprawl	4/6/2022 9:52 PM
62	Affordable housing for Seniors who can support each other yet remain independent. Circular housing with maintenance and other amenities provided.	4/6/2022 9:18 PM
63	MAKE DEVELOPERS PAY FOR INFRASTURE AND KEEP REAL ESTATE PEOPLE AND DEVELOPERS OUT OF PUBLIC OFFICE!	4/6/2022 8:22 PM
64	Find ways to reduce cost, increase density, create codes that are more predictable for creative projects	4/6/2022 6:44 PM
65	Consistent zoning; keep the character of existing neighborhoods and feather in higher density slowly! no big buildings next to existing single family homes; green space planned into the city everywhere, especially in poorer areas.	4/6/2022 5:07 PM
66	Clean up the city. The city is ugly with trash, delapidated buildings and just an overall junky appearance. The city needs to work with the county for a coordinated clean up of the place.	4/6/2022 3:17 PM
67	traffic flow. As new housing goes in, and it should, traffic flow must be considered	4/6/2022 1:29 PM
68	Drought and the problems inherent in requiring residents to conserve water while approving more and more subdivisions, making water more and more scarce. This is a nightmare scenario.	4/6/2022 1:04 PM
69	Affordable housing that is made sustainably, minimizing impact on the environment (e.g. native plants vs grass), and allowing a walkable/bikeable/public transportation lifestyle vs relying on cars. I also believe there is tremendous opportunity to help build community with mindful design/architecture. For example, building homes with front porches and front space will encourage neighbors to interact. "Micro" community spaces (e.g. smaller flexible community centers) that are walkable/bikeable for residents in a neighborhood can also help build community and bring people together.	4/6/2022 11:55 AM
70	More trails like the river front trail. Maybe protected bike lanes? Too many times iave been ran off the road by unfriendly cars on the road. Even on the down town strip ive had people speed	4/6/2022 11:44 AM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

around me and cut me off just to meet them at the next stop light while im calmly riding at the right side of the road. Safe bike lanes are a great option.

71	increase in traffic, beautification of the city, water availability, senior housing with smaller houses and no yard maintenance (like Del Webb community)	4/6/2022 11:36 AM
72	Too much growth Developing too quickly Charge developers much more money for tap fees, etc. This would slow the number/speed of new developments and would still help the City tax base. Be VERY MINDFUL of GJ's quality of life -- don't destroy a good thing.	4/6/2022 11:27 AM
73	Tearing down the aging structures around town, especially downtown to make it more of an inviting and welcome, safe environment for tourists and locals. Second priority is better landscaping at places like along the Horizon/I-70 exit with all the hotels. Making it more attractive and less transient looking.	4/6/2022 11:21 AM
74	As mentioned earlier, preserving existing open spaces rather than turning them into commercial or residential areas. These open green spaces are what attracts people to this area that other places lack. Once you destroy these areas you will never get them back. They are far more valuable than any type of housing or business structure. The same goes for prioritizing parks. I can't believe that despite all of the development in the Redlands there are so few parks. Lastly, prioritize and always include bike lanes in the planning process. Provide safe alternative paths for people to access major shops and stores.	4/6/2022 10:23 AM
75	#1 REC CENTER OR SOMETHING FOR THE KIDS TO DO AND GO. WE HAVE MORE FOR HOMELESS AND CRIMINALS TO DO THAN OUR OWN CHILDREN. #2 More development on the east side of town. We very little over there and a lot of space to build. The eastside is the most populated and the most desirable right now for affordability. Cut your traffic down.... #3. The city lights need to looked at. Maverick by the hwy in Clifton, so many run the light because you sit for almost 5 minutes. Again. the east side is the most problem with light times.	4/6/2022 10:09 AM
76	There is a huge need for affordable housing. This is housing priced under \$300,000, preferably under \$250,000. Also, the City Planning Department shouldn't send out notices on input for a new project that affects my quality of living only to be told it has already been approved.	4/6/2022 10:06 AM
77	fixing the streets and making people clean up property	4/6/2022 9:48 AM
78	Code enforcement	4/6/2022 8:56 AM
79	Clean up around 5th street bridge	4/6/2022 8:39 AM
80	OVERdevelopment within the city limits	4/6/2022 7:40 AM
81	Public input!	4/5/2022 9:35 PM
82	Too rapid growth without good, well thought out planning leads to poor, unwelcome outcomes!!	4/5/2022 9:32 PM
83	Accessibility and developing a town that can be lived in without a vehicle.	4/5/2022 9:18 PM
84	Más casas y apartamentos con precios cómodos, más áreas fáciles para caminar o andar en bicicleta	4/5/2022 8:55 PM
85	New developments need to invite homeowners and residents to participate. Not just the developers who don't care how their projects may negatively affect people who live and work here.	4/5/2022 8:41 PM
86	To many short term rentals aka Airb&b's in one area. Need to limit the number per block or area. Also need individual notice of meetings etc.	4/5/2022 7:47 PM
87	Too much development and not enough concern for infrastructure and paying for the development. We need to keep some open space!	4/5/2022 7:18 PM
88	Need to realize that there is only so much land and water and that at some point, the area will need to reconsider ongoing growth and development.	4/5/2022 6:56 PM
89	Three categories: Curb housing contractors and add restrictions to elevate urban buildings by height, within a zone circular and proportional to pop. density per sq. Area Buy out mobile homes. Designate few areas for industrial uses, business sector, tech and industry.	4/5/2022 6:55 PM
90	Denser neighborhoods capitalizing on infill of existing lots (how many gravel lots does the city plan on collecting?) More trails and wider sidewalks and some way to slow motorvehicle traffic	4/5/2022 6:45 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

through pedestrian friendly areas (perhaps a spike strip at the 7th and Main roundabout or some kind of rhinoceros crossing guard.)

91	A simple moratorium on development for a period of time to address infrasture issues as the highest priority before any further development occurs.	4/5/2022 6:40 PM
92	stop building so many new homes and mcmansions, keep open space	4/5/2022 6:32 PM
93	Rec center, downtown grocery store, public parks/open space	4/5/2022 6:28 PM
94	More park development and walking and biking paths that lead to where we work, shop and play. Making certain to upgrade and widen roads before putting in large housing development or subdivisions,	4/5/2022 6:13 PM
95	The future development needs to prioritize pedestrians and alternative modes of transportation beyond vehicles. Higher density residential living to prevent urban sprawl and protect the open space that makes the valley unique. Combining commercial and residential spaces will make for a more useful and efficient neighborhood.	4/5/2022 6:03 PM
96	I would like to see self-sufficient neighborhoods that allow for walking and biking to obtain basic services. It's also important that young people can afford to buy homes here. There is way too much development for millionaires from out of state and not enough for the people who grew up here. If we want GJ to thrive, we need to be family friendly and offer a sustainable, affordable lifestyle.	4/5/2022 5:39 PM
97	Cleaning up some existing properties! Annex more of Orchard Mesa. One doesn't have to have much to keep ALL properties neat and tidy. No trash, no non running vehicles. These items help eliminate crime as people care. Replace the GJ sign on highway 50. It reflects on how you care. Expand the fairgrounds by purchasing property to the west while you can! Cleanup lower downtown by bridge to make it attractive. Purchase space for future while cleaning up	4/5/2022 5:32 PM
98	PROTECT THE NIGHT SKY FROM ADDITIONAL ARTIFICIAL KIGHTING. Eliminate multi use housing in single family neighborhoods. Ban large storage buildings ga/garages from being built in residential areas. Recreational toys snd rvs can be stored in areas dedicated for that purpose where appropriately zoned.	4/5/2022 5:25 PM
99	Don't change zoning of areas that are low density to high density. Property owners make their buying decisions, in part, based on density, and changing to permit higher density housing in a traditionally low density area reduces the current owner's way of life and property values.	4/5/2022 5:02 PM
100	compatible, consistent, appropriately timed/scheduled, include amenities	4/5/2022 4:48 PM
101	Affordable housing.	4/5/2022 4:34 PM
102	affordable housing for renters!!! My 24 YO daughter cannot find even a studio for \$1000/mo.	4/5/2022 4:04 PM
103	smaller homes than use less resources	4/5/2022 3:50 PM
104	Stop out of town 2nd and 3rd homeowners, reduce short term rentals. Increase density, reduce parking lots. Start developing for residents and stop developing for tourists	4/5/2022 3:41 PM
105	Provide single family homes for low income. Provide opportunities for businesses in eastern low income part of town. Community Hospital should have been built in eastern low income part of town, not the rich part of town. Hire people with common sense to achieve a more balanced community design. Currently everyone who participates in the process is affluent and does not understand the needs of low income families.	4/5/2022 3:40 PM
106	Affordable housing for young families trying to make a go of it with the low wages paid in the area.	4/5/2022 3:04 PM
107	Give residential homes more space and yards.	4/5/2022 2:45 PM
108	Too many subdivisions without addressing neighbor concerns and changing zoning to put in high density homes. Turning farmland into mini estates. Too many people without consideration of the infrastructure and water needs. After all with all the growth and traffic concerns, maybe time to address what the community wants and NOT the real estate agents, which there are hundreds, or the developers. If not restrained, though money talks, we will be another Denver or Silicon Valley which I left for the very same reason, uncontrolled growth and the loss of quality if life. I'm all for a semi moratorium to address where we are and if we can handle more growth. The traffic issues already an issue. Lets take a break and reconsider	4/5/2022 2:32 PM

## Grand Junction Z&DC Update | General Survey 1: Big Issues

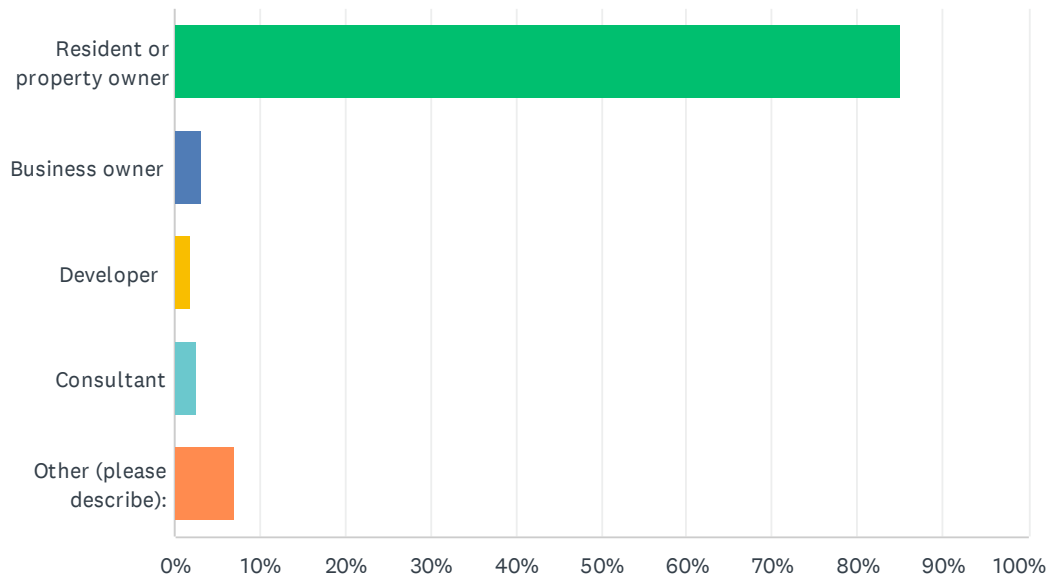
where we are heading with this grow, grow a d get bigger attitude. I guarantee at least 75% of the people are in my court. Think carefully, once done it can't be undone!

109	We need competition for retail stores and warehouse stores. Very limited on where you can shop	4/5/2022 2:10 PM
110	affordable housing Open spaces	4/5/2022 1:51 PM
111	Incentives if necessary to investors to tear down the non-maintained, old, vacant buildings or blocks of houses and rebuild	4/5/2022 1:48 PM
112	Flowing traffic, school access.	4/5/2022 1:14 PM
113	Density and the need for more diversification of housing. ie: condos, townhomes, tiny homes, multigenerational/ADU (with two stoves!)	4/5/2022 12:33 PM
114	Housing supply, densification/infill, safe and efficient pedestrian/cycling infrastructure, transit feasibility.	4/5/2022 12:17 PM
115	Easy access by walking and bicycling (15-20 minutes or less) through attractive and safe street scapes to grocery shopping, and other like amenities. Providing a variety of housing options and price pointed in each neighborhood.	4/5/2022 11:48 AM
116	Walkability/Bikeability of neighborhoods.	4/5/2022 11:06 AM
117	Continuing to grow the connectivity of the city (ie. maybe we don't need a new grocery store or shopping plaza downtown, if it is connected by easy and safe transport by bike or foot). Allowing neighborhoods to mesh and use each others services (very strong divide between North of North or South of North or Redlands or Riverside). Making things more cohesive as a city. Utilize things already existing and a new fashion instead of just a bunch of new modern build items. I like the way that the city tries to preserve the historic charm of the area while trying to be innovate and bring new/modern services and feel to the old charm.	4/5/2022 11:02 AM
118	Commuter friendly (not for motor vehicles)	4/5/2022 9:41 AM
119	Safe biking/ green transportation and allowing for a more walkable city	4/5/2022 9:31 AM
120	As housing costs continue to increase in the Valley, it is essential to increase our housing stock, but only through building up rather than out. Our agricultural industry is essential to our culture, and emphasizing dense mixed use housing and commercial districts prevents urban sprawl encroaching on family farms. In addition, reducing or eliminating the minimum parking requirement allows for increased walkability and bike ability, boosting quality of life and financial viability of developments.	4/5/2022 9:04 AM



## Q16 Tell us about you! I am a:

Answered: 155 Skipped: 60



ANSWER CHOICES	RESPONSES	
Resident or property owner	85.16%	132
Business owner	3.23%	5
Developer	1.94%	3
Consultant	2.58%	4
Other (please describe):	7.10%	11
<b>TOTAL</b>		<b>155</b>

#	OTHER (PLEASE DESCRIBE):	DATE
1	57 year old, straight, white, female, grandmother who's concerned about my straight voice being crushed.	4/25/2022 7:52 PM
2	I am a property owner in Fruitvale. I love our area and our facilities and public workers. Give our leadership (in planning/zoning) the opportunity to learn from others - successful towns. Let's get the blueprints instead of wasting time and energy on reinventing the wheel.	4/23/2022 9:43 PM
3	Also a business owner, question should allow multiple selections.	4/13/2022 9:19 AM
4	Former city resident living in Grand Junction suburbs who daily uses city services. Former atty who is concerned about the ability of folks in developments to have easy foot access to grocery stores, among other things.	4/12/2022 10:14 AM
5	So, why would you think I am just one of these! I am at least three. This is not adapted to multi-tasking.	4/9/2022 10:07 PM
6	Property Owner, Business Owner, Developer	4/7/2022 11:25 AM
7	I am a Real Estate agent in the valley for over 20 yrs.	4/6/2022 10:09 AM

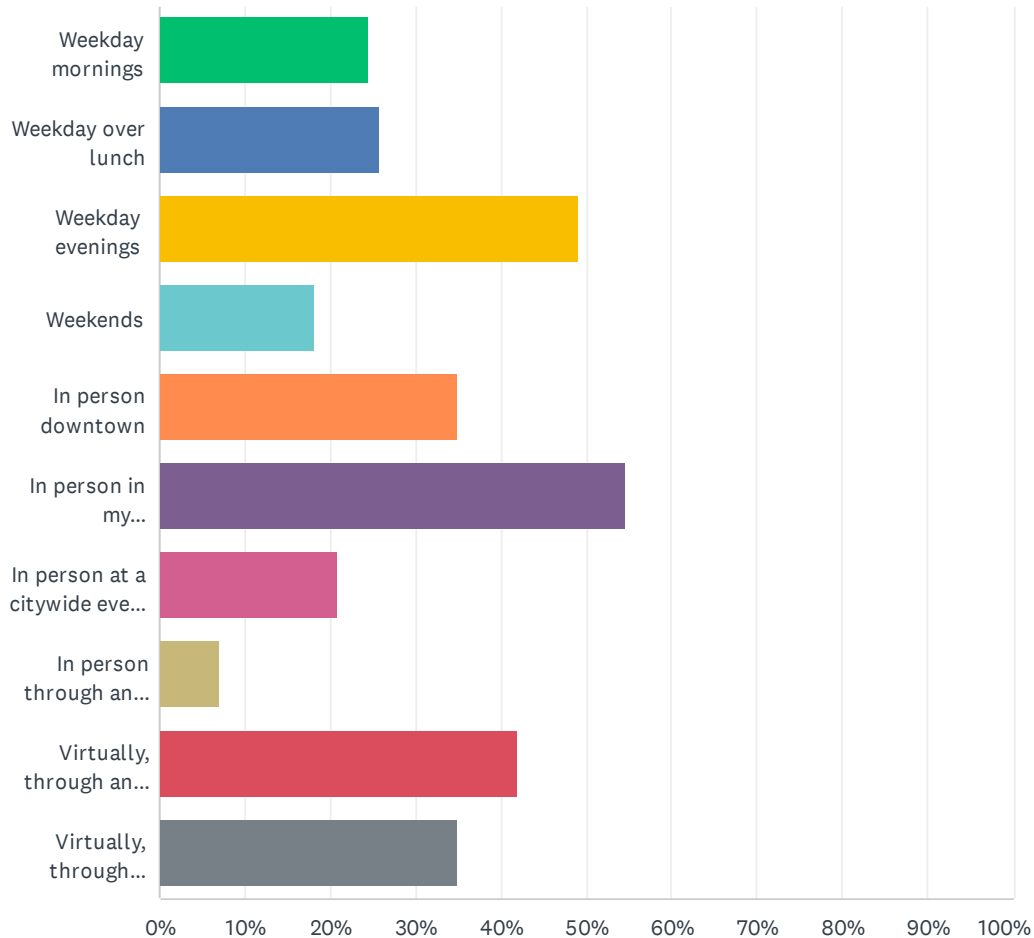
## Grand Junction Z&DC Update | General Survey 1: Big Issues

8	Resident, property owner and business owner.	4/5/2022 8:41 PM
9	Citizen	4/5/2022 6:55 PM
10	A property owner who will no longer be a resident if this persists.	4/5/2022 6:40 PM
11	all of the above	4/5/2022 12:33 PM



## Q17 What is a good time and place for you to participate in public meetings about this project? Check all that apply:

Answered: 143 Skipped: 72



# Grand Junction Z&DC Update | General Survey 1: Big Issues

ANSWER CHOICES	RESPONSES	
Weekday mornings	24.48%	35
Weekday over lunch	25.87%	37
Weekday evenings	48.95%	70
Weekends	18.18%	26
In person downtown	34.97%	50
In person in my neighborhood, at a community center, a library, or a high school	54.55%	78
In person at a citywide event like a farmers' market or an art fair	20.98%	30
In person through an event with my faith community or a neighborhood group	6.99%	10
Virtually, through an online meeting	41.96%	60
Virtually, through interacting with information on the project website	34.97%	50
Total Respondents: 143		



## Grand Junction City Council

### Workshop Session

Item #1.c.

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**Meeting Date:** May 16, 2022  
**Presented By:** Daniella Acosta, Associate Planner  
**Department:** Community Development  
**Submitted By:** Dani Acosta, Associate Planner

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### **Information**

#### **SUBJECT:**

Shared Micromobility Operators and Electric Scooter Regulations Discussion

#### **EXECUTIVE SUMMARY:**

This workshop is to discuss a draft ordinance proposed to include Section 10.14.010 Regulation of Shared Micromobility Operators in the Grand Junction Municipal Code and consider an amendment to the regulations for careless and reckless driving in Sections 10.04.1401 and 10.04.1402 to include electric scooters (e-scooters) and to amend the regulations for skate and wheel devices in Section 9.04.200 to include e-scooters.

#### **BACKGROUND OR DETAILED INFORMATION:**

In recent years, the City of Grand Junction has been approached by several mobility companies who have expressed an interest in deploying shared micromobility devices, like e-scooters and electrical assisted bicycles (e-bikes) within the City. Shared micromobility refers to a system of either docked or dockless vehicles that are part of a shared fleet and that are available to multiple users for short-term rental. Users are able to locate, reserve, and unlock devices for use and pay for and conclude trips via a smartphone application on their personal mobile device.

Dockless vehicles have gained popularity due to the fact that they support first-and-last mile connectivity and are less resource intensive and more agile, since they do not require a fixed parking station when not in use. The benefit of a dockless vehicle is being able to conveniently park the vehicle anywhere at the conclusion of a trip. While the agility does make it easier for cities and companies to redirect devices to different service areas, the advantage of dockless vehicles is also its greatest weakness. Examples from other cities show that these dockless vehicles are often parked in a manner that obstructs the public right-of-way, blocking the travel path of sidewalks,

curb cuts and driveways.

Nevertheless, best practices have emerged in recent years to help mitigate and prevent the negative impacts of dockless shared micromobility vehicles. Advancements in geofencing technology and data sharing standards have given cities and their partners stronger tools to regulate and monitor the operations of these vehicles.

### **SHARED MICROMOBILITY PILOT STUDY**

With Council support, the City plans to launch a Shared Micromobility Pilot program. The goal of this program is to assess the performance of this emerging transportation mode, and to monitor and regulate the private operation of shared micromobility in the City. The City will solicit up to three companies through the Request for Proposals (RFP) process. Operators who are selected for the pilot study will be required to provide dedicated parking and to share data with the City via a third-party data aggregator. The pilot study will have a one-year performance period and will be governed by a Pilot Agreement.

Staff has written a RFP designed to allow the operators to propose service areas, vehicle rebalancing plans, fleet size, vehicle composition, and user safety education plans. Staff will rely on the pilot study as a way to determine if the program needs more defined policies. Staff recommends this approach to ensure that any regulations related to vehicle caps, deployment minimums, service areas, fleet make-up, and additional safety requirements and features, such as helmet laws and minimum wheel sizes, are data-based and market feasible. Furthermore, this approach will reduce the barriers to entry for smaller-sized operators.

### **EXISTING & PROPOSED REGULATIONS**

To ensure public safety and welfare is protected, Staff will take a more prescriptive approach to parking, speed limits, and establishing sanctions for unsafe or careless behavior by users while operating a shared micromobility vehicle.

Chapter 10 of the Grand Junction Municipal Code addresses regulations for the operation of bicycles (bikes), e-bikes and other human-powered vehicles (Section 10.04.1412), as well as sanctions for reckless and careless driving for these modes (Section 10.04.1401 and Section 10.04.1402). Currently, language around e-scooters is not included. Existing regulations also do not address how shared micromobility companies should operate in the City.

As such, Staff has drafted proposed revisions to the regulations for traffic and vehicles in Chapter 10 and regulations for offenses in Chapter 9. Additionally, Staff has drafted a new ordinance to establish parameters governing shared micromobility companies operating in the City. The new ordinance outlines general operator requirements, vehicle identification requirements, customer communication requirements, parking requirements, advertising, data sharing, consumer privacy, as well as e-scooter specific requirements related to areas of operation and speed limits.

The proposed regulations draw on the best practices from other cities in Colorado and throughout the Country. Staff has also conducted outreach and solicited feedback from the Downtown Development Authority, the Horizon Business Improvement District (BID), the Colorado Mesa University, the One Riverfront Commission and the Urban Trails Committee.

On March 31, 2022, Staff convened an interdepartmental workshop comprised of Community Development, Public Works, Grand Junction Police, Parks and Recreation, the City Attorney's Office, and the City Manager's Office. The attendees were asked to discuss regulations the City should consider regarding the use and any related impacts of a shared micromobility pilot study. Participants reviewed the impact that other jurisdictions regularly attempt to address through regulations. These included:

- Establishing "no ride" and "slow zones"
- Sidewalk and trail usage
- Pedestrian safety
- Parking
- Speed limits
- Data sharing

Working from these issues, regulations set by other municipalities, as well as Staff's own expertise, Staff recommends the following amendments to the City.

## **RECOMMENDATIONS**

**Shared micromobility operator requirements** – Staff recommends that operator requirements related to pilot criterion, application process, and pilot operational requirements be defined through the RFP process and pilot agreements to allow flexibility and experimentation in the initial pilot and, if needed, subsequent pilots.

**Vehicle identification** – Staff recommends that the City require a unique ID number to identify and track vehicles as necessary. This recommendation is consistent with existing regulations, which currently require that businesses selling bikes or e-bikes and distributors of new e-bikes display a unique identifying number for each vehicle (Section 10.04.221). Staff recommends this for all devices that are part of a shared micromobility fleet.

**Sidewalk usage** – Staff recommends allowing shared micromobility vehicles, including e-scooters, to operate in vehicle travel lanes, bike lanes, and on sidewalks except in some areas around the central city.

Staff recommends sidewalk access for e-scooters even if there is a bike lane present. In recent years, e-scooters have been recognized as a gateway active transportation mode for individuals who typically travel by car, or who do not frequently use other active transportation modes like cycling. These users might lack the comfort levels to ride alongside vehicles in the travel lanes and, as a result, might refrain from using e-

scooters all together. Allowing sidewalk use will help expand access of this mode to different user groups.

Staff recommends prohibiting e-scooter sidewalk usage on both Main Street and Colorado Avenue between 1st Street and 7th Street, as well as along 7th Street between Grand Avenue and Colorado Avenue (which will be referred to collectively as the Main Street Business Corridor, Exhibit B) due to heavy pedestrian traffic and active storefronts that have high volumes of patrons entering and exiting the businesses. This recommendation is consistent with existing rules that prohibit the use of bikes, e-bikes and other skate devices within the Main Street Business Corridor. Users entering this corridor will be required to dismount and walk their vehicles.

**Trail usage** – Staff recommends that e-scooters be allowed to operate on trails that already permit bikes and e-bikes, since these trails offer a safer and lower stress connection. Unlike bikes and e-bikes, e-scooters offer less stability due to their smaller wheel size and a higher center of gravity. The distribution of weight on an e-scooter may also compromise a user's balance when using hand signals to communicate with cars if they are limited to traveling in vehicle travel lanes. On a trail, users have the advantage of giving vocal signals to other trail users, which doesn't compromise steering control. A user would generally incur less injury falling off an e-scooter on a slow speed trail compared to falling off an e-scooter amidst vehicular traffic. Prohibiting e-scooter users from trails would prohibit access to these lower-stress and safer routes.

**Number of users on a vehicle** – Staff recommends limiting the number of users that can ride a vehicle that is part of a shared micromobility fleet to the number for which a vehicle from that fleet is designed. This recommendation is consistent with existing regulations for bikes and e-bikes (Section 10.04.1412(3)). This provision would prohibit double riding on vehicles that are designed to carry one person. Double riding (also known as tandem riding) may expose both the individual steering the vehicle and the passenger to a high risk of accident. Furthermore, double riding may impact a vehicle's suspension and increase the likelihood of skidding, particularly on e-scooters. Staff recommends explicitly prohibiting double riding as it is a practice popular with users and frequently witnessed in other cities.

**Speed Limits** – Staff recommends establishing speed limits for different types of facilities and for different districts within the City. Staff recommends letting e-scooters and Class 1 and Class 2 e-bikes operate at their maximum speed, which is 20 mph, when riding on roadways within the Downtown District of the Greater Downtown Plan (Exhibit C) if there is no posted speed limit. This maximum speed should apply to both vehicle travel lanes and bike lanes. The City currently follows Colorado State Statute, which requires a default 25 mph speed limit in central business districts if no speed limit is posted. Allowing e-scooters and Class 1 and Class 2 e-bikes to operate to their maximum speed limit would not exceed the default speed limit and therefore would comply with this law. If the City receives proposals for the deployment of Class 3 e-bikes, which have a maximum speed of 28 mph, operators will be required to use geofencing to limit device speed to 25 mph in the Downtown District.

For sidewalk usage outside of the Main Street Business Corridor, Staff recommends limiting the speed limits for e-scooters to 6 mph. A more conservative sidewalk speed limit will help to preserve pedestrian safety and comfort, particularly that of children, senior citizens and individuals who use mobility aids. A 6-mph sidewalk speed limit is what has been adopted by the City and County of Denver. As such, Staff recommends that the City of Grand Junction follow suit.

Additionally, Staff recommends establishing speed zones along the Riverfront Trail. However, these speed zones should be defined through the Pilot Agreement and supplemental amendments, since there may be ongoing requests to change speed limits or introduce new speed zones on certain segments of the trail. Therefore, experimenting with appropriate speed limits on the Riverfront Trail will be a continuous process, which the pilot study provides an ideal setting for.

**Parking** – Staff recommends limiting the parking of dockless vehicles to dedicated parking corrals (Exhibit D) established by the companies themselves. Photographic evidence from other cities in Colorado shows that dockless vehicles will be littered throughout a city that does not require dedicated parking. Exhibit E provides recent examples of how these vehicles block sidewalks and curb cuts, exposing other users to tripping hazards and potential injury, as well as potentially compromising ADA access. Dockless vehicle parking continues to be an ongoing challenge for many cities as they attempt to define different zones of a sidewalk, such as a furniture zone or specific widths for the parking of dockless vehicles. These regulations are challenging to enforce and monitor, since sidewalks throughout a city may differ significantly from each other, either in terms of width, existing street furniture or landscaping, or local street context. This makes it extremely difficult to develop sidewalk parking regulations for each type of sidewalk typology. All dedicated parking in the public right-of-way will require a revocable permit and be approved by the City's Public Works Department. On-sidewalk parking corrals may be approved on a limited basis by the City depending on special circumstances.

**Data Sharing** – Data sharing is at the heart of shared micromobility. There are approximately 36 cities within the United States that require data sharing as a condition for companies to operate within their jurisdiction. Data is user-generated and therefore extremely granular, offering cities detailed insight into where there is a demand for service and an ability to better manage the public right-of-way. Furthermore, the benefits of data sharing extend to other modes due to the robustness of the data generated. For example, the data can inform where to place new protected bike lanes or identify where curbside management is needed.

### **FISCAL IMPACT:**

The City anticipates incurring costs on the administration, monitoring, assessment, and enforcement of the Pilot Program with each selected operator. Staff is conducting a fiscal analysis of the annual cost of overseeing the pilot program with three operators, as well as the potential revenue based on the minimum fees proposed in the RFP.

**SUGGESTED ACTION:**

Staff is seeking direction with regard to the content of the working draft ordinance and proposed amendments regarding the regulations for shared micromobility companies and e-scooters operating within the City.

**Attachments**

1. Exhibit A - ORD-Shared Micromobility 050222\_ComDev
2. Exhibit B - Main Street Corridor
3. Exhibit C - Downtown District
4. Exhibit D - Dockless Vehicle Parking Corral
5. Exhibit E- Examples of dockless vehicles blocking sidewalks



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO INCLUDE SECTION 10.14.010 REGULATION OF SHARED MICROMOBILITY OPERATORS AND TO AMEND SECTION 9.04.200 AND SECTION 10.04.1401 AND SECTION 10.04.1402 TO INCLUDE ELECTRIC SCOOTERS (E-SCOOTERS)**

**RECITALS:**

The Grand Junction Municipal Code (GJMC) currently permits the use of personal micromobility devices such as bicycles electric bicycles ("e-bikes"), skateboards, etc. to be operated on certain trails and all streets. In recent years, cities across the country have seen the introduction of shared micromobility devices as an alternative transportation solution that complements personal micromobility devices. Unlike personal micromobility, where an individual owns the vehicle they are operating, shared micromobility consists of transportation services and resources (e.g., vehicles, parking infrastructure, etc.) that are acquired by an individual on a temporary basis for a fee, and that are shared among multiple users, either concurrently or one after another. Shared micromobility has the potential to expand mobility choice for routine or special short-distance trips. Shared micromobility is comprised of bike, e-bikes, electric scooters ("e-scooters) or any other small, lightweight vehicles. E-scooters in particular, have the potential to offer the same benefits as e-bikes by providing increased mobility benefits for the public, adding equity to service areas, and accommodating riders with a greater range of physical abilities. In addition, e-scooters may reduce the use of motor vehicles with higher emission rates and single-occupancy vehicle trips.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

Chapter 10 shall be amended to include Section 10.14.010 and Chapter 10.04 Section 1401 and Section 1402, and Chapter 9.04 Section 200 shall be revised as follows (additions shown in **bold print** and deletions marked with ~~strike-through notations~~):

**10.14.010 Operation of shared micromobility devices**

**(a) Definitions**

**As used in this Chapter, the following shall apply:**

**Docked vehicle consist of shared micromobility vehicles such as a bike, e-bike, e-scooter, or other City-approved vehicles that can be rented from an automated station or "docking station" or "docks" and can be returned at the same station or another station belonging to the same system.**

**Dockless vehicle** means an e-scooter, e-bike or other City-approved vehicle that does not require a fixed apparatus or infrastructure for its parking, receipt, or return.

**Electric scooter or “e-scooter”** means a vehicle weighing less than 100 pounds, with handlebars, a platform to stand on, and a small electric motor. E-scooter does not include an e-bike, motorcycle, or low-power scooter.

**Operator** is an entity authorized by the City to own and operate a City-wide fleet and service integrating on-board technology allowing a user to utilize either docked or dockless vehicles remotely in the City’s right-of-way. The term includes any employee, agent or independent contractor hired by the Operator.

**Pilot** means a preliminary study governed by a pilot agreement and conducted to evaluate factors related to the operation of shared micromobility in the City that include but are not limited to feasibility, duration, cost and adverse events, and improve upon study design prior to establishing a permanent permitting or licensing system.

**Shared micromobility** means a transportation strategy providing either dockless or docked vehicles for short term rental for point-to-point trips among multiple users where, by design of the operator, the vehicles are intended to remain in the public right-of-way, even when not being rented/used by a user; that are part of a shared fleet; and that uses smart-phone applications (“apps”) to locate, reserve, checkout, and process payment for the use of those vehicles.

**User** is any person that uses, rents, or rides a docked or dockless vehicle or is a customer of the shared micromobility operator.

**Vehicle** means any vehicular unit, either dockless or docked, that is part of a shared fleet operating in the City.

**(b) Shared micromobility operator requirements**

- (1) The City Manager, or his/her designee, shall develop a shared micromobility operator pilot criterion, application process, and pilot requirements and define the period of performance to operate within the City’s right-of-way.**
- (2) The City Manager, or his/her designee, is authorized to review and approve deployment plans to operators who submit applications to participate in the pilot within the City.**

- (3) The City Manager, or his/her designee, shall promulgate additional regulations governing shared micromobility, which at a minimum will require operators to provide vehicle safety features (such as lights and reflectors), to following parking rules, to meet operating and customer service performance standards, and to perform data collection and prepare reports to the City that monitors performance and effectiveness. Safety communication materials and application features must be preapproved by the City prior to launching.
- (4) The City Manager, or his/her designee, shall set requirements for operators to quickly remove shared micromobility vehicles that are parking in inappropriate areas, rebalance vehicles, and similar operator obligations and responsibilities.
- (5) Operators are required to provide proof of insurance of the types and at the levels determined by the City, indemnification, surety bonds, and cost recovery fees.
- (6) Operator shall be subject to termination for non-compliance, including but not limited to, operations that in the City's discretion constitute a nuisance, dangerous conditions or repeated violations.
- (7) The City Manager, or his/her designee, shall establish a process to determine well-planned, designated locations for dedicated parking spaces for shared micromobility vehicles in the City's right-of-way.
- (8) The pilot is only valid for operations within the City's right-of-way. An operator shall not restrict use of its fleet within certain geographical areas of the City unless approved by the City. Permission to operate fleet vehicles outside the public right-of-way shall require permission of the appropriate department, agency, or property owner(s). Operators shall have a means of communicating to the user or customer when the vehicle has been operated in non-permitted areas. The communication to the user shall be sent electronically at the conclusion of the trip.

**(c) Vehicle Identification**

- (1) Vehicles are required to be individually numbered by the operator.
- (2) Vehicles are required to use a unique identifier sticker that is clearly visible to the user, the public, or City representatives, and which

shall be approved by the City Manager, or his/her designee prior to deployment. Such identifier must:

- i. be affixed to the vehicle stem;
  - ii. be at least 2 inches high
  - iii. include that the particular vehicle is allowed to be operated within the City;
  - iv. include a toll-free telephone number and e-mail address so the users and other members of the public can report issues or make relocation requests.
- (3) Operators are required to provide an inventory list of the vehicle identification numbers to the City Manager, or his/her designee, prior to deployment within the City.
- (4) Fleet inventory shall be audited throughout the City-approved period of performance to ensure fleet size requirements are respected.
- (5) Operators are required to update the fleet inventory list monthly and are not allowed to deploy vehicles whose identification number is not filed with the City Manager, or his/her designee.

**(d) Communications to users/customers**

- (1) All operators shall include visible language within the operators smartphone and web application that:
- i. educates users or customers about safe use of the vehicles that are in the operators' inventory;
  - ii. and informs the users or customers about nearby parking zones at the conclusion of the trip.

**(e) Use.**

- (1) Every person riding a vehicle that is part of a docked or dockless shared fleet system shall have all the rights and duties applicable to the driver of any other vehicle under this chapter, except as to special regulations in this chapter and except as to those provisions in which by their nature can have application.

- (2) No vehicle that is part of a docked or dockless shared fleet system shall be used to carry more persons at one time than the number for which it is designed and equipped.

**(f) Parking requirements**

- (1) Vehicles shall be parked within dedicated parking zones that are adjacent to the curb in a parking lane of a roadway, and that are established and maintained solely at the cost of the operator. Dedicated parking zones shall be differentiated from other uses of the parking lane by pavement markings, delineators, wheel stops, flexible bollards or other City-approved material.
- (2) Vehicles may not be parked on sidewalks, unless there is an on-sidewalk dedicated parking zone that is differentiated from other uses of the sidewalk by pavement markings, delineators, wheel stops, flexible bollards or other City-approved material.
- (3) Vehicles shall be upright when parked.
- (4) Operator shall inform users or customers on how to properly park vehicles.
- (5) Dedicated parking zones shall not impede access to utilities, or access from the street to the sidewalk.
- (6) The City Manager, or his/her designee, reserves the right to reduce the number of shared micromobility vehicles allowed to operate in the City, or revoke the operators ability to operate all together, if such vehicles are found to be consistently parked improperly.
- (7) To maintain parking compliance, operators shall:
- i. Provide a single point-of-contact (telephone number and email address) customer service line, available 24 hours and answerable by the local representative of the operator, for complaints regarding improper parking;
  - ii. List the contact information clearly on each vehicle along with a unique identifying number as described in section (c) above;

- iii. Resolve complaints within 1 hour Monday through Saturday, 7:00 a.m. to 6 p.m., and within 4 hours on Sundays 9:00 a.m. to 4 p.m. and after the hours listed herein;
- iv. Issue a unique complaint number for each issue to both the City and the person who reported the issue;
- v. Provide a response to the City and the person who reported the issue when a complaint is closed; and
- vi. Provide sufficient operations and maintenance staff to address issues and remove improperly parked vehicles.

**(g) E-scooter specific-requirements.**

**(1) Areas of operation:**

- i. E-scooters may be operated in a designated bicycle lane if one is present, on a sidewalk, or in a vehicle travel lane except for circumstances described below and elsewhere in the Chapter 10.
- ii. E-scooters operating in a vehicle travel lane at less than the normal speed of traffic shall ride in the right-hand lane, subject to the conditions outlined in Section 10.04.1412(5) of this Code.
- iii. E-scooters shall not be operated on the following sidewalks with the Downtown District:
  - 1. Main Street between 1<sup>st</sup> Street and 7<sup>th</sup> Street.
  - 2. Colorado Avenue between 1<sup>st</sup> Street and 7<sup>th</sup> Street
  - 3. 7<sup>th</sup> Street between Grand Avenue and Colorado Avenue
- iv. E-scooters may be used in City parks and on trails owned or maintained by the City unless otherwise posted.

**(2) Speed limits.**

- i. E-scooters shall follow the posted speed for the vehicle travel lane or bicycle lane in which it is operating.
- ii. No person shall ride an e-scooter in excess of 25 miles per hour when riding in a vehicle travel lane or bicycle lane within the Downtown District where there is no posted speed limit.

- iii. No person shall ride an e-scooter in excess of a speed of six miles per hour when riding on a sidewalk.
- iv. Where the road speed limit is more than 35 miles per hour and there is no designated bike lane, the e-scooter shall be operated on a sidewalk where a sidewalk is available.

**(3) Safety.**

- i. No person riding an e-scooter shall attach himself or herself to any vehicle.
- ii. No person riding an e-scooter shall carry an object that obstructs or impairs the users' vision in any direction or impairs the drivers' ability to safely operate the vehicle.
- iii. Persons riding an e-scooter shall not operate such scooters more than two side by side.
- iv. Every e-scooter shall be equipped with at least one brake that is adequate to control the movement of and to stop and hold such a vehicle.
- v. No person shall operate an e-scooter in any public place in a manner which causes injury to any person or damage to public or private property.
- vi. A person using an e-scooter in any public place within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and prudent under the conditions existing at the place and time of operation, taking into account any posted speed limits, the amount and character of pedestrian traffic, grade and width of path, trail or right-of-way and condition of the surface thereof and shall obey all traffic control devices.
- vii. Every person riding an e-scooter upon a public path, trail or other right-of-way shall yield the right-of-way to any pedestrian thereon.
- viii. No person shall operate an e-scooter in a fashion that creates unusual or unnecessary noise in violation of Chapter 8.1.010 of this Code.

**(h) Speed Zones on the Riverfront Trail**

The City Manager, or his/her designee, shall establish speed zones along segments and points of high pedestrian traffic and areas where there are sharp turns and blind spots along the Riverfront Trail.

**(i) Advertising**

Operators shall not display third party advertising on vehicles or parking zones without express approval from the City Manager, or his/her designee.

**(j) Privacy.**

Each operator will be required to establish a privacy policy that safeguards user information and will be required to file a data privacy plan with the City. In addition, each operator will be required to provide an electronic payment system.

**(k) Maintenance.**

Operator shall remove any inoperable vehicle or any vehicle that is not safe to operate as immediately as possible or within 24 hours of notification. Failure to do so may result in the revocation of an operator's ability to operate in the City.

**(l) Data sharing**

Each operator shall be responsible for providing monthly reports to the City displaying trip information including, but not limited to, the following:

- (1) utilization rates**
- (2) total downloads, active users & repeat user information**
- (3) total trips by day of week and time of day**
- (4) origin and destination information for all trips**
- (5) trips per vehicle**
- (6) average trip distance**
- (7) trips originating in or destined for designated priority zones**



(8) parking compliance at designated zones and at transit and bus stops

(9) incidents of theft and/or vandalism

(10) complaints

(11) number of users participating in discount programs disaggregated by program type (low income, students, etc.)

(12) accident/crash information

(13) payment method information

Complete data sharing requirements will be provided to approved operators. Operators will be expected to comply with all data sharing requirements to remain in good standing as a permit holder. Failure to comply will result in revocation of the permit.

(o) Indemnification.

Operators agree to defend, indemnify, reimburse and hold harmless the City, its agents and employees for, from, and against all liabilities, claims, judgments, suits, or demands for damages to persons or property arising out of, resulting from, or relating to the services performed under the pilot, unless such claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of the permitted operator or its subcontractors either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or will misconduct of City.

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10.04.1401 Reckless driving – Penalty

(1) A person who drives a motor vehicle, bicycle, electrical assisted bicycle, **electric scooter**, or low-power scooter in such a manner as to indicate either a wanton or a willful disregard for the safety of persons or property is guilty of reckless driving.

(2) Any person who violates any provision of this section commits a misdemeanor. Upon a second or subsequent conviction, such person shall be punished by a fine of not less than \$50.00 nor more than \$1,000, or by imprisonment in the County Jail for not less than 10 days nor more than six months, or by both such fine and imprisonment.

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#### 10.04.1402 Careless driving – Penalty

(1) A person who drives a motor vehicle, bicycle, electrical assisted bicycle, **electric scooter** or low-power scooter in a careless and imprudent manner, without due regard for the width, grade, curves, corners, traffic, and use of the streets and highways and all other attendant circumstances, is guilty of careless driving.

(2) (a) Except as otherwise provided in subsections (2)(b) and (c) of this section, any person who violates any provision of this section commits a misdemeanor.

(b) If the person's actions are the proximate cause of bodily injury to another, such person commits a misdemeanor.

(c) If the person's actions are the proximate cause of death to another, such person commits a misdemeanor.

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#### 9.04.200 Skate devices, **electric scooters**, wheeled devices – Regulations.

(a) No person shall operate a skate device **or electric scooters** in any place where there are one or more signs posted prohibiting such activity. No person shall operate a skate device **or electric scooter** in any place in a manner which causes injury to any person or damage to public or private property.

(b) A person using a skate device **or electric scooter** upon a sidewalk, public path, trail or right-of-way within the City shall use the same in a careful and prudent manner and at a rate of speed no greater than is reasonable and proper under the conditions existing at the point of operation, taking into account the amount and character of pedestrian traffic, grade and width of sidewalk, path, trail or right-of-way and condition of the surface thereof, and shall obey all traffic control devices. Every person using a skate device **or electric scooters** upon a sidewalk, public path, trail or other right-of-way shall yield the right-of-way to any pedestrian thereon.

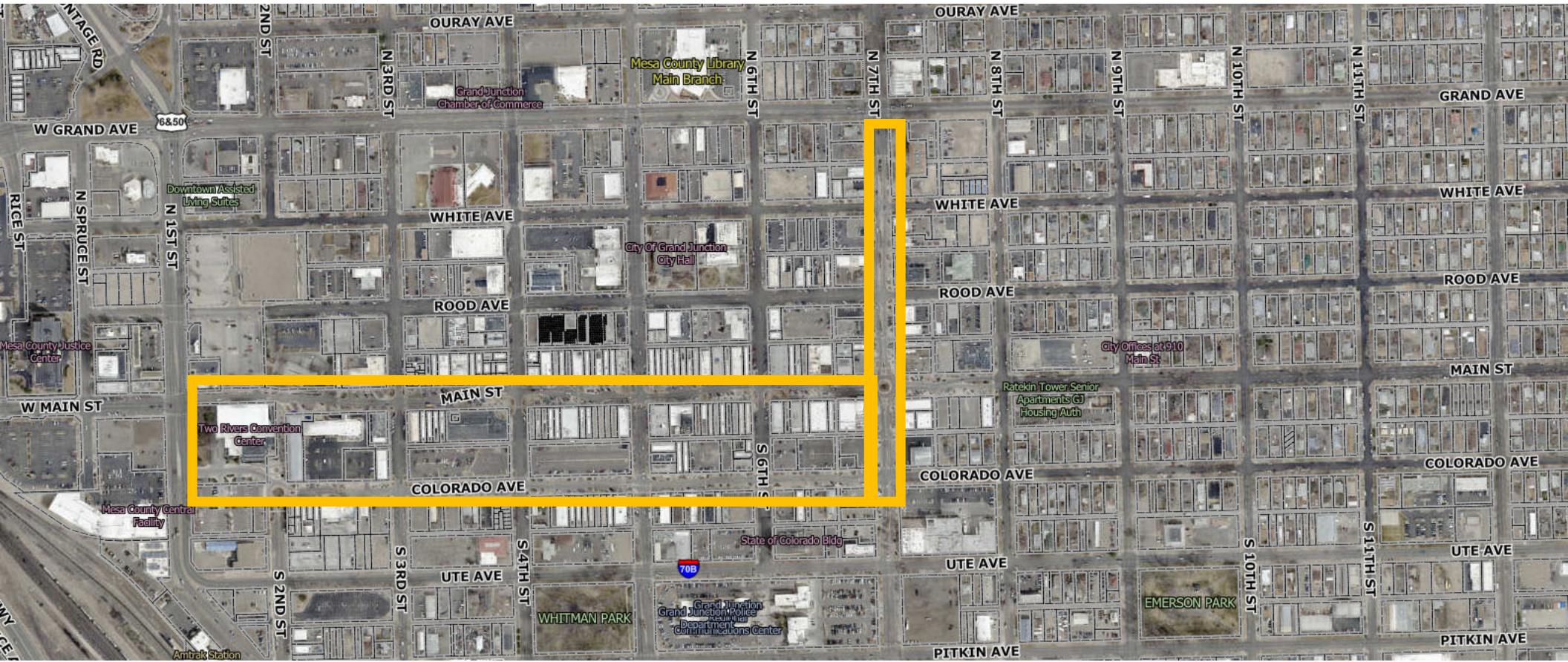
(c) Skate device(s) shall include and mean any skateboard(s), conventional or in-line roller skates or other similar device or apparatus, all which may be collectively referred to as skate device or skate devices.

**(d) Electric scooter ("E-Scooter") means a vehicle weighing less than 100 pounds, with handlebars, a platform to stand on, and a small electric motor. E-scooter does not include an e-bike, motorcycle, or low-power scooter.**

**Commented [c1]:** Duplicate definition; can we remove one of the definitions?

**Commented [DA2R2]:** I think this was included here because it is in chapter 9 and we don't have the definitions for these different vehicles until chapter 10.

## Main Street Business Corridor





# Downtown District



0 0.225 0.45  
mi

Printed: 5/2/2022

1 inch = 752 feet

CITY OF  
**Grand Junction**  
COLORADO  
GEOGRAPHIC INFORMATION SYSTEM



# Dockless Vehicle Parking Corral



Example dockless vehicle  
parking corral (District  
Department of Transportation,  
Washington, D.C.)



## Examples of dockless vehicles blocking sidewalks (Denver, Colorado – April 13, 2022)





## Grand Junction City Council

### Workshop Session

Item #1.d.

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**Meeting Date:** May 16, 2022

**Presented By:** Greg Caton, City Manager

**Department:** City Clerk

**Submitted By:** Laura Bauer, Interim City Clerk

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### **Information**

#### **SUBJECT:**

Board and Commission Assignments for City Council

#### **EXECUTIVE SUMMARY:**

Each year, the City Council reviews and determines which members of the City Council will represent the Council on various boards, committees, commissions, authorities, and organizations.

#### **BACKGROUND OR DETAILED INFORMATION:**

The City Council assigns its members to represent the governing body on a variety of Council appointed boards, committees, and commissions, as well as a number of outside organizations.

#### **FISCAL IMPACT:**

N/A

#### **SUGGESTED ACTION:**

Determine which members will serve on each board, commission, or authority as the Council representative and direct staff to bring forward a resolution for formal action on May 18, 2022.

### **Attachments**

1. City Council Liaison Assignments Worksheet 2022-2023\_

## CITY COUNCIL FORMAL ASSIGNMENT WORKSHEET 2022/2023

### External Agencies

Board/Organization	Meeting Day/Time/Place	2021/2022 Assignments/Number of Years Served	2022/2023 Assignments
Associated Governments of Northwest Colorado (AGNC)	3rd Wednesday of each month @ 9:00 am different municipalities	Anna Stout	
Business Incubator Center	1 <sup>st</sup> Wednesday of each month @ 7:30 am, 2591 Legacy Way	Anna Stout	
Colorado Municipal League Legislative Liaison	CML Office	Anna Stout	
Colorado Water Congress	Meets 3-4 times a year in Denver	Staff Assignment	
Downtown Development Authority/Downtown BID	2 <sup>nd</sup> and 4 <sup>th</sup> Thursdays @ 7:30 am @ DDA Offices, 437 Colorado, BID board meets monthly 2 <sup>nd</sup> Thursday	Randall Reitz	
Grand Junction Economic Partnership	3rd Wednesday of every month @ 7:30 am @ GJEP offices, 122 N. 6 <sup>th</sup> Street	Abe Herman	
Grand Junction Housing Authority	4 <sup>th</sup> Monday @ 5:00 pm @ GJHA Offices at 8 Foresight Circle	Chuck McDaniel	
Grand Junction Regional Airport Authority	Usually 3 <sup>rd</sup> Tuesday @ 5:15 pm @ the Airport Terminal Building (workshops held the 1 <sup>st</sup> Tuesday)	Rick Taggart	
Grand Valley Regional Transportation Committee (GVRTC)	4 <sup>th</sup> Monday every other month @ 3:00 pm @ GVT Offices, 525 S. 6 <sup>th</sup> St., 2 <sup>nd</sup> Floor	Dennis Simpson	



Board/Organization	Meeting Day/Time/Place	2021/2022 Assignments/Number of Years Served	2022/2023 Assignments
Homeless Coalition	Meets on the 3 <sup>rd</sup> Thursday of the month at 10 a.m. at St. Mary's Hospital, 5 <sup>th</sup> Floor, Saccomanno Room 3	Abe Herman Chuck McDaniel - Alternate	
Horizon Drive Association Bus. Improvement District	3rd Wednesday of each month at 10:30 a.m.	Dennis Simpson	
Las Colonias Development Corporation	Meets as needed and scheduled	Rick Taggart	
Mesa County Separator Project Board (PDR)	Quarterly @ Mesa Land Trust, 1006 Main Street	Mayoral Assignment	Mayoral Assignment
One Riverfront	3rd Tuesday of every other even month @ 5:30 p.m. in Training Room A, Old Courthouse	Rick Taggart	
Air Service Alliance	1 <sup>st</sup> Friday of every month @ 9:00 am @ Chamber of Commerce	Chuck McDaniel	
Museum of the West			

## Internal Boards

\* = No Council representative required or assigned - City Council either makes or ratifies appointments - may or may not interview dependent on the particular board.

Board Name	Meeting Day/Time/Place	2021/2022 Assignments/Number of Years Served	2022/2023 Assignments
Commission on Arts and Culture*	4 <sup>th</sup> Wednesday of each month at 4:00 p.m.	Randall Reitz	
Forestry Board	First Thursday of each month at 8:30 a.m.	Chuck McDaniel	
Historic Preservation Board*	1 <sup>st</sup> Tuesday of each month at 4:00 p.m.	N/A (If needed: Randall Reitz)	N/A
Parks Improvement Advisory Board (PIAB)	Quarterly, 1 <sup>st</sup> Tuesday @ noon @ various locations (usually Hospitality Suite)	Phillip Pe'a	
Parks & Recreation Advisory Committee	1 <sup>st</sup> Thursday @ noon @ various locations (usually at Parks Administration Offices)	Phillip Pe'a Abe Herman - Alternate	
Persigo Board (All City and County Elected)	Annually and as needed	All	All
Property Committee	Meets as needed and scheduled	Chuck McDaniel Anna Stout	
Riverview Technology Corporation	Annual meeting in January	Anna Stout	
Urban Trails Committee*	2 <sup>nd</sup> Wednesday of each month at 5:30 p.m.	Abe Herman	
Visit Grand Junction*	2 <sup>nd</sup> Tuesday of each month at 3:00 p.m.	Phillip Pe'a – 1 Year	



## Grand Junction City Council

### Workshop Session

Item #1.e.

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**Meeting Date:** May 16, 2022  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, Planning Supervisor

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### **Information**

#### **SUBJECT:**

Discussion regarding an amendment to the landscaping portion of the Zoning and Development Code.

#### **EXECUTIVE SUMMARY:**

The proposed changes occur in Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

City staff has engaged in this process due to input from the public and the development community, as well as goals expressed in the 2020 One Grand Junction Comprehensive Plan. The aims were to provide more clarity and technical sophistication, decrease the amount of required landscaping while achieving better quality, and to have better landscaping options for water conservation.

To guide refinement of draft revisions, the Community Development Department has conducted extensive outreach and research over a five-month period. The City has held three Planning Commission Workshops, a Forestry Board discussion, and a five-session stakeholder process involving a Landscaping Taskforce comprised of community landscaping experts and development professionals. Additional feedback has been sought from local plant nurseries, engineers, landscape architects, and real estate developers.

#### **BACKGROUND OR DETAILED INFORMATION:**

This item appeared before the Planning Commission on 10 May 2022. The Planning Commission voted to recommend approval 6-1, but extensive discussion occurred

during the hearing about a variety of items in the proposed amendments. Some of the major topics are described below, but an extensive description of the proposed changes can be found in the attached packet from the Planning Commission meeting.

### *Significant Trees*

The amendments offer:

- a clearer definition of what qualifies as a significant tree (15 inches, and not on the invasive species list)
- The type of development projects will require preservation of significant trees (major site plans, not including single family homes and duplexes)
- how many must be preserved (30% of the trees that meet the requirement)
- credit for preserving them (the developer gets 2 caliper inch credits against required new trees for every caliper inch of significant tree preserved).

### *Lot Coverage*

The proposed amendments adjust the maximum lot coverage allowed in zoning districts described in Mixed Use and Industrial Bulk Standards Table. Currently, the ordinance allows a 100% coverage of a property with impervious surfaces. Impervious surfaces currently include structural footprints but exclude paved surfaces such as parking and driveways. The amendments would include paved surfaces such as parking and driveways. The changes in percentage range from 70% in RO (Residential Office) to 100% in B2 (Downtown). These changes would make the code more consistent. The code requires a minimum amount of landscaping, making 100% coverage impossible to legally achieve. Also, it implements portions of the comprehensive plan, specifically Planning Principle 8(1)(c) "Pervious Surfaces: promote efforts to improve water quality of run off, including designing with impervious surfaces that allow on-site infiltration of storm water and features designed to remove pollutants".

### *Irrigation*

Currently, our code requires irrigation by a pressurized or drip system, but the irrigation often gets designed, installed, and inspected by someone other than the Landscape Architect who designs the landscaping. The amendments will require a development to provide an irrigation plan approved by a Landscape Architect for site plan approval. This change came from a goal to have installed irrigation systems match with the installed landscaping. For the sake of water conservation, landscaping survival, and cost efficiency for the city, land owners, and developers, the amendment requires the landscape architect to approve the proposed irrigation system.

### *Ute Water*

Currently, Ute Water does not grant taps for irrigation. Some at the Planning Commission hearing proposed adding language to the ordinance that would only require irrigation for landscaping where it's available. Currently, irrigation is required everywhere and staff have seen very few occurrences where a developer has simply

been unable to find irrigation for the required landscaping. Development projects that have run into this issue have largely been successful in finding creative ways to irrigate landscaping. Burkey Park is a good example. Also, adding the proposed language would require significant discussion about who staff would review and enforce the required landscaping and its maintenance without irrigation provided.

**FISCAL IMPACT:**

This code amendment will not have a fiscal impact to the city.

**SUGGESTED ACTION:**

Discuss the proposed changes of the ordinance.

**Attachments**

1. PC\_Packet\_10May2022



## Grand Junction Planning Commission

### Regular Session

Item #2.

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**Meeting Date:** May 10, 2022

**Presented By:** Felix Landry, Planning Supervisor, Lance Gloss, Senior Planner

**Department:** Community Development

**Submitted By:** Felix Landry, Planning Supervisor

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### **Information**

#### **SUBJECT:**

Consider an amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code | [Staff Presentation](#) | Comment code: **3110**

#### **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 ZCA-2022-170 proposes revisions to the landscaping requirements. The proposed ordinance changes balance many goals including: clarity; modernization; infrastructure cost savings; water efficiency; successful maintenance; increased tree canopy; and design flexibility.

The proposal derives from a series of compromises among the City's stated goals. Overall, the ordinance strikes a balance between minimizing infrastructure costs to the City of Grand Junction, limiting the costs of landscaping during real estate development, and maximizing the services that landscaping provides to the Grand Junction community.

Proposed revisions draw on stakeholder input from local landscape practitioners and real estate development professionals, and from best practices for landscaping regulations in the Southwest. A Suitable Plants List is also provided for reference. This List is a critical supplement to the proposed Code revisions.

Primary changes include allowing for development to pursue alternative landscaping standards where designs maximize water conservation and native plants. It also clarifies the existing requirement to identify and protect significant trees during development. Other changes allow for greater design flexibility within the minimum planting requirements. Furthermore, these changes include an assortment of adjustments meant to increase the odds of long-term planting health and successful maintenance.

## **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) and others that are specific to particular land uses (GJMC 21.04.030).

The Community Development Department, in collaboration with the Parks and Recreation Department, has drafted a revision to the landscaping regulation. The proposal includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, clarity regarding the preservation of significant trees, and the quality of planting practices related to irrigation, soil, and plant diversity.

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 extensive outreach and research over a five-month period. The City has held three Planning Commission Workshops, a Forestry Board discussion, and a five-

session stakeholder process involving a Landscaping Taskforce comprised of community landscaping experts and development professionals. Additional feedback has been sought from local plant nurseries, engineers, landscape architects, and real estate developers.

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. Clarifying the existing landscaping regulations.
2. Aligning landscaping regulations with best practices for landscape architecture and meeting the City of Grand Junction's strategic goals for sustainability, water conservation, and canopy growth.
3. Aligning landscaping regulations with the realistic constraints of real estate development and the overarching goal of economic development.
4. Limiting long-term infrastructure costs to the City of Grand Junction.

### *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*

In many cases, these goals suggest different strategies. Water conservation and expanded tree canopy are not always aligned. Flexibility and clarity sometimes run counter to a strict understanding of best practices. Above all, high quality of landscaping represents a cost to development, and it is imperative that landscaping requirements not inhibit the ability of real estate development to create housing and business opportunities in Grand Junction.

Therefore, the process and result reflect a high degree of compromise. In many instances, stakeholders with differing professions have requested that the same standard be lessened or strengthened. Wherever possible, compromises have been decided in favor of the alternative the meets a majority of the four goals described above.

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

For a second example, consider the relationship 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.

### *Flexibility*

Nearly every instance of public outreach on this topic resulted in discussions of 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 flexibility.

A 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 (see below).

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 2,500 square feet. Trees continue to be required at existing rates of one per 40 linear feet for street frontage landscaping.

Similarly, the required number of shrubs is proposed to be reduced. This change is intended to improve design flexibility and reduce costs to development. The relative impact on ecosystem services is anticipated to be minimal, given that shrubs provide far fewer of these services than trees do. In most zone districts, the current requirement for shrubs is one shrub per 300 square feet of improved area. This is proposed to be reduced to one shrub per 450 square feet of improved area, for a 33% reduction in total required shrubs.

### *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.

Currently, significant trees are generally required to be preserved during development. The regulation currently reads as follows:

*“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.”*

This regulation leaves substantial room for discretion on the part of City staff. This leads to unpredictable conditions for real estate developers and for the community at large. The proposed revision would clarify this requirement.

Under the clarified regulation, 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 one new caliper inch of planted tree for every two caliper inches of significant tree destroyed during development. The same ratio would apply to the preservation of trees (significant or otherwise). Thus, a development that preserves exactly half of the significant trees on the property “breaks even” and is subject to only the baseline requirement for plantings.

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 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 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 reflects 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 soil amendments in planting areas; 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.

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.

#### *Other Considerations*

A large number of other changes are introduced that are smaller or more narrowly

applicable. These include minor adjustments to the landscaping standards for mini-warehouses. The City's right to inspect landscaping is also reframed to more clearly respect the rights of private property owners. The revision also provides for greater contribution of landscaping in the right-of-way toward the minimum total required plant count, which is currently limited.

#### *Alignment with the Comprehensive Plan*

The Comprehensive Plan identifies the aim of implementing water conservation through adjusted landscaping requirements in Plan Principle 8: Resource Stewardship, and specifically in the following goals:

- i. *Principle 8(1)(b)* – Drought Tolerant Landscaping: 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 conservation practices.
- ii. *Principle 8(1)(c)* – Pervious Surfaces: Promote efforts to improve the water quality of runoff, including designing with pervious surfaces that allow on-site infiltration of stormwater and features designed to remove pollutants
- iii. *Principle 8(5)* – Manage the City's Urban Forest and Water Wise Landscaping within the City.

#### **ANALYSIS**

In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. Reasons for the proposed amendments are provided in the Background section of this report.

#### **NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on May 3, 2022 in the Grand Junction Daily Sentinel.

#### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing ZCA-2022-170, requested amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code the following findings of fact have been made:

1. The proposed amendments to the Zoning and Development Code are useful in that they ensure the health, safety, and general welfare of the public, and refine

- processes that assist in the logical and orderly development of the city as described in the background information of this report; and
2. The proposed revisions implement and are consistent with the One Grand Junction 2020 Comprehensive Plan.

Therefore, Staff recommends approval of this request.

**SUGGESTED MOTION:**

On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards 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. Existing Code
2. Landscaping Ordinance \_ Public Review \_ DRAFT \_ May 2022 \_ City of GJ
3. City of Grand Junction Suitable Plants List \_ For Packet
4. Grand Junction Street Tree List\_03.09.21
5. Landscaping Ordinance \_ Clean\_ May 2022 \_ City of GJ
6. Summary of Engagement Process

## 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.

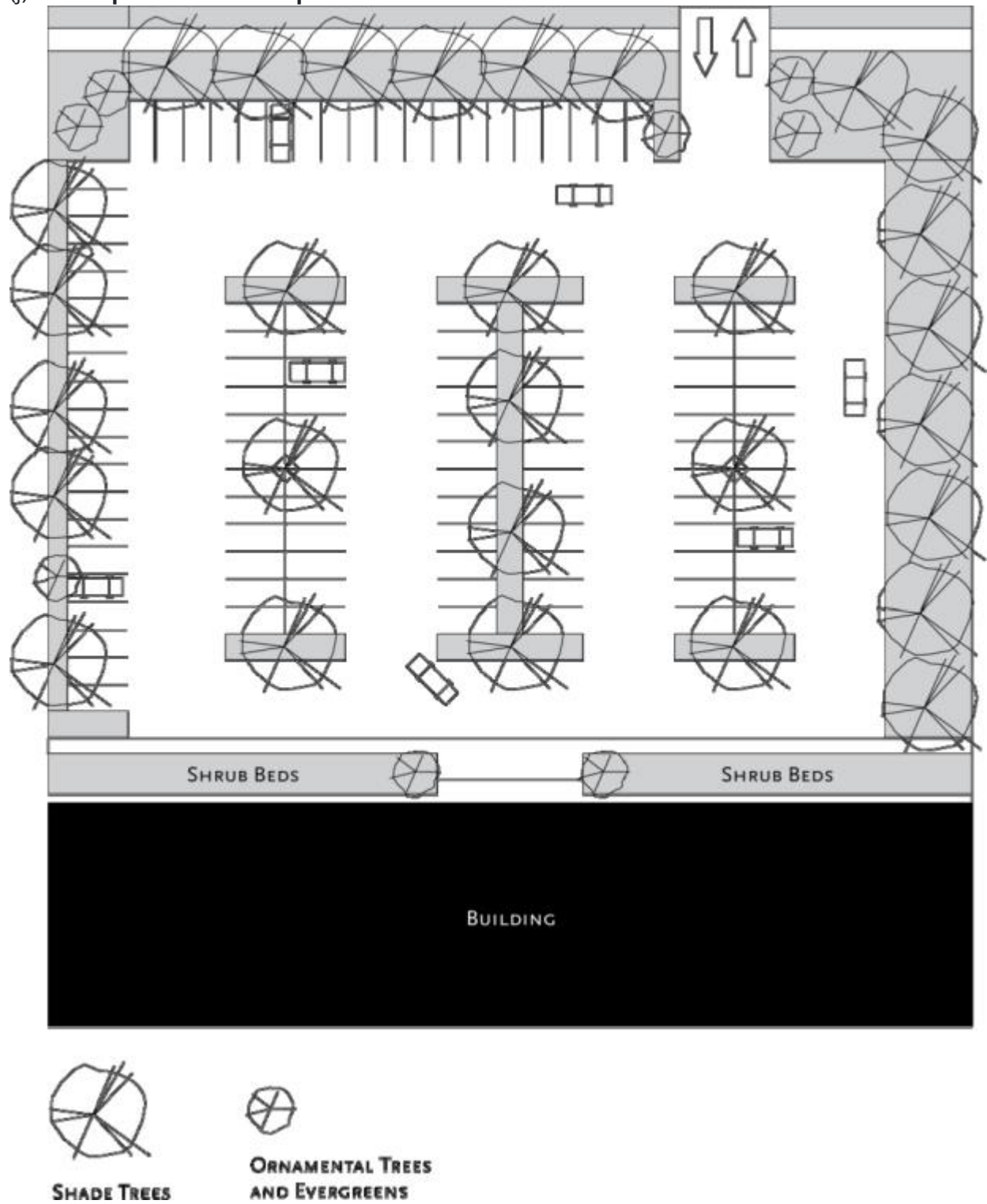
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

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

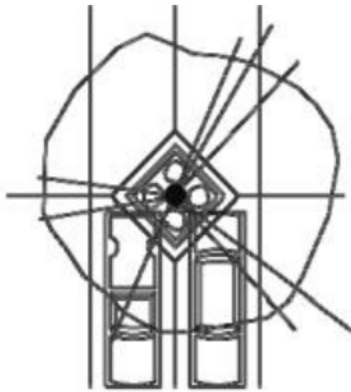
(i) **Landscaping Requirements.**

<b>Zoning of Proposed Development</b>	<b>Landscape Requirement</b>	<b>Location of Landscaping on Site</b>
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	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	-	-
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	-	-
	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-1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-
	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-1	B&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	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	-	-	-	-	-	-
CSR <sup>3 1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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	MXR-	MXG-	MXS-
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.																		
<sup>1</sup> 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

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE SECTION 21.06.040 LANDSCAPE, BUFFERING, AND SCREENING STANDARDS, SECTION 21.10.020 TERMS DEFINED, SECTION 21.03.030 MEASUREMENTS, SECTION 21.03.080 MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY TABLE, AND SECTION 21.04.030 USE-SPECIFIC STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE**

**Recitals:**

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being responsive to the community's desires and market conditions. Accordingly, the City works to review and amended the Code as necessary to achieve those objectives.

The proposed amendments modernize the code and reduce redundancy while modifying the regulation of landscaping applied to new development and the maintenance of landscaping for developments approved by the City of Grand Junction.

The proposed code revisions align with the adopted goals and strategies of the 2020 One Grand Junction Comprehensive Plan, which identifies the City's goals to support the efficient and reliable management of water resources; promote water conservation including through water efficient landscaping and irrigation; improve street tree plantings and urban forest health; improve ongoing maintenance of landscaping; establish criteria for the identification of significant trees and preservation thereof; and promote the planting of species appropriate to Grand Junction's climate.

After public notice and public hearing, the Grand Junction City Council finds that the Code amendments provided for in this ordinance are necessary to maintain effective regulations to implement the Comprehensive Plan

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

Title 21 of the Grand Junction Municipal Code (GJMC) shall be amended as follows (additions are underlined and deletions shown in ~~striketthrough~~):

**21.10.020 Terms defined.**

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

Buffer/Buffering means an object or area with landscaping, including trees, shrubs, a wall, fence, berm, or any combination thereof that serves as a visual and auditory screen between properties.

Colorado Nursery Act means C.R.S. Title 35 Article 26 as amended.

Caliper means the diameter of the tree trunk measured 4.5 feet above the ground on the uphill side of the tree or 6 inches above the root ball at time of planting.

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

Evergreen tree means any tree having foliage that persists and remains green throughout the year.

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Improved area means the developed portion of a property consisting of areas occupied by buildings, asphalt, concrete, gravel, or landscaped area. Where phased development is proposed, the improved area shall be identified and measured separately for each phase of development.

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 native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act codified at C.R.S. Title 35 Article 5.5, as amended.

Ornamental tree means a tree that has a height and spread between 15 feet and 30 feet at maturity.

Shade tree means a tree that has a height and/or spread of 30 feet or greater at maturity.

Suitable Plant List means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

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.

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Significant Tree means a tree not identified as a noxious or invasive species, nor as a member of the genus *Populus*, that has a diameter exceeding 15 caliper inches.

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

Waterwise means landscaping that minimizes 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.

### 21.03.080 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
<b>Lot</b>											
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
<b>Setback</b>											
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
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	<u>70%</u>	<u>100% 80%</u>	100 %	<u>100% 80%</u>	<u>100% 80%</u>	<u>100% 75%</u>	<u>100% 80%</u>	<u>100% 80%</u>	<u>100% 80%</u>	<u>100% 90%</u>	<u>100% 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
<b>Notes</b>											
<b>B-1:</b> Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
<b>B-2:</b> Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
<b>C-1:</b> Min. rear setback – 0 if an alley is present											
<b>CSR:</b> 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.											

#### 21.04.030 Use-Specific Standards

(g) Mini-Warehouse.

- (1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini-warehouses, including those that provide indoor and/or outdoor units.
- (2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.
- (3) Uses Prohibited.
  - (i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.
  - (ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.
- (4) Landscaping and Screening. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:
  - (i) One of the following shall be provided:
    - a. A 30-inch-high by 10-feet-wide landscaped berm ~~is required~~ between storage units and the abutting public right-of-way. The berm shall include trees that are planted every 30 feet; or,
    - b. A four-foot screen wall between storage units and the abutting public right-of-way.
  - ~~(ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.~~
- ~~(45)~~ Off-Street Parking and Driveways Standards.
  - (i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.
  - (ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(56) Architectural and Site Design Standards. All mini-warehouses shall meet the following standards:

(i) Mini-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(67) Signage. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

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#### **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.~~

(4) Authority.

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

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

(c) General Landscape Standards.

(1) Compliance. 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~~ the improved area of proposed development.

(3) Landscaping Standards. All new development must install, and maintain, and protect 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.)~~

(i) The landscaping requirements of this code shall not apply to a lot where the principle use is a single-family residence or duplex. Requirements for residential subdivisions shall continue to apply.

(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 this Code.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements as required by this Code.

(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.)~~

(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 ("Plant List"), to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Plant List and shall provide sufficient information about the proposed species to facilitate review. The Director may allow the use of any plant if sufficient information is provided to show its suitability for the proposed use. 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 Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(ii) 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.

(iii) 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.

(5) ~~Minimum Pplant Ssizes are:~~ All plants shall meet the following minimum plant sizes when installed.

~~(i) Shade tree, two-inch caliper inches. (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-inch shade 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 inches, (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, one-and-three-quarters caliper inches and six feet tall at time of planting.

(iv) Deciduous Sshrub, #5 five-gallon container.

(v) ~~Evergreen shrub, five-gallon container.~~

(vi) Perennials and ground covers, #1 ~~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. Turf may be planted as sod rolls.

<b><u>Minimum Plant Sizes</u></b>	
<b><u>Planting Type</u></b>	<b><u>Size at Time of Planting</u></b>
<u>Shade Tree</u>	<u>Two caliper inches</u>
<u>Ornamental Tree</u>	<u>One-and-one-half caliper inches</u>
<u>Evergreen Tree</u>	<u>One-and-three-quarters caliper inches and six feet tall</u>
<u>Shrub</u>	<u>#5 container</u>
<u>Perennial</u>	<u>#1 container</u>
<u>Groundcover</u>	<u>#1 container</u>
<u>Turf</u>	<u>As seed, by plug, or as sod roll</u>

(6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation 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 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) Irrigation applied to trees shall be expanded or supplemented as appropriate to rootzone expansion over the life of the tree.

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

- (i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements with this section. 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) All changes to the landscape plan require prior written approval from the Director.
- (iv) An equivalent species may be substituted in the field with prior written approval of the Director 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 Plant List, and thrive in the same microclimate, soils and water conditions.
- ~~(iv) All other changes to the landscape plan require prior written approval from the Director.~~
- (v) All development plans shall designate required landscaping areas. ~~Subdivision plats shall designate required landscaping areas.~~

(vi) Landscape plans must identify the species and sizes of vegetation. The owner shall keep each fire hydrant unobscured by plant material.

(vii) Landscape plans shall be stamped by a licensed landscape architect licensed in the State of Colorado. 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.

(viii) 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).

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

(x) 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.

(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.

(8) Preservation of Significant Landscape Features 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 trees 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.

To the extent the Director deems practicable, such by the final plans and to such extent, count toward landscape and open space area requirements.

(ii) All trees not identified as noxious or invasive species, nor as a member of the genus *Populus*, that have a diameter exceeding 15 caliper inches shall be considered significant trees.

(iii) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per two 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(i)(6) for credit applied to preserved trees.

(iv) Significant trees to be preserved shall be visibly healthy and free from 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 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.

(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.

(B) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

(C) If a significant tree which was to be preserved dies or is substantially damaged, the developer shall replace it at the rate of one newly planted tree per 2 caliper inches of damaged or destroyed tree.

(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 sight site distance hazard nor road or pedestrian hazard (see TEDS).

(12) Soil and Planting Beds. 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 mMulch to a minimum depth of 3 inches ~~and weed fabric are~~ 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. 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.

(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 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.

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

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

(iiiiv) 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.

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

(vi) 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.

(vii) 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.

(viii) The minimum square footage of planting area for a shade tree is 140 square feet. The Director may vary the minimum square footage.

(ix) 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).

(vx) 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) ~~24~~ Twenty-one or more trees: No more than 20 percent of one species genus.

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

(xii) Trees shall 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.

(xiii) When calculating tree quantities, any fraction of a tree is rounded up to the next whole number.

(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.~~

(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) The minimum square footage of planting area for an evergreen or deciduous shrub is 16 square feet. 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) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain landscaping in a healthy, growing, neat and well-maintained condition.

(A)(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.

(B)(iii) Any plant that dies or that is substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death notification ~~or, if during the winter, by the next April 1st.~~

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

(iiiv) ~~On his own or based on a citizen complaint, t~~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 wherever no reasonable expectation of privacy exists.~~

(Avi) ~~Between one and two years after installation of required landscaping, Code Enforcement shall conduct a~~ The purpose of such site inspections ~~shall be~~ 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.

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

(v) Fire hydrants shall not be unobscured by plant material. Fire hydrants shall be visible from the center of the right-of-way at an angle of 45 degrees.

(vi) 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.

(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 abutting 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) For the purpose of meeting minimum plant quantities, 50% of landscaping plantings on public right-of-way shall be counted toward the 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, bark chips, decorative rocks or cobble or similar natural materials, to be underlain by weed fabric or other barrier.

~~(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.~~

(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 without approval shall be subject to penalties per GJMC 9.04.100.

(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.

(17) Pervious Coverage. Landscaped and buffer areas shall count toward the pervious area requirement. contribute to the area of impervious 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.~~

(18) 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. 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 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.

(C) #1 container low water use or xeric groundcover and perennial plants may be substituted for #5 container traditional groundcover and perennial plants when the landscape plan meets the definition of a Waterwise Landscape Plan.

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

(E) 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 shrubs, and groundcover are native species as identified in the Plant List;

(2) At least 90 percent of shrubs and groundcover are xeric or low water use as identified in the 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)(18)(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(e)(3), (b)(16)(v), (h)(5)(1), and (f)(1)(ii).

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

(E) #1 container low water use or xeric groundcover and perennial plants may be substituted for #5 container traditional groundcover and perennial plants when the landscape plan meets the definition of a High Desert Landscape Plan.

(F) High Desert Landscaping Plans may provide temporary irrigation in lieu of permanent irrigation for the watering of shrubs, groundcover, and grasses. The Director may approve temporary irrigation only if the following criteria are met:

(1) Temporary irrigation is provided for a minimum of two years from time of planting; and

(2) Construction practices minimize the disturbance of natural vegetation such that no more than 75 percent of the proposed landscaped area is disturbed during construction.

(iii) 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".

(de) ~~Parking Lots.~~ 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.

(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.

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

(i) Screening shall occur between a street and a parking lot. ~~and~~ When screening is required, street frontage landscape standards shall apply. (See subsections ~~(de)~~(3) and ~~(fk)~~ 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 that occupy multiple properties that are shared by one or more than one owners 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.~~

(iv) A screen wall ~~must~~ shall 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.

(vix) 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.~~

(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.

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

(ed) 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.

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

(fe) 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~~ tree canopy coverage, shrubs, turf, and groundcover at maturity.

(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.

(gf) 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, architectural metal not including chain link, 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 and 3:1 for shrub beds and groundcover berms; 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.

(hg) 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 ~~five~~ eight feet shall be provided. In ~~which this~~ 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 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.~~

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

(1) Required trees 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 50 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two #5 container 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 #1 container perennials and/or ground covers for one #5 container 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 Waterwise Landscape Plan or High Desert Landscape Plan per the requirements of GJMC 21.06.040(b)(19)(i) and (ii).

(6) Existing trees preserved during development shall count toward the total tree requirement 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 required</u>	<u>Three shrubs for one caliper inch of tree</u>	<u>n/a</u>	<u>n/a</u>
<u>Shrub</u>	<u>Three shrubs for one caliper inch of tree</u>	<u>n/a</u>	<u>Three #1 container perennials and/or ground cover for one #5 container shrub</u>	<u>Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall</u>
<u>Groundcover/Perennials</u>	<u>n/a</u>	<u>Three #1 container perennials and/or ground cover for one #5 container shrub</u>	<u>n/a</u>	<u>n/a</u>
<u>Wall</u>	<u>n/a</u>	<u>Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall</u>	<u>n/a</u>	<u>n/a</u>

(hj) 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 tree canopy, 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, ~~80~~ 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~~7) 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.

(ik) 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	<del>One tree</del> <u>Two caliper inches of tree plantings</u> per <u>3,000</u> <del>2,500</del> square feet of improved area, with no more than <del>20</del> <u>40</u> percent of the total being ornamental trees or evergreens. One #5 container shrub per <u>45</u> <del>300</del> square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way

<b>Zoning of Proposed Development</b>	<b>Landscape Requirement</b>	<b>Location of Landscaping on Site</b>
B-2	<del>One tree</del> <u>Two caliper inches of tree plantings</u> per <del>3,000</del> <u>2,500</u> square feet of improved area with no more than <del>20</del> <u>40</u> percent of the total being ornamental trees or evergreens. One #5 container shrub per <del>45</del> <u>300</u> 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	<del>One tree</del> <u>Two caliper inches of tree plantings</u> per <del>3,000</del> <u>2,500</u> square feet of improved area, with no more than <del>20</del> <u>40</u> percent of the total being ornamental trees or evergreens. One #5 container shrub per <del>45</del> <u>300</u> 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	<del>One tree</del> <u>Two caliper inches of tree plantings</u> per 5,000 square feet of improved area. One #5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

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

**DIAGRAM REMOVED: EXAMPLE TREE LANDSCAPE PLAN**

**DIAGRAM REMOVED: 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	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	-	-
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 <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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 & MXOC	B-1	B-2	C-1	C-2	I-1	I-2	M-U	CSR	BP	MXR-
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. <sup>1</sup> Gravel operations subject to buffering adjacent to residential.																

(lm) **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.

**DIAGRAM REMOVED: TYPE A AND TYPE B EXAMPLES**

Introduced on first reading the \_\_\_\_ day of \_\_\_\_ 2022 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_ day of \_\_\_\_ 2022 and ordered published in pamphlet form.

ATTEST:

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Anna M. Stout  
President of City Council

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Laura J. Baurer  
Interim City Clerk

# Suitable Plants List

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree
Indian Ricegrass	<i>Achnatherum (Oryzopsis) hymenoides</i>	Grass, Ornamental	2	1	xeric-low	native		
Big Bluestem	<i>Andropogon gerardii</i>	Grass, Ornamental	3-6	2-3	xeric-low	native		
Sideoats Grama	<i>Bouteloua curtipendula</i>	Grass, Ornamental	1.5-2	1.5-2	low	native		
Blue Grama Grass	<i>Bouteloua gracilis</i>	Grass, Ornamental	1-2	1.5-2	xeric-medium	native		
Karl Foerster Feather Reed Grass	<i>Calamagrostis acutiflora</i>	Grass, Ornamental	4	2	low	non-native		
Fireburst Paperbark Maple	<i>Acer griseum</i>	Tree, Deciduous	20-25	15	medium	non-native		
State Street Maple	<i>Acer miyabei</i>	Tree, Deciduous	45-50	35	medium	non-native	Preferred	
Desert Salgrass	<i>Distichlis spicata</i>	Grass, Ornamental	1-3	indef.	xeric-low	native		
Black Maple	<i>Acer nigrum</i>	Tree, Deciduous	60	40	medium	non-native		
Norway Maple	<i>Acer platanoides</i>	Tree, Deciduous	40-50	30-50	medium	non-native		
Sycamore Maple	<i>Acer pseudobifolium</i>	Tree, Deciduous	15	20	medium	non-native		
Red Maple	<i>Acer rubrum</i>	Tree, Deciduous	40-60	40	medium	non-native		
Sugar Maple	<i>Acer saccharum</i>	Tree, Deciduous	25-40	35	medium	non-native		
Sand Love Grass	<i>Eragrostis trichodes</i>	Grass, Ornamental	2-4	2-3	low-medium	native		
Three Flower Maple	<i>Acer triflorum</i>	Tree, Deciduous	25	20	medium	non-native		
Shantung Maple	<i>Acer truncatum</i>	Tree, Deciduous	20-35	20	medium	non-native		
Blue Oak Grass	<i>Helictotrichon sempervirens</i>	Grass, Ornamental	2-3	2-2.5	low-medium	non-native		
Chinese Silver Grass	<i>Miscanthus sinensis</i>	Grass, Ornamental	2-6	1-3.5	low-medium	non-native		
Little Bluestem	<i>Schizachyrium scoparium</i>	Grass, Ornamental	1.5-2.5	1-2	low-medium	native		
Snow-on-the-Mountain	<i>Aegopodium podagraria</i>	Perennial/Ground Cover	1	1-2, rhizomatous	medium	non-native		
Yellow Buckeye	<i>Aesculus flava</i>	Tree, Deciduous	35	35	medium	non-native		
Ohio Buckeye	<i>Aesculus glabra</i>	Tree, Deciduous	20-40	20-40	medium	non-native		
Horsechestnut	<i>Aesculus hippocastanum</i>	Tree, Deciduous	45-60	35-40	medium	non-native		
Mountain Alyssum	<i>Alyssum montanum</i>	Groundcover	0.5	1-1.5	low	non-native		
Mt. Atlas Daisy	<i>Anacyclus pyrethrum var. depressus</i>	Groundcover	258	1	low-medium	non-native		
Parry's Agave	<i>Agave parryi</i>	Shrub, Evergreen	1.5-2	2-3	medium	non-native		
Lady's Mantle	<i>Alchemilla mollis</i>	Perennial	1.5-2	1.5-2	medium-high	non-native		
Small Leaf Pussytoes	<i>Antennaria parvifolia</i>	Groundcover	25	.5	low	native		
Bearberry or Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Groundcover	1	2	low	native		
Mesa Verde Ice Plant	<i>Delosperma 'Kelaidis'</i>	Groundcover	0.25	1.5	low-medium	native		
Utah Serviceberry	<i>Amelanchier utahensis</i>	Shrub, Deciduous	10-14	5-7	medium	native		
Trailing Fleabane	<i>Erigeron flagellatus</i>	Groundcover	0.5	1	low	native		
Sulfur Buckwheat	<i>Eriogonum umbellatum var. umbellatum</i>	Groundcover	1	1	low	native		
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	Shrub, Deciduous	15-30	10-20	medium	non-native		
Mat Penstemon	<i>Penstemon caespitosus</i>	Groundcover	1	1	low-medium	native		
Stonecrop species	<i>Sedum spp.</i>	Groundcover	0.5	1-4	low-medium	varies by spp.		
Dwarf Ephedra	<i>Ephedra monosperma</i>	Groundcover, Evergreen	1	3	xeric-low	non-native		
Texas Hummingbird Mint or Sonoran Hyssop	<i>Agastache cana</i>	Perennial	1.5-3	1-2	xeric-medium	non-native		
Sunset Hyssop or Licorice Mint	<i>Agastache rupestris</i>	Perennial	1.5-2	1-1.5	xeric-medium	non-native		
Hubricht's Blue Star	<i>Amsonia hubrichtii</i>	Perennial	2-3	2-3	medium	non-native		
Rocky Mountain Columbine	<i>Aquilegia caerulea</i>	Perennial	1-2	1-2	low	native		
Denver Gold Columbine	<i>Aquilegia chrysantha</i>	Perennial	2-2.5	1-2	low-medium	native		
Prickly Poppy	<i>Argemone polyanthemosa</i>	Perennial	1-3	1-2	xeric-low	native		
Fringed Sage	<i>Artemisia frigida</i>	Perennial	0.5-1.5	1.5-2	xeric-low	native		
Dwarf Columbine	<i>Aquilegia flabellata</i>	Perennial	1	1	medium	non-native		
Seafoam Sage	<i>Artemisia versicolor 'Seafoam'</i>	Perennial	0.5-1	1.5-2.5	low	non-native		
Butterfly Milkweed	<i>Asclepias tuberosa</i>	Perennial	1.5	1.5	low	native		
Pancho Mazanita: Chieftan Manzanita; Mock Bearberry Manzanita	<i>Arctostaphylos x coloradoensis</i>	Shrub, Evergreen	5-7	3-5	medium	native		
Lavender Leaf Sundrops	<i>Calyptophyllum laetifolium</i>	Perennial	1	1	low	native		
Siberian Wall Flower	<i>Cheiranthus allionii</i>	Perennial	1	1-2	low-medium	non-native		
Hairy Golden Aster	<i>Chrysopsis villosa</i>	Perennial	1	1-2	low	native		
Purple Coneflower	<i>Echinacea purpurea</i>	Perennial	2-5	1.5-2	low-medium	non-native		
Claret Cup Cactus	<i>Echinocereus triglochidiatus</i>	Perennial	0.5	1	low	native		
Blanketflower	<i>Gaillardia aristata</i>	Perennial	1	1	low-medium	native		
Marsh Milkweed	<i>Asclepias incarnata</i>	Perennial	1-2	1	high	native		
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	Perennial	1.5	1.5	low	native		
Pawpaw	<i>Asimina triloba</i>	Tree, Deciduous	20-25	10-15	medium-high	non-native		
Scarlet Bugler	<i>Ipomopsis aggregata</i>	Perennial	1	1	low-medium	native		
Munstead Lavender	<i>Lavandula angustifolia 'Munstead'</i>	Perennial	1-1.5	1-1.5	low-medium	non-native		
Blue Wild Indigo	<i>Baptisia australis</i>	Perennial	3-4	2-3	medium	non-native		
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Perennial	1-2.5	1-3	low-medium	non-native		
Perennial Lupine	<i>Lupinus perennis</i>	Perennial	1-2	1-2	low-medium	non-native		
Colorado Four O'Clock or Desert Four O'Clock	<i>Mirabilis multiflora</i>	Perennial	1	2-3	low	native		
Catmint	<i>Nepeta racemosa</i>	Perennial	1-2	2-3	low-medium	non-native		
Firecracker Penstemon	<i>Penstemon eatonii</i>	Perennial	1	2	low	native		
Rocky Mountain Penstemon	<i>Penstemon strictus</i>	Perennial	2-3	2-3	low	native		
Prairie Coneflower	<i>Ratibida columnifera</i>	Perennial	1-3	1-1.5	low-medium	native		
Columnar European Hornbeam	<i>Carpinus betulus</i>	Tree, Deciduous	35	20	medium	non-native		
Grayheaded Coneflower	<i>Ratibida pinnata</i>	Perennial	1-3	1-2	low-medium	non-native		
Shabark Hickory	<i>Carya ovata</i>	Tree, Deciduous	50	30	medium	non-native		
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	Perennial	0.5-1	1	low	native		
Pecan	<i>Carya illinoensis</i>	Tree, Deciduous	60	40	medium	non-native		
Bluemist Spirea	<i>Caryopteris incana</i>	Shrub, Deciduous	3-6	3-4	medium	non-native		
Desert Prince's Plume	<i>Stanleya pinnata</i>	Perennial	2-6	1-2	low	native		
Prickly Thirt	<i>Acantholimon glumaceum</i>	Perennial/Ground Cover	0.5	1	xeric	non-native		
Yarrow species	<i>Chrysopsis spp.</i>	Perennial/Ground Cover	1-3	1-3	xeric-low	varies by spp.		
Colorado Desert Blue Star or Jones' Bluestar	<i>Amsonia jonesii</i>	Perennial/Ground Cover	1	1-1.5	low	native		
Eastern Blue Star	<i>Amsonia tacemsemontana</i>	Perennial/Ground Cover	2-3	2-3	low	non-native		
Katsurazee	<i>Cercidiphyllum japonicum</i>	Tree, Deciduous	35	35	medium	non-native		
Poppy Mallow	<i>Callirhoe involucrata</i>	Perennial/Ground Cover	0.5-1	0.5-3	low-medium	native		
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	Perennial/Ground Cover	1-2	1-1.5	low-medium	native		
Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	Perennial/Ground Cover	1-2	1-1.5	low-medium	non-native		
Shasta Daisy	<i>Leucanthemum * superbum</i>	Perennial/Ground Cover	1-2.5	1-3	low-medium	non-native		
Blue Flax	<i>Linum lewisii</i>	Perennial/Ground Cover	1.5	1	low	native		
Fireweed	<i>Chamerion angustifolium</i>	Perennial	2-5	0.5-1.5	medium	native		
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	Shrub, Deciduous	10-15	10-30	low-medium	native		
Leadplant	<i>Amorpha canescens</i>	Shrub, Deciduous	2-3	2-2.5	xeric-medium	native		
False Indigo Bush	<i>Amorpha fruticosa</i>	Shrub, Deciduous	4-10	8-10	low	native		
Tokyo Tower Fringetree	<i>Chionanthus retusus</i>	Tree, Deciduous	15	5-10	medium	non-native		
Dwarf False Indigo	<i>Amorpha nana</i>	Shrub, Deciduous	1-3	1-3	low-medium	native		
Powis Castle Sage	<i>Artemisia 'Powis Castle' [arborescens x abanthum]</i>	Shrub, Deciduous	2-3	1-2	low	non-native		
Big Sagebrush	<i>Artemisia tridentata</i>	Shrub, Deciduous	1.5-6	1-5	xeric-low	native		
Yellowwood	<i>Cladrastis kentukea</i>	Tree, Deciduous	35-40	35-45	medium	non-native		
Saltbush	<i>Atriplex canescens</i>	Shrub, Deciduous	3-4	3-4	low	native		
Shadscale	<i>Atriplex confertifolia</i>	Shrub, Deciduous	1-3	1-3	low	native		
Red osier dogwood	<i>Cornus sericea</i>	Shrub, Deciduous	5-10	8-12	medium-high	native		
June Snow Dogwood	<i>Cornus controversa</i>	Tree, Deciduous	25	35	medium	non-native		
Corneliancherry Dogwood	<i>Cornus mas</i>	Tree, Deciduous	15	10-15	medium	non-native		
Turkish Filbert	<i>Corylus colurna</i>	Tree, Deciduous	40	25	medium	non-native		
Japanese Barberry	<i>Berberis thunbergii</i>	Shrub, Deciduous	2-6	3-7	xeric-medium	non-native		
Tom Thumb Cotoneaster	<i>Cotoneaster adpressus</i>	Groundcover or Shrub	0.5-1	4-6	medium	non-native		
Cranberry Cotoneaster	<i>Cotoneaster spiculatus</i>	Shrub, Deciduous	2-3	3-6	medium	non-native		
Butterfly Bush or Summer Lilac	<i>Buddleja davidii</i>	Shrub, Deciduous	6-8	3-5	low-medium	non-native		
Winter Fat	<i>Ceratoides lanata or Krascheninnikovia lanata</i>	Shrub, Deciduous	1-3	1-3	low	non-native		
Mountain Mahogany	<i>Cercocarpus ledifolius</i>	Shrub, Deciduous	8-12	4-8	low-medium	native		

# Suitable Plants List

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree
Mountain Mahogany	<i>Cercocarpus montanus</i>	Shrub, Deciduous	8-12	4-8	low-medium	native		
Fambush	<i>Chamaebatia millefolium</i>	Shrub, Deciduous	6-8	6-8	xeric-low	non-native		
Gray Rabbitbrush	<i>Chrysothamnus nauseosus</i> , or <i>Ericameria nauseosa</i>	Shrub, Deciduous	4-7	4-7	low-medium	native		
Yellow Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>	Shrub, Deciduous	4-7	4-7	low-medium	native		
Spanish Broom	<i>Cytisus purgans</i>	Shrub, Deciduous	2-3	4-6	low	non-native		
Scotch broom	<i>Cytisus scoparius</i>	Shrub, Deciduous	4-8	4-8	low-medium	non-native		
Shrubby Cinquefoil	<i>Desiphora fruticosa</i>	Shrub, Deciduous	3	3	medium	native		
New Mexico Privet or Desert Olive	<i>Forestiera pubescens</i>	Shrub, Deciduous	6-8	5-8	low	native		
Sweet William	<i>Dianthus barbatus</i>	Perennial	1-2	5-1	medium	non-native		
Red Berry Mahonia	<i>Mahonia haematocarpa</i>	Shrub, Deciduous	6-12	6-12	xeric-low	native		
Russian Sage	<i>Perovskia atriplicifolia</i>	Shrub, Deciduous	3-5	2-4	low-medium	non-native		
Littleleaf Mock Orange	<i>Philadelphus microphyllus</i>	Shrub, Deciduous	2-3	2-3	low-medium	native		
Ninebark	<i>Physocarpus opulifolius</i>	Shrub, Deciduous	5-8	4-8	low-medium	native		
Antelope Bitterbrush	<i>Purshia tridentata</i>	Shrub, Deciduous	6-12	6-12	low	native		
Fragrant Sumac	<i>Rhus aromatica</i>	Shrub, Deciduous	2-6	6-10	low-medium	non-native		
Skunkbush sumac	<i>Rhus trilobata</i>	Shrub, Deciduous	2-6	6-10	low-medium	native		
Staghorn Sumac	<i>Rhus typhina</i>	Shrub, Deciduous	15-25	20-30	low-medium	non-native		
Greasewood	<i>Sarcobatus vermiculatus</i>	Shrub, Deciduous	1.5-5	2-5	low	native		
Korean Lilac	<i>Syringa meyeri</i>	Shrub, Deciduous	5-8	6-10	low-medium	non-native		
Sand Sagebrush	<i>Artemisia filifolia</i>	Shrub, Evergreen	3-4	3-4	low	native		
Compact Burning Bush	<i>Euonymus alatus 'compactus'</i>	Shrub, Deciduous	5	5	medium	non-native		
American Beech	<i>Fagus grandifolia</i>	Tree, Deciduous	65	60	medium	non-native		
European Beech	<i>Fagus sylvatica</i>	Tree, Deciduous	25-55	15-40	medium	native		
Apache Plume	<i>Fallugia paradoxa</i>	Shrub, Deciduous	3-5	3-5	medium	native		
Cholla species	<i>Cylindropuntia</i> spp.	Shrub, Evergreen	2-7	2-7	xeric-low	Varies by spp.		
Blue Stem Joint Fir	<i>Ephedra equistina</i>	Shrub, Evergreen	4	6	xeric-low	non-native		
Mormon Tea	<i>Ephedra viridis</i>	Shrub, Evergreen	2-3	3-6	xeric-low	native		
Common Broom	<i>Genista tinctoria</i>	Shrub, Evergreen	2-3	2-3	low-medium	non-native		
Ginkgo	<i>Ginkgo biloba</i>	Tree, Deciduous	40	20-30	medium	non-native		
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub, Evergreen	3-5	4-8	xeric-low	non-native		
Desert Prickly Pear	<i>Opuntia phaeacantha</i>	Shrub, Evergreen	2-5	3-6	xeric-low	native		
Prickly Pear species	<i>Opuntia</i> spp.	Shrub, Evergreen	1-3	2-7	xeric-low	varies by spp.		
Narrowleaf Yucca	<i>Yucca angustissima</i>	Shrub, Evergreen	3	3	low	native		
Banana Yucca	<i>Yucca baccata</i>	Shrub, Evergreen	1-3	2-3	low	native		
Hardy Hibiscus or Swamp Rose Malow	<i>Hibiscus moscheutos</i>	Shrub, Deciduous	3-7	2-4	medium-high	non-native		
Rose of Sharon	<i>Hibiscus syriacus</i>	Shrub, Deciduous	8-12	6-10	medium	non-native		
Soapweed Yucca	<i>Yucca glauca</i>	Shrub, Evergreen	2-3	2-3	low	non-native		
Rocky Mountain Iris	<i>Iris missouriensis</i>	Perennial	1-2	1	medium-high	native		
Chinese Juniper	<i>Juniperus chinensis</i>	Shrub, Evergreen	40-50	15-20	medium	non-native		
Andorra Juniper	<i>Juniperus horizontalis 'Andorra'</i>	Shrub, Evergreen	1-2	8-10	medium	non-native		
Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	Shrub, Evergreen	5-1	7-9	medium	non-native		
Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	Shrub, Evergreen	5-1	7-9	medium	non-native		
Dwarf Yucca	<i>Yucca harrimaniae</i>	Shrub, Evergreen	3	1	low	native		
Arcadia Juniper	<i>Juniperus sabina 'Arcadia'</i>	Shrub, Evergreen	4-6	5-10	medium	non-native		
Calgary Carpet Juniper	<i>Juniperus sabina 'Calgary Carpet'</i>	Shrub, Evergreen	4-6	5-10	medium	non-native		
Scandia Juniper	<i>Juniperus sabina 'Scandia'</i>	Shrub, Evergreen	4-6	5-10	medium	non-native		
Trident Maple	<i>Acer buergerianum</i>	Tree, Deciduous	30	30	medium	non-native		
Hedge Maple	<i>Acer campestre</i>	Tree, Deciduous	30	15	medium	non-native	Yes	
Amur Maple	<i>Acer ginnala</i>	Tree, Deciduous	10-32	15	medium	non-native		
Rocky Mountain Maple	<i>Acer glabrum</i>	Tree, Deciduous	20	10-15	medium	native		
Bigtooth Maple	<i>Acer grandidentatum</i>	Tree, Deciduous	25	25	xeric-low	native	Yes	
London Planetree	<i>Platanus x acerifolia</i>	Tree, Deciduous	40-60	30-35	medium	non-native	Preferred	Island Shade Tree
Bleeding Heart	<i>Lamprocapnos spectabilis</i>	Perennial	2-3	1.5-2.5	medium	non-native		
Box Elder	<i>Acer negundo</i>	Tree, Deciduous	25-80	30-50	low	native	Yes	Yes
Tatarian Maple	<i>Acer tataricum</i>	Tree, Deciduous	15-20	15-20	xeric-low	non-native	Yes	
Downy Serviceberry	<i>Amelanchier arborea</i>	Tree, Deciduous	20	15	medium	non-native		
Dense Blazing Star	<i>Liatris spicata</i>	Perennial	2-4	1-2	medium	non-native		
Allegheny Serviceberry	<i>Amelanchier laevis</i>	Tree, Deciduous	20-25	10-15	medium	non-native		
Sweetgum	<i>Liquidambar styraciflua</i>	Tree, Deciduous	60	40	medium	non-native		
Tulip Tree	<i>Liriodendron tulipifera</i>	Tree, Deciduous	60-90	30-50	medium	non-native		
Apple Serviceberry	<i>Amelanchier x grandiflora</i>	Tree, Deciduous	20	15	medium	non-native		
American Hornbeam	<i>Carpinus caroliniana</i>	Tree, Deciduous	25	20-25	medium	non-native		
Pignut Hickory	<i>Carya glabra</i>	Tree, Deciduous	50	30	medium	non-native		
Cucumbertree Magnolia	<i>Magnolia acuminata</i>	Tree, Deciduous	45	30	medium	non-native		
Magnolia NCMX1 P.A.F.	<i>Magnolia NCMX1 P.A.F.</i>	Tree, Deciduous	20-15	10-15	medium	non-native		
Oregon Grape	<i>Mahonia aquifolium</i> , or <i>Berberis aquifolium</i>	Shrub, Evergreen	3-6	2-5	medium	non-native		
Western Catalpa	<i>Catalpa speciosa</i>	Tree, Deciduous	40-70	20-50	xeric-low	non-native	Yes	Yes
Purple Catalpa	<i>Catalpa x erubescens</i>	Tree, Deciduous	50	35	medium	non-native	Yes	
Chinese Catalpa	<i>Catalpa ovata</i>	Tree, Deciduous	25	25	medium	non-native	Yes	
Common hackberry	<i>Celtis occidentalis</i>	Tree, Deciduous	30-60	40-80	xeric-low	non-native	Yes	Yes
Bee Balm or Wild Bergamont	<i>Monarda fistulosa</i> var. <i>menthaefolia</i>	Perennial	2	2	medium	native		
Sugar Hackberry	<i>Celtis laevigata</i>	Tree, Deciduous	45	40	xeric-low	non-native	Yes	Yes
Redbud	<i>Cercis canadensis</i>	Tree, Deciduous	15-25	15-30	medium	non-native	Yes	
Desert Willow	<i>Chilopsis linearis</i>	Tree, Deciduous	20	20	xeric-low	non-native		
American Fringetree	<i>Chionanthus virginicus</i>	Tree, Deciduous	15	15	medium	non-native		
Hophornbeam	<i>Ostrya virginiana</i>	Tree, Deciduous	35	15-20	medium	non-native		
Prairie Switch Grass	<i>Panicum virgatum</i>	Grass, Ornamental	3-6	2-3	medium-high	native		
American Smoketree	<i>Cotinus obovatus</i>	Tree, Deciduous	15-20	10-15	low	non-native	Yes	
Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	Grass, Ornamental	2.5-5	2.5-5	medium-high	non-native		
Morden Hawthorn	<i>Crataegus x mordenensis [laevigata x succulenta]</i>	Tree, Deciduous	15-20	15-20	low	non-native	Yes	
Russian Hawthorn	<i>Crataegus ambigua</i>	Tree, Deciduous	18-24	18-24	xeric	non-native	Yes	
Green Hawthorn	<i>Crataegus viridis</i>	Tree, Deciduous	20-35	20-35	low	non-native	Yes	
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>	Tree, Deciduous	20	20	xeric	non-native	Yes	
Persian Ironwood	<i>Parrotia persica</i>	Tree, Deciduous	30	30	medium	non-native		
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	Tree, Deciduous	25	25	low	non-native	Yes	
Northern Downy Hawthorn	<i>Crataegus submollis</i>	Tree, Deciduous	20	20	low	non-native	Yes	
Blue Spruce	<i>Picea pungens</i>	Tree, Evergreen	30-80	10-20	medium	non-native		
English Oak	<i>Quercus robur</i>	Tree, Deciduous	40-70	40-70	medium	non-native	Preferred	Island Shade Tree
Corktree	<i>Phellodendron amurense</i>	Tree, Deciduous	30-40	25-45	medium	non-native		
Hardy Rubber tree	<i>Eucommia ulmoides</i>	Tree, Deciduous	40	40	low	non-native	Yes	
Swiss Mountain Pine	<i>Pinus mugo</i>	Tree, Evergreen	15-20	15-20	medium	non-native		
Singleleaf Ash	<i>Fraxinus anomala</i>	Tree, Deciduous	12	6	xeric	native		
American sycamore	<i>Platanus occidentalis</i>	Tree, Deciduous	75-100	75-100	medium-high	non-native		
Honeylocust	<i>Gleditsia triacanthos inermis</i>	Tree, Deciduous	60-80	60-80	xeric	non-native	Yes	Yes
Quaking Aspen	<i>Populus tremuloides</i>	Tree, Deciduous	60	12-15	medium	non-native		
Sand Cherry	<i>Prunus besseyi</i>	Shrub, Deciduous	2-4	2-5	medium	native		
Cherry Plum	<i>Prunus cerasifera</i>	Tree, Deciduous	15-25	15-25	medium	non-native		
Mayday Tree	<i>Prunus padus</i>	Tree, Deciduous	20-40	20-40	medium	non-native		
Kentucky Coffeetree	<i>Gymnocladus dioica</i>	Tree, Deciduous	60-80	40-55	xeric	non-native	Yes	Yes
Chinese flame tree	<i>Koelreuteria bipinnata</i>	Tree, Deciduous	30-40	30-40	low	non-native		
Chokecherry	<i>Prunus virginiana</i>	Tree, Deciduous	25	20	medium	non-native		
Golden Rain Tree	<i>Koelreuteria paniculata</i>	Tree, Deciduous	30-40	30-40	xeric	non-native	Yes	Yes
Amur Maackia	<i>Maackia amurensis</i>	Tree, Deciduous	20-30	15-20	xeric	non-native	Yes	Yes
Osage Orange	<i>Maclura pomifera</i>	Tree, Deciduous	30	30	xeric	non-native	Yes	Yes
Crabapple cultivars	<i>Malus</i> spp.	Tree, Deciduous	10-30	10-30	medium-high	non-native	Yes	

# Suitable Plants List

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree
Shingle Oak	<i>Quercus imbricaria</i>	Tree, Deciduous	50	50	medium	non-native		
Fruitless White Mulberry	<i>Morus alba</i>	Tree, Deciduous	30-50	30-50	low	non-native	Yes	Yes
Chinese Pistache	<i>Pistacia chinensis</i>	Tree, Deciduous	35	20	xeric-low	non-native	Yes	Yes
Ornamental Pear	<i>Pyrus sp.</i>	Tree, Deciduous	20-50	20-35	low	non-native	Yes	Yes
Swamp White Oak	<i>Quercus bicolor</i>	Tree, Deciduous	45	36	medium	non-native		
Texas Red Oak	<i>Quercus buckeyi</i>	Tree, Deciduous	35	35	xeric-low	non-native	Yes	Yes
Gambel Oak	<i>Quercus gambelii</i>	Tree, Deciduous	20-25	10-12	xeric	native	Yes	
Lacey Oak	<i>Quercus glaucooides</i>	Tree, Deciduous	30	25	xeric	non-native		
Bur Oak	<i>Quercus macrocarpa</i>	Tree, Deciduous	60-80	60-80	xeric	non-native	Yes	Yes
Northern Red Oak	<i>Quercus rubra</i>	Tree, Deciduous	50-75	50-75	medium	non-native		
Wavey Leaf Oak	<i>Quercus undulata</i>	Tree, Deciduous	20	15	xeric	native	Yes	
Colorado Foothills Oak	<i>Quercus x maxei</i>	Tree, Deciduous	35	30	xeric	native	Yes	
Sawtooth Oak	<i>Quercus acutissima</i>	Tree, Deciduous	50	50	medium	non-native		
Chinkapin Oak	<i>Quercus muehlenbergii</i>	Tree, Deciduous	45	50	low	non-native	Yes	Yes
Alba Meidiland Rose	<i>Rosa hybrida 'Alba Meidiland'</i>	Shrub, Deciduous	3-4	4-8	medium	non-native		
Rose of Sharon	<i>Hibiscus syriacus</i>	Shrub, Deciduous	1-8	1-10	medium-high	non-native		
Black-eyed Susan	<i>Rudbeckia hirta</i>	Perennial	2-3	1-2	medium	native		
New Mexico Locust	<i>Robinia neomexicana</i>	Tree, Deciduous	12-38	12-38	xeric	native		
Japanese Pagodatree	<i>Styphnolobium japonica</i>	Tree, Deciduous	50	40	xeric-low	non-native	Yes	Yes
Peking Tree Lilac	<i>Syringa pekinensis</i>	Tree, Deciduous	15	12	xeric-low	non-native	Yes	
Silver Buffaloberry	<i>Shepherdia argentea</i>	Shrub, Deciduous	8-12	8-12	medium	native		
Japanese Tree Lilac	<i>Syringa reticulata</i>	Tree, Deciduous	25	20	xeric-low	non-native	Yes	
Snowmound Spiraea	<i>Spiraea nipponica var. tosaensis</i>	Shrub, Deciduous	3-4	3-4	medium	non-native		
Hybrid Elm	<i>Ulmus spp.</i>	Tree, Deciduous	30-60	20-40	xeric-low	non-native	Yes	Yes
Japanese Zelkova	<i>Zelkova serrata</i>	Tree, Deciduous	50-80	50-80	xeric-low	non-native	Yes	Yes
Manchurian lilac	<i>Syringa pubescens subsp. Patula</i>	Shrub, Deciduous	4-9	5-7	medium	non-native		
Arizona Cypress	<i>Cupressus arizonica</i>	Tree, Evergreen	30-40	15-25	xeric	non-native	Yes	
Utah Juniper	<i>Juniperus osteosperma</i>	Tree, Evergreen	20	10	xeric	native	Yes	
Cologreen Juniper	<i>Juniperus scopulorum 'Cologreen'</i>	Tree, Evergreen	15-20	5-7	xeric	native	Yes	
American Linden	<i>Tilia americana</i>	Tree, Deciduous	50-80	30-50	medium	non-native		
Littleleaf Linden	<i>Tilia cordata</i>	Tree, Deciduous	50-80	35-50	medium	non-native		
Silver Linden	<i>Tilia tomentosa</i>	Tree, Deciduous	45	30	medium	non-native		
Gray Glean Juniper	<i>Juniperus scopulorum 'Gray Glean'</i>	Tree, Evergreen	10-15	4-6	xeric	native	Yes	
Arrowwood	<i>Viburnum carlesii</i>	Shrub, Deciduous	4-6	4-7	medium	non-native		
Skyrocket Juniper	<i>Juniperus scopulorum 'Skyrocket'</i>	Tree, Evergreen	15-20	4-6	xeric	native	Yes	
Wichita Blue Juniper	<i>Juniperus scopulorum 'Wichita Blue'</i>	Tree, Evergreen	18-23	4-8	xeric	native	Yes	
Piñon Pine	<i>Pinus edulis</i>	Tree, Evergreen	18-25	12	low	native	Yes	
Bosnian Pine	<i>Pinus heldreichii</i>	Tree, Evergreen	30-40	20-30	low	non-native	Yes	
Austrian pine	<i>Pinus nigra</i>	Tree, Evergreen	40-80	30-40	low	non-native	Yes	



## Prohibited Plants List

Common	Technical	Notes
Siberian Elm	<i>Ulmus pumila</i>	Existing mature elms may be of value for preservation
Russian Olive	<i>Elaeagnus angustifolia</i>	
Ash	<i>Fraxinus spp.</i>	Exception of Single leaf ash; <i>Fraxinus anomala</i>
Black Walnut	<i>Juglans nigra</i>	Threat of thousand canker disease
Leafy Spurge	<i>Euphorbia esula</i>	
Tree of Heaven	<i>Ailanthus altissima</i>	
Ravenna Grass	<i>Saccharum ravennae</i>	
Absinth wormwood	<i>Artemisia absinthium</i>	
Bull Thistle	<i>Cirsium vulgare</i>	
Canada Thistle	<i>Cirsium arvense</i>	
Chinese Clematis	<i>Clematis orientalis</i>	
Common Tansy	<i>Tanacetum vulgare</i>	
Giant Reed	<i>Arundo donax</i>	
Houndstongue	<i>Cynoglossum officinale</i>	
Japanese Knotweed	<i>Polygonum Cuspidatum</i>	
Knapweed spp.	<i>Centaurea spp.</i>	
Musk Thistle	<i>Carduus nutans</i>	
Myrtle Spurge	<i>Euphorbia myrsinites</i>	
Cypress Spurge	<i>Euphorbia cyparissias</i>	
Oxeye Daisy	<i>Chrysanthemum leucanthemum</i>	
Perennial Pepperweed	<i>Lepidium latifolium</i>	
Plumeless Thistle	<i>Carduus acanthoides</i>	
Purple Loosestrife	<i>Lythrum salicaria</i>	
Scentless chamomile	<i>Matricaria perforate</i>	
Scotch Thistle	<i>Onopordum acanthium</i>	
Sulfur Cinquefoil	<i>Potentilla recta</i>	
Syrian Bean Caper	<i>Zygophyllum fabago</i>	
Tamarisk	<i>Tamarisk parviflora &amp; Tamarisk ramosissima</i>	
Toadflax	<i>Linaria spp.</i>	
Hoary Cress	<i>Cardaria draba</i>	
Yellow Starthistle	<i>Centaurea solstitialis</i>	

## Approved Street Trees for Grand Junction's Rights-of-Way (ROW)

Trees within this list are those which, given proper and consistent maintenance including supplemental irrigation, proper pruning, and avoidance of chemical contaminants, will be assets to Grand Junction's public ROW's. **While this list is a good guide for private property planting**, there are additional quality tree species not included as their growth habit conflicts with the space near the edge of a street (conifers, weeping trees, etc.).

Moisture requirements are based on observed species averages following root establishment. All trees require some level of supplemental water for root establishment.

Per Grand Junction's Forestry Board, the following species are no longer permitted to be planted as street trees (invasive, poor performance, threatened by pests, weak-wooded, etc.):

- Any of the poplar (*Populus*) species including cottonwoods
- Aspen (*Populus tremuloides*)
- Any of the willow (*Salix*) species
- Siberian elm (*Ulmus pumila*)
- Weeping and pendulous trees
- Ash (*Fraxinus*) species
- Silver maple (*Acer saccharinum*)
- Autumn Blaze / Freeman maple (*Acer x freemannii*)
- Sunburst honeylocust (*Gleditsia triacanthos inermis* 'Sunburst')
- Russian-olive (*Elaeagnus angustifolia*)
- Tree-of-heaven (*Ailanthus altissima*)


This list may act as a guide for private property trees. Trees not included on the approved street tree list may not be planted in the public right-of-way (as a street tree) without express permission from the Grand Junction City Forester. If a tree is excluded, it may be permitted on a case-by-case basis. Contact the Office of the City Forester (970-254-3861 / [forestry@gjcity.org](mailto:forestry@gjcity.org)) for details, site inspections, and planting permits.

Per Grand Junction municipal code (§8.32.080), the adjoining property owner is responsible for providing water to street trees, and the City of Grand Junction provides standard maintenance services (pruning and removal) for street trees.

A free permit is required from the Office of the City Forester for tree planting and removal of any trees in the public right-of-way.

### Minimum Spacing Requirements

- 35' between shade trees
- 25' between ornamental trees
- 30' from curb at intersections
- 20' from streetlights
- 10' from alleys, driveways & fire hydrants
- 7' from attached sidewalks
- 5' from water meters

 Shading indicates species suitable for planting under overhead utilities. These varieties should only be planted in situations where overhead growth restrictions exist.

Grand Junction Approved Street Tree List															
	SMALLER TREES FOR UNDER POWERLINES								Updated March 2021						
Family	Botanical Name	Acceptable Cultivar	Common Name	Hardiness Zone	Moisture Level	Soil Salt Tolerance	Height @ Maturity	Canopy Spread @ Maturity	Canopy Area @ Maturity	Growth Form/Shape	Flowers	Fruits	Leaf Color Spring	Leaf Color Fall	Additional Notes (includes compaction/tolerances/restrictions)
Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Aceraceae	<i>Acer campestre</i>		Hedge Maple	5	Min	Tolerant	30	30	707	Oval to rounded, dense	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow	Tolerates dry soil. Intolerant of soil compaction. Prune to develop strong branching structure and overhead clearance.
Aceraceae	<i>Acer campestre</i>	Panacek	Metro Gold Hedge Maple	5b	Min	Tolerant	30	15	177	Upright to narrow oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow	Upright, narrow form. Tolerates dry soil. Intolerant of soil compaction. Prune to develop strong branching structure and overhead clearance.
Aceraceae	<i>Acer campestre</i>	JFS Shichtel2	Streetside Maple	5	Min	Tolerant	32	15	177	Upright to narrow oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow	Upright, narrow form. Tolerates dry soil. Intolerant of soil compaction. Prune to develop strong branching structure and overhead clearance. Availability may be limited.
Aceraceae	<i>Acer glabrum</i>		Rocky Mountain Maple	5	Min to Mod	Sensitive	20	13	133	Oval	Small green-yellow in spring, insignificant	Green samaras	Green	Yellow-orange-red	Plant in protected site - heat tolerance may be a concern. Prune to develop strong branching structure and overhead clearance. Depending on root stock, may have issues with higher pH soils.
Aceraceae	<i>Acer grandidentatum</i>	Schmidt	Rocky Mountain Glow	4	Xeric	Sensitive	20	13	133	Oval	Small green-yellow in spring, insignificant	Green samaras	Green	Yellow-orange-red	Faster growing than species. Intolerant of soil compaction. Prune to develop strong branching structure and overhead clearance.
Aceraceae	<i>Acer grandidentatum</i>		Bigtooth Maple	4	Xeric	Sensitive	25	25	491	Rounded to broad spreading	Small green-yellow in spring, insignificant	Green samaras	Green	Orange-red	Also known as Wasatch maple. Slow growing. Tolerant of alkaline soils. Typically multistem. Prune to develop central leader, strong branching structure and overhead clearance.
Aceraceae	<i>Acer grandidentatum</i>	JFS-NuMex 3 P.A.F.	Mesa Glow Bigtooth Maple	4	Xeric	Sensitive	25	15	177	Upright oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red to red	Upright form of parent species. Slow growing. Tolerant of alkaline soils. NM State introduction - Availability may be limited. Prune to develop central leader, strong branching structure and overhead clearance.
Aceraceae	<i>Acer grandidentatum x saccharum</i>	Hipzam	Highland Park Maple	4	Min	Sensitive	35	22	380	Narrow upright to pyramidal	Small green-yellow in spring, insignificant	Green samaras	Dark green	Red	Faster growing & more upright than bigtooth maple. More heat & drought resistant than sugar maple. Prune to develop overhead clearance.
Aceraceae	<i>Acer grandidentatum x saccharum</i>	Orbit	Canyon Treasure Bigtooth Maple	4	Min	Sensitive	35	22	380	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Red	Very cold hardy. NDSU introduced - Availability may be limited. Prune to develop overhead clearance.
Aceraceae	<i>Acer griseum</i>		Paperbark maple	4	Mod	Intermediate	25	20	314	Oval to vase	Small green in spring, insignificant	Brown samaras	Dark green	Yellow-orange-red	Very slow growing. Attractive, exfoliating bark. Tolerant of slightly alkaline soils. Intolerant of extended drought. Not recommended for planting in or near hardscape. Availability may be limited. Prune to develop single stem form and overhead clearance.
Aceraceae	<i>Acer griseum</i>	JFS KW8AGRI	Fireburst Paperbark Maple	5	Mod	Intermediate	22	15	177	Upright oval	Small green in spring, insignificant	Brown samaras	Dark green	Brilliant red	Faster growing variety of parent species. Attractive, exfoliating bark. Tolerant of slightly alkaline soils. Intolerant of extended drought. Not recommended for planting in or near hardscape. Availability may be limited. Improved branch structure over parent species. Prune to develop single stem form and overhead clearance.
Aceraceae	<i>Acer miyabei</i>	Morton	State Street Maple	4	Mod	Intermediate	45	35	962	Upright pyramidal to rounded	Small green-yellow in spring, insignificant	Green samaras	Green	Yellow-orange	Cold hardy & drought tolerant, chlorosis resistant; pest free.
Aceraceae	<i>Acer miyabei</i>	JFS-KW3AMI	Rugged Ridge Maple	4	Mod	Intermediate	50	35	962	Upright oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow	Cold hardy & drought tolerant; chlorosis resistant; pest free; touted as most vigorous miyabe maple.
Aceraceae	<i>Acer negundo 'Sensation'</i>	Sensation	Sensation boxelder	3	Moderate	Tolerant	45	35	962	Rounded		Seedless male clone	Coppery-red	Red	A colorful and unique selection of the rugged North American native species. Spring leaves start red and turn green as the develop. Seedless male clone makes the tree less attractive to box elder bugs.
Aceraceae	<i>Acer nigrum</i>		Black Maple	4	Mod	Sensitive	60	40	1257	Upright oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow-orange-red	More drought & heat tolerant than sugar maple. Intolerant of poorly drained soils. Availability may be limited.

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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Aceraceae	<i>Acer nigrum</i>	Greencolumn	Greencolumn Maple	4	Min to Mod	Unknown	45	15	177	Narrow upright	Small green-yellow in spring, insignificant	Green samaras	Light green	Yellow-orange	Good heat and drought tolerance. May suffer some scorch in exposed sites.
Aceraceae	<i>Acer platanoides</i>		Norway Maple	See comments regarding Norway maple											Tree is susceptible to sunscald, leaf scorch, frost cracks, and chlorosis. Does not tolerate planting in exposed sites or hardscape. Tree should only be planted in large areas with organic surface treatments.
Aceraceae	<i>Acer pseudoplatanus</i>		Sycamore Maple	4	Mod	Tolerant	35	25	491	Upright spreading to rounded	Small green-yellow in spring, insignificant	Green samaras, turning red	Dark green	Yellow	Soil adaptable and salt tolerant. Intolerant of heavy clay soils. Plant in large tree lawn.
Aceraceae	<i>Acer pseudosieboldianum</i>	KorDak	Northern Spotlight Korean Maple	4	Mod	Unknown	15	20	314	Upright to broad spreading	Off-white in spring, insignificant	Brown-purple samaras	Green	Orange-deep red	Cold hardy cross between Korean & Japanese maple. Leaves resistant to scorch, persist through winter. Thin bark may be easily damaged. NDSU introduced - Availability may be limited.
Aceraceae	<i>Acer pseudosieboldianum x palmatum</i>	Hasselkus	Northern Glow Maple	4	Mod	Unknown	15	20	314	Upright to broad spreading	Off-white in spring, insignificant	Brown-purple samaras	Green	Orange-deep red	Cold hardy cross between Korean & Japanese maple. Leaves resistant to scorch. Thin bark may be easily damaged. NDSU introduced - Availability may be limited.
Aceraceae	<i>Acer rubrum</i>	Minnkota	Fall Grandeur Red Maple	3	Insufficient Data at this time - If tree can be obtained, Forestry is open to permitting planting on trial basis								Green	Red	Alkaline soil tolerant variety. NDSU introduced - Availability may be limited.
Aceraceae	<i>Acer saccharum</i>	John Pair	John Pair Caddo Maple	5	Min to Mod	Unknown	27	27	573	Rounded, symmetrical	Small green-yellow in spring, insignificant	Green samaras	Glossy green	Red	Heat, drought, and alkaline soil tolerant cultivar.
Aceraceae	<i>Acer saccharum</i>	Autumn Splendor	Autumn Splendor Caddo Maple	5	Min to Mod	Unknown	40	35	962	Broad oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Glossy green	Orange-red	Heat, drought, and alkaline soil tolerant cultivar.
Aceraceae	<i>Acer saccharum</i>	JFS-Caddo2	Flashfire Caddo Maple	4	Min to Mod	Unknown	40	35	962	Broad oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Bright red	Heat, drought, and alkaline soil tolerant cultivar. Brilliant, early fall color. Hardest of Caddo maples.
Aceraceae	<i>Acer saccharum</i>	JFS-Caddo3	Oregon Trail Maple	5		Unknown	45	40	1257	Broadly oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange red-red	Drought & heat resistant; strong branch structure resists ice damage.
Aceraceae	<i>Acer saccharum</i>	Sisseton	Northern Flare Sugar Maple	3	Mod	Unknown	40	35	962	Oval	Small green-yellow in spring, insignificant	Green samaras	Green	Orange-red	Slow-growing, cold hardy cultivar. Tolerant of alkaline soils, but intolerant of compaction. NDSU introduced - Availability may be limited.
Aceraceae	<i>Acer saccharum</i>	Collins Caddo	Collins Caddo Maple	5	Insufficient Data at this time - If tree can be obtained, Forestry is open to permitting planting on trial basis										
Aceraceae	<i>Acer saccharum</i>	Green Mountain	Green Mountain Sugar Maple	3	Mod	Sensitive	45	35	962	Upright to broad oval	Small green-yellow in spring, insignificant	Green samaras	Dark green	Yellow-red-orange	Good scorch resistance. Leaves are tatter resistant. More drought tolerant than parent species.
Aceraceae	<i>Acer saccharum</i>	Legacy	Legacy Sugar Maple	4	Mod	Sensitive	45	30	707	Symmetrical oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Reddish orange-red	Good scorch resistance. Leaves are tatter resistant. More drought tolerant than parent species.
Aceraceae	<i>Acer tataricum</i>	JFS-KW2	Rugged Charm Tatarian Maple	3	Xeric	Intermediate to Tolerant	24	13	133	Upright oval, compact	White clusters in spring	Red samaras	Green	Yellow-orange-red	Form more narrow and symmetrical than parent species and Hot Wings. Rarely suckers. Showy, heavy seed crop.
Aceraceae	<i>Acer tataricum</i>	Gar-Ann	Hot Wings Tatarian Maple	3	Xeric	Intermediate to Tolerant	20	20	314	Rounded, spreading	White clusters in spring	Bright red samaras	Green	Yellow-red	Broadly spreading cultivar. Rarely suckers. Showy, heavy seed crop. Prune to develop strong branching structure.

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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Aceraceae	<i>Acer tataricum</i>	Patdell	Pattern Perfect Tatarian Maple	3	Min	Intermediate to Tolerant	23	18	254	Upright oval	White clusters in spring	Red Samaras	Green	Yellow-orange-red	Oval form more narrow than parent species and Hot Wings. Rarely suckers. Showy, heavy seed crop. Faster growing than other cultivars of species.
Aceraceae	<i>Acer triflorum</i>		Three Flower Maple	4	Mod	Intermediate	15	20	314	Rounded	Green in spring, insignificant	Green samaras	Light green	Bright orange	Slow growing. Intolerant of drought and alkaline soil. Shallow root system. Availability may be limited - Obtain from northern seed sources. Unproven in the Grand Valley.
Aceraceae	<i>Acer truncatum x platanoides</i>	JFS-KW249	Ruby Sunset Maple	4b	Min	Unknown	22	17	227	Broad oval to rounded	Unknown	Green samaras	Glossy dark green	Deep red	Availability may be limited. Unproven in the Grand Valley.
Aceraceae	<i>Acer truncatum x platanoides</i>	JFS-KW187	Urban Sunset Maple	4b	Min	Unknown	35	20	314	Narrow pyramidal to upright oval	Yellow flowers in spring, very short bloom time	Green samaras	Glossy dark green	Red	Minimal pruning is required. Produces few seeds.
Aceraceae	<i>Acer truncatum x platanoides</i>	JFS-KW202	Crimson Sunset Maple	4	Min	Unknown	30	20	314	Upright oval	Yellow flowers in spring, very short bloom time	Green samaras	Deep purple	Reddish-bronze	More heat and drought tolerant than parent species. Thin bark may be easily damaged. Prune for street use to maintain shape and structure.
Aceraceae	<i>Acer truncatum x platanoides</i>	Keithsform	Norwegian Sunset Maple	4b	Min	Unknown	30	20	314	Upright oval	Yellow flowers in spring, very short bloom time	Green samaras	Dark green	Yellow-orange-red	More heat and drought tolerant than parent species. Japanese beetle resistant. Thin bark may be easily damaged. Prune for street use to maintain shape and structure.
Aceraceae	<i>Acer truncatum x platanoides</i>	Warrenred	Pacific Sunset Maple	4b	Min	Unknown	27	20	314	Upright spreading to rounded	Yellow flowers in spring, very short bloom time	Green samaras	Dark green	Yellow-orange-red	More heat and drought tolerant than parent species. Japanese beetle resistant. Thin bark may be easily damaged. Prune for street use to maintain shape and structure.
Hippocastanaceae	<i>Aesculus flava</i>		Yellow Buckeye	4	Mod	Intermediate	60	30	707	Upright oval to slightly spreading	Yellow-green flowers in spring, showy	Smooth, Pear-shaped capsule & nut	Dark green	Pumpkin-yellow	Greater leaf blotch resistance and less leaf drop than other Aesculus species. Leaf scorch may be an issue in windy, exposed sites.
Hippocastanaceae	<i>Aesculus glabra</i>		Ohio Buckeye	4	Mod	Intermediate	35	35	962	Rounded to oval, low branching	Yellow-green flowers in spring, showy	Spiny, oval-shaped capsule & nut	Bright green	Pumpkin-yellow	Intolerant of excess heat and drought. Powdery mildew, leaf scorch, and leaf drop may be issues. Prune to develop overhead clearance.
Hippocastanaceae	<i>Aesculus hippocastanum</i>		Common Horsechestnut	4	Mod	Intermediate	60	40	1257	Dense oval	White flowers in spring, showy	Spiny, round-shaped capsule & nut	Dark green	Yellow	Tolerant of restricted growing areas. Intolerant of excess heat and drought. Powdery mildew, leaf scorch, and leaf drop may be issues. May be subject to storm breakage; avoid planting in high wind areas.
Hippocastanaceae	<i>Aesculus hippocastanum</i>	Baumannii	Baumann Horsechestnut	4	Mod	Intermediate	45	36	1018	Broad oval	Double white flowers w/ red & yellow tints in spring, showy	Fruitless	Dark green	Yellow	Recommended over standard horsechestnut. Tolerant of restricted growing areas. Intolerant of excess heat and drought. Powdery mildew, leaf scorch, and leaf drop may be issues. May be subject to storm breakage; avoid planting in high wind areas.
Hippocastanaceae	<i>Aesculus x arnoldiana</i>	Autumn Splendor	Autumn Splendor Buckeye	4	Mod	Intermediate	30	25	491	Rounded, low branching	Off-white flowers in spring, showy	Spiny, oval-shaped capsule & nut	Dark green	Red-orange-purple	Resistant to leaf scorch. Intolerant of excess drought. Prune to develop overhead clearance.
Hippocastanaceae	<i>Aesculus x Bergeson</i>		Prairie Torch Buckeye	3	Mod	Intermediate	27	27	573	Slightly weeping, globose	Yellow-green in spring, showy	Spiny, round-shaped capsule & nut	Dark green	Orange-red	Excellent cold hardiness. Resistant to leaf scorch. Intolerant of drought.
Hippocastanaceae	<i>Aesculus x carnea</i>	Ft McNair	Ft McNair Horsechestnut	4	Mod	Intermediate	29	27	573	Rounded, low branching	Pink w/ yellow tints in spring, showy	Small, spiny, round-shaped capsule	Dark green	Yellow	More leaf blotch resistant than parent species and other cultivars. Leaf scorch in windy sites may be and issue. Less leaf drop than other Aesculus sp..
Hippocastanaceae	<i>Aesculus x carnea</i>	Briotii	Briotti Horsechestnut	4	Mod	Intermediate	27	32	804	Rounded, low branching	Bright red flowers in spring, showy	Nearly fruitless	Dark green	Yellow	Nearly fruitless cultivar. Intolerant of drought. Prefers moist, well-drained soil.
Hippocastanaceae	<i>Aesculus x 'Homestead'</i>		Homestead Buckeye	4	Mod	Intermediate	35	22	380	Broad oval to rounded, low branching	Yellow-red flowers in spring, showy	Spiny, oval-shaped capsule & nut	Dark green	Bright red-orange	Intolerant of excess heat and drought. Powdery mildew, leaf scorch, and leaf drop may be issues. Prune to develop overhead clearance.

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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Rosaceae	<i>Amelanchier arborea</i>		Downy Serviceberry	4	Min to Mod	Intermediate	20	15	177	Rounded	White flowers in spring, showy	Small, purple-red fruit, edible	Dark green	Orange-red-yellow	Intolerant of pollution. Thin bark may be easily damaged. Prefers moist, well-drained soil.
Rosaceae	<i>Amelanchier canadensis*</i>		Shadblow Serviceberry	3	Xeric	Intermediate to Tolerant	20	15	177	Rounded to upright vase, typically multistemmed	White flowers in spring, showy	Small, purple-red fruit, edible	Dark green	Orange-red-yellow	Thin bark may be easily damaged. Prune to develop single stem form.
Rosaceae	<i>Amelanchier laevis</i>		Allengheny Serviceberry	4	Min to Mod	Intermediate to Tolerant	22	13	133	Upright oval, irregular	White flowers in spring, showy	Small, black-purple fruit, edible	Blue-green	Red-orange-yellow	Tolerant of full shade and confined planting spaces. Thin bark may be easily damaged. Taller and more upright than other Amelanchier species. Good selection for single stem form.
Rosaceae	<i>Amelanchier laevis</i>	JFS-Arb PP 15304	Spring Flurry Serviceberry	4	Min to Mod	Intermediate to Tolerant	25	15	177	Upright oval vase	White flowers in spring, showy	Small, black-purple fruit, edible	Green	Red-orange-yellow	Tolerant of full shade and confined planting spaces. Thin bark may be easily damaged. Taller and more upright than other Amelanchier species. Dominant central leader with upward scaffold branches. Good selection for single stem form.
Rosaceae	<i>Amelanchier x grandiflora</i>	Autumn Brilliance, Princess Diana, Robin Hill	Apple Serviceberry	4	Xeric to Min	Intermediate to Tolerant	20	15	177	Upright to moderate spreading	White, light pink flowers in spring, showy (Robin Hill)	Small, purple-red fruit, edible	Dark green	Orange-red-yellow	Cold hardy. Thin bark may be easily damaged. Prune to develop single stem form. Robin Hill best cultivar for single stem form.
Annonaceae	<i>Asimina triloba</i>		Pawpaw	5	Mod	Unknown	23	12	113	Upright to Rounded	Purple-maroon flowers in early spring	2"-4" elongated fruit, green maturing to brown, edible	Green	Yellow	Tolerant of full shade, medium-wet soils, and slightly alkaline pH.. Fruit results from multiple tree cross-pollination. Plant in areas where fruit is not problematic. Prune to develop strong branching structure. Availability may be limited. Unproven in the Grand Valley.
Betulaceae	<i>Carpinus betulus</i>	Frans Fontaine, Fastigiata	Columnar European Hornbeam	5	Mod	Sensitive	35	20	314	Upright, narrow	White flowers in spring, insignificant	Insignificant	Dark green	Yellow	Intolerant of excess & reflective heat, resulting in scorch and poor vigor. Plant in protected sites with large rooting space.
Betulaceae	<i>Carpinus caroliniana</i>		American Hornbeam	3	Mod	Sensitive	25	22	380	Columnar-oval to pyramidal, low branching	Orange-yellow catkins in early spring, insignificant	Insignificant	Green	Orange-red-yellow	Tolerant of periodic flooding. Intolerant of compacted soils. Prefers slightly acidic soils. May be difficult to transplant. Highly resistant to storm damage due to hard, dense wood. Availability may be limited.
Betulaceae	<i>Carpinus caroliniana</i>	Uxbridge	Rising Fire American Hornbeam	4	Mod	Sensitive	27	12	113	Upright, narrow	Orange-yellow catkins in early spring, insignificant	Insignificant	Green	Red-orange	Columnar form of parent species. Tolerant of periodic flooding. Intolerant of compacted soils. Prefers slightly acidic soils. May be difficult to transplant. Highly resistant to storm damage due to hard, dense wood. Availability may be limited.
Juglandaceae	<i>Carya glabra</i>		Pignut Hickory	5	Min to Mod	Sensitive	50	30	707	Dense oval	Yellow-green catkins in spring, insignificant	1" Nut	Green	Yellow-copper	May be difficult to transplant & establish due to taproot. Unproven in the Grand Valley.
Juglandaceae	<i>Carya illinoensis</i>		Pecan	5	Mod	Sensitive	60	40	1257	Oval to spreading	Yellow catkins in spring, insignificant	1"-2" Edible nut	Green	Yellow	Northern seed source is critical. May be difficult to transplant & establish due to taproot. Large root system requires large tree lawn. Prune to develop strong branching structure when young.
Juglandaceae	<i>Carya ovata</i>		Shagbark Hickory	5	Mod	Intermediate	50	30	707	Oval	Yellow catkins in spring, insignificant	1" Nut	Deep yellow-green	Burnt yellow	May be difficult to transplant & establish due to taproot. Unproven in the Grand Valley.
Bignoniaceae	<i>Catalpa ovata</i>		Chinese Catalpa	4	Xeric to Min	Tolerant	25	25	491	Spreading	Yellow-white flowers in spring to summer; showy	Long, brown bean pod	Green	Yellow	Smaller than Catalpa speciosa. Heat, drought, and alkaline soil tolerant. Decay when wounded or as tree ages may be an issue. Availability may be limited.
Bignoniaceae	<i>Catalpa speciosa</i>		Western Catalpa	5	Xeric to Min	Intermediate	50	35	962	Irregular pyramidal to rounded oval	Large, white flowers in spring to summer; showy	Long, brown bean pod	Green	Yellow	Heat, drought, and alkaline soil tolerant. Decay when wounded or as tree ages may be an issue.
Bignoniaceae	<i>Catalpa speciosa</i>	Hiawatha 2	Heartland Catalpa	5	Xeric to Min	Intermediate	45	23	415	Upright narrow oval	Large, white flowers in spring to summer; showy	Long, brown bean pod	Green	Yellow	Narrow, upright form of parent species. Uniform branching habit.



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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Bignoniaceae	<i>Catalpa x erubescens</i>	Purpurea	Purple Catalpa	5	Xeric to Min	Intermediate	40	35	962	Rounded	Large, yellow-purple-spotted white flowers in spring to summer; showy	Long, brown bean pod	Purple	Yellow	Purple leaved cultivar of parent species.
Ulmaceae	<i>Celtis laevigata</i>	All Seasons, Magnifica	Sugar Hackberry	5	Xeric to Min	Tolerant	45	40	1257	Rounded vase to broad oval	Green in spring, insignificant	Small berry, insignificant	Dark green	Yellow	Varieties are more hardy than parent species. Magnifica has similar growth habit to elm & improved insect resistance.
Ulmaceae	<i>Celtis occidentalis</i>	Prairie Pride	Common Hackberry	3	Xeric to Min	Tolerant	45	35	962	Rounded vase	Green in spring, insignificant	Small berry, insignificant	Green	Yellow	Tolerant of urban growing conditions. Nipple gall may be an aesthetic issue. Intolerant of mechanical damage. Transplant in spring (B&B)
Ulmaceae	<i>Celtis occidentalis</i>	Chicagoland	Common Hackberry	3	Xeric to Min	Tolerant	45	35	962	Rounded vase, strong central leader	Green in spring, insignificant	Orange-red to deep purple berry	Green	Yellow	Tolerant of urban growing conditions. Nipple gall may be an aesthetic issue. Intolerant of mechanical damage. Transplant in spring (B&B)
Ulmaceae	<i>Celtis occidentalis</i>	JFS-KSU1	Prairie Sentinel Hackberry	4	Xeric to Min	Tolerant	45	12	113	Columnar	Green in spring,insignificant	Orange-red to deep purple berry	Green	Yellow	Columnar cultivar of parent species. Tolerant of urban growing conditions, including confined planting spaces. Nipple gall may be an aesthetic issue. Intolerant of mechanical damage. Transplant in spring (B&B)
Ulmaceae	<i>Celtis reticulata</i>		Netleaf Hackberry	3	Xeric to Min	Unknown	25	25	491	Rounded, spreading	Green in spring, insignificant	Small, orange-red berry	Green	Yellow	Slow growing. Nipple gall may be an aesthetic issue. Prune to develop strong branching structure and overhead clearance. Also known as western hackberry.
Cercidiphyllaceae	<i>Cercidiphyllum japonicum</i>		Katsuratree	5	Mod	Intermediate to Sensitive	35	35	962	Upright, pyramidal to rounded	Green in spring, insignificant	1/2"-1" elongated pod	Blue-green	Yellow-orange	Intolerant of soil compaction and confined planting spaces. Shallow surface roots; plant in a site with large rooting space.
Fabaceae	<i>Cercis canadensis</i>		Eastern Redbud	4	Min to Mod	Sensitive	25	30	707	Irregular, rounded vase	Lavendar/pink/ purple in spring (before leaves), showy	Small, brown pod 2-3" long	Green	Yellow	Tolerant of partial shade. Flowers emerge before leaves. Plant in protected area. Prune to develop strong branching structure and overhead clearance.
Fabaceae	<i>Cercis canadensis</i>	Forest Pansy	Forest Pansy Redbud	5	Min to Mod	Sensitive	15	20	314	Irregular, rounded vase	Magenta-rose in spring (before leaves), showy	Small, brown pod 2-3" long	Purple-bronze green	Yellow-orange	Tolerant of partial shade. Flowers emerge before leaves. Plant in protected area. Prune to develop strong branching structure.
Fabaceae	<i>Cercis canadensis</i>	Pink Trim	Northern Herald Redbud	4	Min to Mod	Sensitive	22	28	616	Spreading, rounded	Magenta-rose in spring (before leaves), showy	Small, brown pod 2-3" long	Burgundy to forest green	Yellow	Cold hardy variety of parent species. Tolerant of urban conditions. Prune to develop strong branching structure.and overhead clearance
Fabaceae	<i>Cercis canadensis</i>	JN2PP21451	Rising Sun Redbud	5	Min to Mod	Sensitive	13	18	254	Spreading, rounded	Magenta-rose in spring (before leaves), showy	Small, brown pod 2-3" long	Yellow w/ orange new growth	Yellow	Tolerant of partial shade. Flowers emerge before leaves. Plant in protected area. Prune to develop strong branching structure.
Bignoniaceae	<i>Chilopsis linearis</i>		Desert Willow		Very low	Unknown	20	20	314	Rounded and spreading	White, pink, purple, violet	Longer narrow seed pods	Green	Yellow	Exotic-looking blooms, rapid growth, drought tolerance, and ease of maintenance have made it a sought-after plant within its range, which in nature is from south-central Texas south to Nuevo Leon and Zacatecas in Mexico and west all the way to southern California and Baja California.
Oleaceae	<i>Chionanthus retusis</i>		Chinese Fringetree	5b	Mod	Sensitive	15	15	177	Broad oval	Large Green-white clusters in spring, fragrant	1/2"-1" Blue-purple fruit	Dark green	Yellow	Slow growing. Tolerant of urban conditions. Intolerant of drought. Species is not affected by emerald ash borer. Prune to develop strong branching structure and overhead clearance. Availability may be limited.
Oleaceae	<i>Chionanthus retusis</i>	Tokyo Tower	Tokyo Tower Fringetree	5b	Mod	Sensitive	15	8	50	Narrow upright vase	Large White clusters in spring, fragrant	1/2"-3/4" Blue-black fruit	Dark green	Yellow	Tolerant of confined planting spaces and urban conditions. Intolerant of drought. Species is not affected by emerald ash borer. Golden-tan exfoliating bark.
Oleaceae	<i>Chionanthus virginicus</i>		American Fringetree	4	Min to Mod	Sensitive	15	15	177	Spreading, oval	Green-white in spring, fragrant	1/2"-3/4" Blue-black fruit	Green	Yellow	Slow growing. Tolerant of urban conditions, including minor drought. Susceptible to emerald ash borer - increased risk of damage or death. Prune to develop strong branching structure and overhead clearance.

Grand Junction Approved Street Tree List															
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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Fabaceae	<i>Cladrastis kentukea</i>		American Yellowwood	4	Mod	Intermediate to Sensitive	35	35	962	Rounded to oval	Creamy white-yellow clusters in spring, showy, fragrant	2"-4" Elongated pod	Bright green	Yellow	Flowers are significant source of nectar for bees. Thin, smooth bark may be easily damaged. Prune to develop strong branching structure and overhead clearance.
Fabaceae	<i>Cladrastis kentukea</i>	Perkins Pink	Perkins Pink Yellowwood	5	Mod	Intermediate to Sensitive	40	45	1590	Rounded to oval	Pink clusters in spring, showy, fragrant	2"-4" Elongated pod	Yellow-green	Yellow	Flowers are significant source of nectar for bees. Thin, smooth bark may be easily damaged. Prune to develop strong branching structure and overhead clearance.
Cornaceae	<i>Cornus controversa</i>	June Snow	June Snow Dogwood	5	Mod	Unknown	25	35	962	Horizontally layered, spreading	White in early summer	1/4" Blue-black berry cluster	Dark green	Orange-red	Tolerant of partial shade, but prefers full sun. Tolerant of alkaline soils. Prune to develop overhead clearance. Availability may be limited. Unproven in the Grand Valley.
Cornaceae	<i>Cornus mas</i>	Many - Consult with Forestry	Corneliancherry Dogwood	5	Mod	Unknown	15	12	113	Rounded oval, commonly multistem	Yellow in early spring (before leaves)	Bright red fruit in mid-summer	Dark green	Purple-red	Flowers emerge before leaves. Highly resistant to storm damage due to hard, dense wood. Prune to develop strong branching structure and overhead clearance.
Betulaceae	<i>Corylus colurna</i>		Turkish Filbert	4	Xeric	Sensitive	40	25	491	Pyramidal	Catkins in spring, insignificant	Oval nut	Green	Yellow	Plant in sites with large rooting space (tree lawns 8' and wider). Tree is slow to establish. Prune to develop strong branching structure.
Anacardiaceae	<i>Cotinus obovatus</i>		American Smoketree	4	Min to Mod	Intermediate to Sensitive	18	13	133	Rounded to broad spreading	Small pink/purple on long stem in late spring, showy	Small purple-brown fruit	Light green	Orange-red-yellow	Blooming flowers create smoke-like effect. Single stem form may be difficult to locate. Prune to develop strong branching structure.
Rosaceae	<i>Crataegus ambigua</i>		Russian Hawthorn	4	Xeric	Sensitive	15	15	177	Rounded to spreading	White in spring, showy	1/2" Dark red-purple berry, persistant	Green	Yellow	Tolerant of urban conditions, including alkaline soil and drought. Thorns are sparse and branches may be essentially thornless.
Rosaceae	<i>Crataegus crus-galli</i>	Inermis	Thornless Cockspur Hawthorn	4	Xeric	Tolerant	20	20	314	Rounded to spreading	White in spring, showy	1/2" Dull red berry, persistant	Deep green	Orange-bronze	Thornless variety of parent species. Extensive fruit litter may be an issue. Prune to develop strong branching structure and overhead clearance.
Rosaceae	<i>Crataegus laevigata</i>	Crimson Cloud	Crimson Cloud Hawthorn	4	Xeric to Min	Sensitive	20	15	177	Upright, spreading oval	Bright red w/ white centers in spring, showy	Max 1/2" Glossy red berry	Glossy green	No fall color change	Nearly thornless cultivar. More disease resistant than parent species. Prune to develop strong branching structure and overhead clearance.
Rosaceae	<i>Crataegus laevigata</i>	Paulii	Paul's Scarlet Hawthorn	4	Xeric to Min	Sensitive	20	15	177	Spreading to oval	Deep pink double flowers in spring, showy	Small pink-red berry, sparse	Glossy green	No fall color change	Tree slightly more susceptible to fireblight than cockspur hawthorn. Leaf spot and cedar apple rust may be an issue.
Rosaceae	<i>Crataegus phaenopyrum</i>		Washington		Moderate		20	20	314.159265	Upright oval to spreading	Double white in spring	3/8" Red berry	Glossy green	No fall color change	Drought tolerant. Snowbird is hardier cultivar than Toba. Fireblight may be an issue.
Rosaceae	<i>Crataegus submollis</i>		Northern Downy Hawthorn	4	Min to Mod	Unknown	20	20	314	Rounded to spreading	White in spring	3/4" Red-purple berry	Green	Yellow	Branches feature thorns up to 3" in length. Prune to develop strong branching structure. Also known as Quebec hawthorn. Availability may be limited. Unproven in the Grand Valley.
Rosaceae	<i>Crataegus viridis</i>	Winter King	Winter King Hawthorn	4	Min to Mod	Unknown	20	15	177	Upright to rounded	White in spring, showy	3/4" Bright red berry	Glossy dark green	Yellow	More disease resistant cultivar. Mostly spineless but occasional thorns up to 1.5" in length. Prune to develop strong branching structure. Also known as Green hawthorn.
Rosaceae	<i>Crataegus x mordensis</i>	Snowbird; Toba	Snowbird/Toba Hawthorn	3	Xeric to Min	Unknown	15	15	177	Upright oval to spreading	Double white in spring, fragrant	3/8" Red berry	Glossy green	No fall color change	Drought tolerant. Snowbird is hardier cultivar than Toba. Fireblight may be an issue.
Eucommiaceae	<i>Eucommia ulmoides</i>		Hardy Rubber-tree	5	Min	Intermediate	40	40	1257	Rounded	Brown in spring, insignificant	Fruitless	Dark green	Yellow	Prune to develop strong branching structure. Availability may be limited.
Eucommiaceae	<i>Eucommia ulmoides</i>	Empozam	Emerald Pointe Hardy Rubber-tree	5	Min	Intermediate	35	15	177	Upright, narrow	Brown in spring, insignificant	Fruitless	Dark green	Yellow	Availability may be limited.



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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Fagaceae	<i>Fagus grandifolia</i>		American Beech	3	Mod	Sensitive	65	60	2827	Pyramidal to oval	Yellow-green in spring	1/2"-1" spiny capsule & nut	Dark green	Golden bronze	Slow growing. May be difficult to transplant. Tolerant of heavy shade. Intolerant of wet, poorly drained soils and drought. Large root system requires large tree lawn. Thin bark may be easily damaged. Prune to develop overhead clearance. Availability may be limited.
Fagaceae	<i>Fagus sylvatica</i>		Eurpoean Beech	4	Mod	Sensitive	50	40	1257	Pyramidal to oval	Yellow-green in spring	1/2"-1" spiny capsule & nut	Glossy dark green	Golden bronze	Slow growing. May be difficult to transplant. More tolerant of varying soil conditions than American beech. Intolerant of wet, poorly drained soils and extended drought. Prefers neutral to slightly acid soils. Large root system requires large tree lawn. Thin bark may be easily damaged. Prune to develop overhead clearance. Availability may be limited.
Fagaceae	<i>Fagus sylvatica</i>	Purpurea	Copper Beech	5	Mod	Sensitive	55	40	1257	Upright oval to rounded	Reddish in spring, insignificant	1/2"-1" spiny capsule & nut	Dark red to red-green	Red-orange	Slow growing. May be difficult to transplant. More tolerant of varying soil conditions than American beech. Intolerant of wet, poorly drained or compacted soils and extended drought. Prefers neutral to slightly acid soils. Large root system requires large tree lawn. Thin bark may be easily damaged. Prune to develop overhead clearance. Availability may be limited.
Fagaceae	<i>Fagus sylvatica</i>	Roseomarginata	Tricolor Beech	4	Mod	Sensitive	25	15	177	Oval	Yellow-green in spring	1/2"-1" spiny capsule & nut	Variegated purple, rose pink with cream margins	Light bronze	Slow growing. May be difficult to transplant. More tolerant of varying soil conditions than American beech. Intolerant of wet, poorly drained soils and extended drought. Thin bark may be easily damaged.
Ginkgoaceae	<i>Ginkgo biloba</i>	Autumn Gold	Autumn Gold Ginkgo	3	Mod	Intermediate	40	30	707	Broad pyramidal	Insignificant	Fruitless	Green	Golden yellow	Male (seedless) clone with slow growth rate.
Ginkgoaceae	<i>Ginkgo biloba</i>	JFS-UGA2	Golden Colonnade Ginkgo	4	Mod	Intermediate	40	20	314	Narrow oval	Insignificant	Fruitless	Green	Golden yellow	Male (seedless) clone with moderate growth rate.
Ginkgoaceae	<i>Ginkgo biloba</i>	Magyar	Magyar Ginkgo	4	Mod	Intermediate	45	20	314	Narrow to pyramidal	Insignificant	Fruitless	Green	Golden yellow	Male (seedless) clone with moderate growth rate (faster than Princeton Sentry).
Ginkgoaceae	<i>Ginkgo biloba</i>	The President	Presidential Gold Ginkgo	4	Mod	Intermediate	45	35	962	Broad pyramidal to oval	Insignificant	Fruitless	Green	Golden yellow	Male (seedless) clone with slow growth rate.
Ginkgoaceae	<i>Ginkgo biloba</i>	Princeton Sentry	Princeton Sentry Ginkgo	4	Mod	Intermediate	35	15	177	Narrow pyramidal	Insignificant	Fruitless	Green	Golden yellow	Male (seedless) clone with slow growth rate.
Ginkgoaceae	<i>Ginkgo biloba</i>	Shangri-la	Ginkgo	4	Mod	Intermediate	45	30	707		Insignificant	Fruitless			Male clone, fruitless. Slow grower
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Imperial	Thornless Honeylocust	4	Xeric	Tolerant	35	35	962	Rounded	Insignificant	Fruitless	Green	Yellow	Thornless and fruitless cultivar. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Moraine	Moraine Honeylocust	4	Xeric	Tolerant	40	40	1257	Rounded	Insignificant	Fruitless	Dark green	Yellow	Thornless and fruitless cultivar. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Harve	Northern Acclaim Honeylocust	3b	Xeric	Tolerant	40	30	707	Broad pyramidal	Insignificant	Fruitless	Green	Yellow	Thornless and fruitless cultivar. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Shademaster	Shademaster Honeylocust	4	Xeric	Tolerant	40	30	707	Vase to rectangular	Insignificant	Fruitless	Green	Yellow	Thornless and fruitless cultivar. Central leader less present than Skyline. Genus overplanted in the Grand Valley.

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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Skycole	Skyline Honeylocust	4	Xeric	Tolerant	40	30	707	Broad pyramidal	Insignificant	Fruitless	Green	Yellow	Thornless and fruitless cultivar. Tree features strong central leader. Form is more upright than Shademaster. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	Draves PP21698	Street Keeper Honeylocust	4b	Xeric	Tolerant	40	15	177	Upright, narrow pyramidal	Insignificant	Fruitless	Dark green	Yellow	Columnar cultivar of parent species.Thornless and fruitless. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gleditsia triacanthos inermis</i>	True Shade	True Shade Honeylocust	4	Xeric	Tolerant	40	30	707	Oval	Insignificant	Fruitless	Dark green	Yellow	Thornless and fruitless cultivar. Faster growth rate and better branch angles than other cultivars. Genus overplanted in the Grand Valley.
Fabaceae	<i>Gymnocladus dioicus</i>	Espresso	Kentucky Coffeetree	4	Xeric	Tolerant	60	40	1257	Spreading vase	Greenish-white clusters in late spring	Fruitless	Blue-green	Yellow	Male (fruitless) cultivar. Tolerant of urban growing conditions. No known insect or disease issues. Leaves, seeds, and pulp reported to be poisonous if ingested.
Fabaceae	<i>Gymnocladus dioicus</i>	JC McDaniel	Prairie Titan Coffeetree	4	Xeric to min	Tolerant	55	35	962	Upright, spreading	Greenish-white clusters in late spring	Fruitless	Blue-green	Yellow	Male (fruitless) cultivar. Tolerant of urban growing conditions. No known insect or disease issues. Leaves, seeds, and pulp reported to be poisonous if ingested.
Fabaceae	<i>Gymnocladus dioicus</i>	Stately Manor	Stately Manor Coffeetree	4	Xeric to Min	Tolerant	45	20	314	Narrow, upright	Greenish-white clusters in late spring	Fruitless	Blue-green	Yellow	Male (fruitless) cultivar. Tolerant of urban growing conditions. No known insect or disease issues. Leaves, seeds, and pulp reported to be poisonous if ingested.
Sapindaceae	<i>Koelreuteria paniculata</i>		Goldenraintree	5	Xeric	Intermediate	30	30	707	Open, rounded vase	Yellow in summer, very showy	Small, black fruit in brown seed pod, resembles small lantern	Green	Yellow	Volunteer seedlings could be an issue in mulched areas.
Sapindaceae	<i>Koelreuteria paniculata</i>	JFS-Sunleaf	Summer Burst Goldenraintree	5	Xeric	Intermediate	30	30	707	Open, rounded vase	Yellow in summer, very showy	Small fruit in brown seed pod w/ pink highlights, pod resembles small lantern	Dark green	Yellow	Cultivar more heat resistant than parent species. Volunteer seedlings could be an issue in mulched areas.
Altingiaceae	<i>Liquidambar styraciflua</i>		Sweetgum	5	Mod to Moist	Intermediate	60	40	1257	Pyramidal to rounded	Yellow-green in spring, insignificant	Spiny, round-shaped capsule & nut	Green	Red-orange-yellow	Shallow surface roots; plant in a site with large rooting space. Rotundiloba is a seedless cultivar. Fruit litter may be an issue for parent species and/or other cultivars.
Magnoliaceae	<i>Liriodendron tulipifera</i>		Tulip Tree	4	Mod to Moist	Sensitive	70	40	1257	Pyramidal to oval	Green-yellow in spring, showy	Insignificant	Green	Yellow	Large root system requires large tree lawn.
Magnoliaceae	<i>Liriodendron tulipifera</i>	JFS-Oz	Emerald City Tulip Tree	5	Mod to Moist	Sensitive	55	25	491	Upright oval	Green-yellow in spring, showy	Insignificant	Dark green	Yellow	Cold hardy cultivar. Form features strong, central leader and is more upright than parent species. Large root system requires large tree lawn. Unproven in the Grand Valley.
Fabaceae	<i>Maackia amurensis</i>		Amur Maackia	3	Xeric	Intermediate	25	18	254	Rounded vase	White in summer	Insignificant	Green	Yellow	Tolerant of urban conditions, including drought. Prune to develop strong branching structure and overhead clearance.
Fabaceae	<i>Maackia amurensis</i>	MaacNificent	MaacNificent Amur Maackia	3	Xeric	Intermediate	28	20	314	Upright vase	White in summer	Insignificant	Silvery green	Yellow	Tolerant of urban conditions, including drought. Branching more upright than species. Prune to develop strong branching structure and overhead clearance.
Fabaceae	<i>Maackia amurensis</i>	Summertime	Summertime Amur Maackia	3	Xeric	Intermediate	18	16	201	Upright to rounded	White in summer	Insignificant	Silvery green	Yellow	Small cultivar of parent species. Tree displays low branching habit (starting at 48" above ground). Plant where overhead clearance is not an issue.
Fabaceae	<i>Maackia amurensis</i>	Starburst	Starburst Amur Maackia	3	Xeric	Intermediate	27	18	254	Upright to rounded	White in summer	Insignificant	Silvery green	Yellow	Tree displays low branching habit (starting at 48" above ground). Plant where overhead clearance is not an issue.
Moraceae	<i>Maclura pomifera</i>	White Shield	White Shield Osage Orange	5	Xeric	Unknown	30	30	707	Upright spreading	Green in late spring, insignificant	Fruitless	Dark green	Yellow	Fruitless and thornless male cultivar. Tolerant of heat and drought. Highly resistant to storm damage due to hard, dense wood. Availability may be limited.

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Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Moraceae	<i>Maclura pomifera</i>	Wichita	Wichita Osage Orange	5	Xeric	Unknown	30	30	707	Upright spreading, rounded	Green in late spring, insignificant	Fruitless	Glossy dark green	Yellow	Fruitless and thornless male cultivar. Tolerant of wet soils, dry soils, heat, and drought. Highly resistant to storm damage due to hard, dense wood. Young trees may have few thorns but become thornless with age. Availability may be limited.
Magnoliaceae	<i>Magnolia</i>	NCMX1 P.A.F.	Mercury Magnolia	5	Mod	Unknown	23	12	113	Upright pyramidal	Large lavender pink flowers,very late blooming	Unknown	Dark green	Yellow	Upright pyramidal form with strong, central leader & branching structure. Flowers emerge much later than other magnolias, reducing susceptibility to frosts & freezes. NC State introduced - Availability may be limited. Unproven in the Grand Valley.
Magnoliaceae	<i>Magnolia acuminata</i>		Cucumbertree Magnolia	4	Mod	Intermediate	65	50	1963	Pyramidal to rounded	Yellow in spring, insignificant, fragrant	2"-3" red cucumber-shaped fruit, persistant	Dark green	Yellow-bronze	Fast growing species. Intolerant of compacted soils. Thin bark may be easily damaged. Large root system requires large tree lawn. Transplant in spring for best survivability. Availability may be limited.
Rosaceae	<i>Malus cv</i>	Check with Office of the City Forester for acceptable cultivars	Crabapple	4	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	-	No multi-stemmed or pendulous forms permitted	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Yellow	Check with Office of the City Forester for guidance on cultivars.
Moraceae	<i>Morus alba</i>	fruitless cultivars	Fruitless mulberry	4	Min	Tolerant	40	40	1257	No pendulous forms permitted	Small yellowish-green in drooping catkins	Fruitless	Dark green	Yellow-bronze	Fast growing tree tolerant of urban conditions. Tree develops a wide / broad canopy. Tree can have
Betulaceae	<i>Ostrya virginiana</i>		American Hophornbeam	3	Min to Mod	Sensitive	30	30	707	Oval to rounded	Brown-green in summer, showy	1/4" Nut in hoplike sac, persistant	Dark green	Yellow	Tolerant of urban conditions. Tree is slow to establish, plant in early spring. Shallow root system. Prune to develop overhead clearance. Also known as ironwood.
Betulaceae	<i>Ostrya virginiana</i>	JFS-KW5	Autumn Treasure Hophornbeam	4	Min to Mod	Sensitive	35	17	227	Upright pyramidal to oval	Brown-green in summer, showy	1/4" Nut in hoplike sac, persistant	Dark green	Golden yellow	Upright, narrow form of parent species. Tolerant of urban conditions. Tree is slow to establish, plant in early spring. Shallow root system. Levaeas do not persist through winter - Leaf drop is complete in fall. Availability may be limited. Unproven in the Grand Valley.
Betulaceae	<i>Ostrya virginiana</i>	Camdale	Sun Beam American Hophornbeam	3	Min to Mod	Sensitive	33	30	707	Oblong pyramidal to rounded	Brown-green in summer, showy	Nut in hoplike sac, persistant	Dark green	Yellow	Leaves may persist through winter. NDSU introduced - Availability may be limited.
Hamamelidaceae	<i>Parrotia persica</i>		Persian Ironwood	5	Min	Unknown	30	30	707	Upright oval to rounded	Red in spring	Insignificant	Red-purple to dark green	Orange-red-yellow	Few issues once established. Prune to develop overhead clearance. Availability may be limited.
Hamamelidaceae	<i>Parrotia persica</i>	JLColumnar P.A.F.	Persian Spire Parrotia	5	Min	Unknown	25	10	79	Columnnar to Upright Oval	Red in spring	Insignificant	Red-purple to dark green	Orange-red-yellow	New introduction. Availability may be limited.
Hamamelidaceae	<i>Parrotia persica</i>	Vanessa	Vanessa Persian Spire Parrotia	5	Min	Unknown	25	12	113	Upright vase	Red in spring	Insignificant	Dark green	Orange-red-yellow	New introduction. Availability may be limited.
Rutaceae	<i>Phellodendron amurense</i>		Amur Corktree	3	Min to Mod	Intermediate	38	45	1590	Open, rounded to spreading	Green-white in spring, insignificant	Small, black berry-like fruit cluster, only on females.	Green	Yellow	Easy to transplant. Large, shallow root system requires large tree lawn. Use only male cultivars, as fruit from females can be messy. Naturalization & seeding may be an issue.
Rutaceae	<i>Phellodendron amurense</i>	His Majesty	His Majesty Amur Corktree	3	Min to Mod	Intermediate	30	25	491	Broad vase	Green-white in spring, insignificant	Generally Fruitless	Green	Yellow	Generally fruitless, but use only male cultivars. Large, shallow root system requires large tree lawn. Naturalization & seeding may be an issue.
Rutaceae	<i>Phellodendron amurense</i>	Longenecker	Eye Stopper Corktree	4	Min to Mod	Intermediate	30	25	491	Upright to rounded	Green-white in spring, insignificant	Generally Fruitless	Green	Yellow	Generally fruitless, but use only male cultivars. Large, shallow root system requires large tree lawn. Naturalization & seeding may be an issue.
Rutaceae	<i>Phellodendron amurense</i>	Macho	Macho Amur Corktree	4	Min to Mod	Intermediate	40	40	1257	Upright to rounded	Green-white in spring, insignificant	Fruitless	Green	Yellow	Male, seedless cultivar of parent species. Large, shallow root system requires large tree lawn.

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Aceraceae	Acer buergeranum	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Anacardiaceae	Pistacia chinensis		Chinese Pistache	6	Min	Intermediate	35	20	314	Upright to rounded	Insignificant	1/4" red berry	Green	Yellow-orange	Good heat and drought tolerance. Foliage consists of compound dark green leaves. Trees are dioecious with sperate male and female parts.
Platanaceae	Platanus occidentalis		American Sycamore	4	Mod	Intermediate	75	60	2827	Pyramidal to rounded	Deep red in spring, insignificant	1" Round seed ball, persistant	Green	Yellow	Upper branches display showy bark. Large root system requires large tree lawn. Fruit litter may be an issue.
Platanaceae	Platanus occidentalis	Bismarck	Northern Advance American Sycamore	3	Mod	Intermediate	75	60	2827	Pyramidal to rounded	Insignificant	1" Round seed ball, persistant	Green	Yellow	Cold hardy cultivar of parent species. Large root system requires large tree lawn. NDSU introduced - Availability may be limited.
Platanaceae	Platanus occidentalis	Glabra	Texas Sycamore	Insufficient Data at this time - If tree can be obtained, Forestry is open to permitting planting on trial basis							Insignificant	1" Round seed ball, persistant	Green	Yellow	Alkaline soil tolerant cultivar. Faster growing than parent species. Anthracnose resistant. Large root system requires large tree lawn.
Platanaceae	Platanus x acerifolia	Bloodgood	Bloodgood London Planetree	5	Mod	Intermediate	40	35	962	Broad pyramidal	Insignificant	1" Round seed ball in cluster of 2-3, persistant	Green	Yellow	Upper branches display showy bark. Cultivar more resistant to anthracnose than parent species. Large root system requires large tree lawn.
Platanaceae	Platanus x acerifolia	Morton Circle	Exclamation London Planetree	5	Mod	Intermediate	50	30	707	Pyramidal	Insignificant	1" Round seed ball in cluster of 2-3, persistant	Green	Yellow	Upper branches display showy bark. Cultivar more resistant to anthracnose than parent species. Large root system requires large tree lawn.
Rosaceae	Prunus sp.	Check with Office of the City Forester for acceptable cultivars	Plum/Cherry	5	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	-	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Varies with Cultivar	Check with Office of the City Forester for guidance on cultivars.
Rosaceae	Prunus x virginiana	P002s	Sucker Punch Chokecherry	2	Min to Mod	Intermediate	25	20	314	Rounded	White in spring, showy	1/4"-1/2" Dark purple berry	Green to deep purple	Purple-red	Non-suckering cultivar of parent species. Availability may be limited.
Rosaceae	Prunus x virginiana	Canada Red'	Canada Red	2	Moderate	Intermediate	25	20	314.159265	Rounded	White in spring, showy	1/4"-1/2" Dark purple berry	Green to deep purple	Purple-red	Non-suckering cultivar of parent species. Availability may be limited.
Rutaceae	Ptelea trifoliata		Common Hoptree	3	Xeric	Intermediate	15	15	177	Rounded to vase	White in summer, not showy but fragrant	3/4"-1" Round samara	Green	Yellow	Tolerant of urban conditions and full shade sites. Suckering may be an issue. Prune to develop strong branching structure.and overhead clearance.
Juglandaceae	Pterocarya stenoptera		Chinese Wingnut	6	Min to Mod	Unknown	60	60	2827	Rounded to vase	Light green catkins in spring, showy	3/4" Winged nut	Glossy dark green	Yellow-green	Suckering and cold hardiness may be an issue. Large root system requires large tree lawn. Prune to develop strong branching structure. Unproven in the Grand Valley.
Rosaceae	Pyrus calleryana	Aristocrat	Aristocrat Pear	4b	Min to Mod	Intermediate	30	22	380	Pyramidal	White in spring, showy	Less than 1/2" diameter fruit	Dark green	Deep red	Tolerant of urban conditions. Overplanting is a concern. Prune to develop strong branching structure.
Rosaceae	Pyrus calleryana	Autumn Blaze	Autumn Blaze Pear	4	Min to Mod	Intermediate	20	18	254	Rounded	White in spring, showy	Less than 1/2" diameter fruit	Emerges with red tint to glossy green	Bright red	Most cold hardy cultivar of parent species. Tolerant of urban conditions. Overplanting is a concern. Prune to develop strong branching structure
Rosaceae	Pyrus calleryana	Capital	Capital Pear	5	Min to Mod	Intermediate	30	10	79	Columnar	White in spring, showy	Less than 1/2" diameter fruit	Glossy green	Red-purple	Availability may be limited.
Rosaceae	Pyrus calleryana	Glen's Form	Chanticleer Pear	4	Min to Mod	Intermediate	30	15	177	Upright pyramidal	White in spring, showy	Less than 1/2" diameter fruit	Glossy green	Red	Greater fireblight resistance than other cultivars. Overplanting is a concern. Prune to develop strong branching structure
Rosaceae	Pyrus calleryana	Jaczam	Jack Pear	4	Min to Mod	Intermediate	12	8	50	Compact oval	White in spring, showy	Less than 1/2" diameter fruit	Dark green	Yellow	Dwarf cultivar of parent species.

Grand Junction Approved Street Tree List															
	SMALLER TREES FOR UNDER POWERLINES								Updated March 2021						
Family	Botanical Name	Acceptable Cultivar	Common Name	Hardiness Zone	Moisture Level	Soil Salt Tolerance	Height @ Maturity	Canopy Spread @ Maturity	Canopy Area @ Maturity	Growth Form/Shape	Flowers	Fruits	Leaf Color Spring	Leaf Color Fall	Additional Notes (includes compaction/tolerances/restrictions)
Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Rosaceae	<i>Pyrus calleryana</i>	Cleveland Select	Cleveland Select	4	Min to Mod	Intermediate	12	8	50.2654825	Compact oval	White in spring, showy	Less than 1/2" diameter fruit	Dark green	Yellow	Dwarf cultivar of parent species.
Rosaceae	<i>Pyrus calleryana</i>	Redspire	Redspire	4	Min to Mod	Intermediate	12	8	50.2654825	Compact oval	White in spring, showy	Less than 1/2" diameter fruit	Dark green	Yellow	Dwarf cultivar of parent species.
Rosaceae	<i>Pyrus fauriei</i>	Westwood	Korean Sun Pear	4	Min to Mod	Intermediate	10	12	113	Compact round	White in spring, showy	Less than 1/2" diameter fruit	Green	Red-purple	Fast growing dwarf. Cultivar is more cold hardy than parent species.
Rosaceae	<i>Pyrus ussuriensis</i>	Bailfrost	Mountain Frost Ussurian Pear	3b	Min to Mod	Intermediate	20	20	314	Narrow upright	White in spring, showy	1" diameter fruit	Dark green	Yellow-red	Greatest cold hardiness among pear species. Fireblight resistant. Fruiting is typically sparse.
Rosaceae	<i>Pyrus ussuriensis</i>	MorDak	Prairie Gem Pear	3	Min to Mod	Intermediate	20	20	314	Rounded	White in spring, showy	1" diameter fruit	Dark green	Yellow	Greatest cold hardiness among pear species. Fireblight resistant. Fruiting may be abundant if planted adjacent to other pear cultivar(s).
Fagaceae	<i>Quercus accutissima</i>		Sawtooth Oak	5	Min to Mod		50	50	1963	Broad pyramidal to rounded	3"-4" catkins	1" Acorn	Dark green	Yellow-brown	Tolerant of heat & humidity. Chlorosis may be an issue. Availability may be limited. Unproven in the Grand Valley.
Fagaceae	<i>Quercus alba</i>		White Oak	3	Mod	Tolerant	60	60	2827	Oval to rounded	Insignificant	1/2"-1" Acorn	Green	Red	Relatively slow growing. May be intolerant of alkaline soils. Chlorosis may be an issue.
Fagaceae	<i>Quercus bicolor</i>		Swamp White Oak	4	Min to Mod	Intermediate	50	50	1963	Upright oval	Insignificant	1/2"-1" Acorn	Dark green	Copper-orange	Tolerant of urban conditions including periodic flooding, soil compaction, and drought. Depending on genetics, may be susceptible to bullet gall. Chlorosis may be an issue. Prune to develop central leader.
Fagaceae	<i>Quercus bicolor</i>	JFS-KW12 PP23632	American Dream Oak	4	Min to Mod	Intermediate	45	35	962	Broad pyramidal	Insignificant	1/2"-1" Acorn	Bright green	Yellow	Cultivar is faster growing than parent species. Tolerant of urban conditions including periodic flooding, soil compaction, and drought. Depending on genetics, may be susceptible to bullet gall. Chlorosis may be an issue. Prune to develop central leader.
Fagaceae	<i>Quercus bicolor</i>	Bonnie and Mike	Beacon Oak	4	Min to Mod	Intermediate	35	12	113	Narrow columnar	Insignificant	1/2"-1" Acorn	Glossy green	Yellow	Tolerant of urban conditions including periodic flooding, soil compaction, and drought. Depending on genetics, may be susceptible to bullet gall. Chlorosis may be an issue. Prune to develop central leader.
Fagaceae	<i>Quercus buckleyi</i>		Texas Red Oak	5b	Min	Tolerant	35	35	962	Broad rounded	Insignificant	1/2"-3/4" Acorn	Glossy green	Orange-red	Native of Texas is closely related to shumard oak. Tolerant of alkaline soils and drought. Check seed source for hardiness and soil tolerance.
Fagaceae	<i>Quercus gambelii</i>		Gambel Oak	5	Xeric	Intermediate	20	20	314	Irregular rounded	Insignificant	1/2"-3/4" Acorn	Dark green	Yellow-red-brown	Root suckers may be an issue. Prune to develop single stem form. Kermes scale is an increasing issue.
Fagaceae	<i>Quercus glaucooides</i>		Lacey Oak	6b	Xeric	Unknown	30	25	491	Irregular rounded	Insignificant	1/2"-3/4" Acorn	Pink turning to blue-green	Yellow-brown	Native of south-central Texas. Tolerant of heat, drought, and alkaline soils. Cold hardiness may be an issue. Prune to develop central leader. Unproven in the Grand Valley.
Fagaceae	<i>Quercus imbricaria</i>		Shingle Oak	5	Mod	Unknown	50	50	1963	Pyramidal to oval-rounded	Insignificant	1/2" Acorn	Green	Yellow-red	May be intolerant of alkaline soils. Transplant in spring for best survivability. Large root system requires large tree lawn. Chlorosis may be an issue.
Fagaceae	<i>Quercus macrocarpa</i>		Bur Oak	3	Xeric	Intermediate	70	60	2827	Rounded	Insignificant	1" Acorn	Dark green	Copper-yellow	Tolerant of urban conditions. Depending on genetics, may be susceptible to bullet gall. Large root system requires large tree lawn.
Fagaceae	<i>Quercus macrocarpa</i>	Bullet Proof	Bullet Proof Bur Oak	4	Xeric	Intermediate	70	60	2827	Rounded to upright	Insignificant	1" Acorn	Dark green	Copper-yellow	Tolerant of urban conditions. High resistance to bullet gall. Large root system requires large tree lawn.

Grand Junction Approved Street Tree List															
	SMALLER TREES FOR UNDER POWERLINES								Updated March 2021						
Family	Botanical Name	Acceptable Cultivar	Common Name	Hardiness Zone	Moisture Level	Soil Salt Tolerance	Height @ Maturity	Canopy Spread @ Maturity	Canopy Area @ Maturity	Growth Form/Shape	Flowers	Fruits	Leaf Color Spring	Leaf Color Fall	Additional Notes (includes compaction/tolerances/restrictions)
Aceraceae	<i>Acer buergeranum</i>	Streetwise	Trident Maple	5	Min	Tolerant	30	30	707	Oval to rounded	Small green-yellow in spring, insignificant	Green samaras	Dark green	Orange-red	Slow growing. No pests or disease problems at this time. Snow & ice damage may be a concern.
Fagaceae	<i>Quercus macrocarpa</i>	JFS-KW14	Cobblestone Oak	3	Xeric	Intermediate	50	40	1257	Broad oval	Insignificant	1" Acorn	Dark green	Yellow	Bark displays more cork-like features than parent species.
Fagaceae	<i>Quercus macrocarpa</i>	JFS-KW3PP22815	Urban Pinnacle Oak	3	Xeric	Intermediate	50	20	314	Narrow pyramidal to oval	Insignificant	1/2" Acorn	Glossy dark green	Yellow	Tree features strong central leader.
Fagaceae	<i>Quercus muehlenbergii</i>		Chinkapin Oak	3	Mod	Intermediate	45	50	1963	Upright oval to rounded	Insignificant	1" Acorn	Yellow-green	Yellow	Tolerant of alkaline soils. Transplant in spring for best survival. Prune to develop central leader.
Fagaceae	<i>Quercus muehlenbergii</i>	Red Autumn	Red Autumn Chinkapin Oak	Insufficient Data at this time - If tree can be obtained, Forestry is open to permitting planting on trial basis							Insignificant	1" Acorn	Unknown	Unknown	Variety displays fall color than parent species.

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. XXXX**

**AN ORDINANCE AMENDING TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE SECTION 21.06.040 LANDSCAPE, BUFFERING, AND SCREENING STANDARDS, SECTION 21.10.020 TERMS DEFINED, SECTION 21.03.030 MEASUREMENTS, SECTION 21.03.080 MIXED USE AND INDUSTRIAL BULK STANDARDS SUMMARY TABLE, AND SECTION 21.04.030 USE-SPECIFIC STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE**

**Recitals:**

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being responsive to the community's desires and market conditions. Accordingly, the City works to review and amended the Code as necessary to achieve those objectives.

The proposed amendments modernize the code and reduce redundancy while modifying the regulation of landscaping applied to new development and the maintenance of landscaping for developments approved by the City of Grand Junction.

The proposed code revisions align with the adopted goals and strategies of the 2020 One Grand Junction Comprehensive Plan, which identifies the City's goals to support the efficient and reliable management of water resources; promote water conservation including through water efficient landscaping and irrigation; improve street tree plantings and urban forest health; improve ongoing maintenance of landscaping; establish criteria for the identification of significant trees and preservation thereof; and promote the planting of species appropriate to Grand Junction's climate.

After public notice and public hearing, the Grand Junction City Council finds that the Code amendments provided for in this ordinance are necessary to maintain effective regulations to implement the Comprehensive Plan

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**

Title 21 of the Grand Junction Municipal Code (GJMC) shall be amended as follows (additions are underlined and deletions shown in ):

**21.10.020 Terms defined.**

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

*Buffer/Buffering* means an object or area with landscaping, including trees, shrubs, a wall, fence, berm, or any combination thereof that serves as a visual and auditory screen between properties.

*Colorado Nursery Act* means C.R.S. Title 35 Article 26 as amended.

*Caliper* means the diameter of the tree trunk measured 4.5 feet above the ground on the uphill side of the tree or 6 inches above the root ball at time of planting.

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

*Evergreen tree* means any tree having foliage that persists and remains green throughout the year.

*Improved area* means the developed portion of a property consisting of areas occupied by buildings, asphalt, concrete, gravel, or landscaped area. Where phased development is proposed, the improved area shall be identified and measured separately for each phase of development.

*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 native plant species for light, space, soil moisture and nutrients, including those noxious species identified under the Colorado Noxious Weed Act codified at C.R.S. Title 35 Article 5.5, as amended.

*Ornamental tree* means a tree that has a height and spread between 15 feet and 30 feet at maturity.

*Shade tree* means a tree that has a height and/or spread of 30 feet or greater at maturity.

*Suitable Plant List* means a list maintained by the Director of plant species and genera approved to be installed in accordance with this code.

*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.

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*Significant Tree* means a tree not identified as a noxious or invasive species, nor as a member of the genus *Populus*, that has a diameter exceeding 15 caliper inches.

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

*Waterwise* means landscaping that minimizes 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.

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### 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.

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### 21.03.080 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
<b>Lot</b>											
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
<b>Setback</b>											
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
<b>Other Dimensional Requirements</b>											
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
<b>Notes</b>											
<b>B-1:</b> Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
<b>B-2:</b> Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
<b>C-1:</b> Min. rear setback – 0 if an alley is present											
<b>CSR:</b> 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.											

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#### **21.04.030 Use-Specific Standards**

##### **(g) Mini-Warehouse.**

- (1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini-warehouses, including those that provide indoor and/or outdoor units.
- (2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.
- (3) Uses Prohibited.
  - (i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.
  - (ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.
- (4) Landscaping and Screening. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:
  - (i) One of the following shall be provided:
    - a. A 30-inch-high by 10-feet-wide landscaped berm between storage units and the abutting public right-of-way. The berm shall include trees that are planted every 30 feet; or
    - b. A four-foot screen wall between storage units and the abutting public right-of-way.
- (5) Off-Street Parking and Driveways Standards.
  - (i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.
  - (ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(6) Architectural and Site Design Standards. All mini-warehouses shall meet the following standards:

(i) Mini-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(7) Signage. All mini-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

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**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) Authority.

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

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

(c) General Landscape Standards.

(1) Compliance. 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.

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

(3) Landscaping Standards. All new development must install, maintain, and protect landscaping as required by this code.

(i) The landscaping requirements of this code shall not apply to a lot where the principal use is a single-family residence or duplex. Requirements for residential subdivisions shall continue to apply.

(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 this Code.

(iii) Buffer landscaping is required in addition to overall site landscaping requirements as required by this Code.

(4) 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 ("Plant List"), to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Plant List and shall provide sufficient information about the proposed species to facilitate review. The Director may allow the use of any plant if sufficient information is provided to show its suitability for the proposed use. 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 Plant List if the Director deems it inappropriate under the planting conditions proposed in a development.

(ii) 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.

(iii) 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.

(5) Minimum Plant Sizes - All plants shall meet the following minimum plant sizes when installed.

(i) Shade tree, two caliper inches. If two caliper-inch shade 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 caliper inches.

(iii) Evergreen tree, one-and-three-quarters caliper inches and six feet tall at time of planting.

(iv) Shrub, #5 container.

(v) Perennials and ground covers, #1 container.

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

Minimum Plant Sizes	
Planting Type	Size at Time of Planting
Shade Tree	Two caliper inches
Ornamental Tree	One-and-one-half caliper inches
Evergreen Tree	One-and-three-quarters caliper inches and six feet tall
Shrub	#5 container
Perennial	#1 container
Groundcover	#1 container
Turf	As seed, by plug, or as sod roll

(6) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation 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.

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

(7) Landscape Plans.

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements with this section.

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

(iii) All changes to the landscape plan require prior written approval from the Director.

(iv) An equivalent species may be substituted in the field with prior written approval of the Director. 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 Plant List, and thrive in the same microclimate, soils and water conditions.

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

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

(vii) Landscape plans shall be stamped by a landscape architect licensed in the State of Colorado. 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.

(viii) 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).

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

(x) 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.



(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.

(8) Preservation of 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 trees 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) All trees not identified as noxious or invasive species, nor as a member of the genus *Populus*, that have a diameter exceeding 15 caliper inches shall be considered significant trees.

(iii) Where significant trees exist on a property, no fewer than 30 percent of significant trees shall be preserved during development. Significant trees that are removed shall be replaced at a rate of one caliper inch of tree per two 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(i)(6) for credit applied to preserved trees.

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

(v) 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 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) Irrigation shall be provided to trees preserved during construction of sufficient quantity to ensure their health and survival.

- (C) If a significant tree which was to be preserved dies or is substantially damaged, the developer shall replace it at the rate of one newly planted tree per 2 caliper inches of damaged or destroyed tree.
- (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 using 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.
- (11) Sight Distance. The owner shall maintain all vegetation, fences, walls, and berms so that there is no sight distance hazard nor road or pedestrian hazard (see TEDS).
- (12) Soil and Planting Beds. 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) 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.
- (13) Trees.
- (i) 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.
  - (ii) Trees which will grow to a height of greater than 25 feet at maturity shall not be planted under overhead electrical lines.
  - (iii) Weed fabric shall not be used within 8 feet of the base of a tree.

(iv) 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.

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

(vi) 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.

(vii) 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.

(viii) The minimum square footage of planting area for a shade tree is 140 square feet. (ix) 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).

(ix) 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.

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

(xi) Trees shall 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.

(xii) When calculating tree quantities, any fraction of a tree is rounded up to the next whole number.

(14) Shrubs.

(i) 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.

(ii) When calculating shrub quantities, any fraction of a shrub is rounded up to the next whole number.

(iii) The minimum square footage of planting area for an evergreen or deciduous shrub is 16 square feet.

(15) Maintenance.

(i) The owners, tenants, and occupants, including homeowners' associations, for all new and existing uses in the City must maintain landscaping in a healthy, growing, neat and well-maintained condition.

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

(B) Any plant that dies or that is substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death, if during the winter, by the next April 1st.

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

(iii) The Director or designee may from time to time, inspect the condition of landscaping wherever no reasonable expectation of privacy exists.

(A) The purpose of such site inspections shall be 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.

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

(v) Fire hydrants shall not be unobscured by plant material. Fire hydrants shall be visible from the center of the right-of-way at an angle of 45 degrees.

(vi) 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.

(16) Public Right-of-Way. (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.

(i) At least 75 percent of the unpaved abutting 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.

(ii) For the purpose of meeting minimum plant quantities, 50% of landscaping plantings on public right-of-way shall be counted toward the landscape or open space requirements of this code, unless specifically provided otherwise in this Code.

(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 organic mulch, wood chips, or similar natural materials.

(iv) 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.

(v) 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 without approval shall be subject to penalties per GJMC 9.04.100.

(vi) 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.

(17) Pervious Coverage. Landscaped and buffer areas shall contribute to the area of impervious surfaces used to calculate lot coverage.

(18) 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. 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 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.

(C) #1 container low water use, or xeric groundcover and perennial plants may be substituted for #5 container traditional groundcover and perennial plants when the landscape plan meets the definition of a Waterwise Landscape Plan.

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

(E) 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 shrubs, and groundcover are native species as identified in the Plant List.
- (2) At least 90 percent of shrubs and groundcover are xeric or low water use as identified in the 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)(18)(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(e)(3), (b)(16)(v), (h)(5)(1), and (f)(1)(ii).

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

(E) #1 container low water use, or xeric groundcover and perennial plants may be substituted for #5 container traditional groundcover and perennial plants when the landscape plan meets the definition of a High Desert Landscape Plan.

(F) High Desert Landscaping Plans may provide temporary irrigation in lieu of permanent irrigation for the watering of shrubs, groundcover, and grasses. The Director may approve temporary irrigation only if the following criteria are met:

(1) Temporary irrigation is provided for a minimum of two years from time of planting; and

(2) Construction practices minimize the disturbance of natural vegetation such that no more than 75 percent of the proposed landscaped area is disturbed during construction.

(iii) 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 “xeric” shall not be interpreted to mean “zero”.

(d) Parking Lots. 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.

(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.

(v) 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.

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



(vii) 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.

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

(ix) 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.

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

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is eight feet.

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

(iv) Parking lots that occupy multiple properties that are shared by one or more owners 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) A screen wall shall 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.

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

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

(vii) 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.

(viii) 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.

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

(e) 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.

(f) 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 tree canopy coverage, shrubs, turf, and groundcover at maturity.

(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.

(g) 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.) 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, architectural metal not including chain link, 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 turf areas and 3:1 for shrub beds and groundcover berms; 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.

(h) 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 this 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.

(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.

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

(1) Required trees 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.

(i) No more than 50 percent of the number of trees required by GJMC 21.06.040(j) may be substituted for shrubs.

(2) Two #5 container 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 #1 container perennials and/or ground covers for one #5 container 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 Waterwise Landscape Plan or High Desert Landscape Plan per the requirements of GJMC 21.06.040(b)(19)(i) and (ii).

(6) Existing trees preserved during development shall count toward the total tree requirement 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	Three shrubs for one caliper inch of tree	n/a	n/a

Shrub	Three shrubs for one caliper inch of tree	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall
Groundcover/Perennials	n/a	Three #1 container perennials and/or ground cover for one #5 container shrub	n/a	n/a
Wall	n/a	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall	n/a	n/a

(j) 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 tree canopy, 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.

(k) Landscaping Requirements.

<b>Zoning of Proposed Development</b>	<b>Landscape Requirement</b>	<b>Location of Landscaping on Site</b>
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, with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 450 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 with no more than 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 450 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	Two caliper inches of tree plantings per 3,000 square feet of improved area, with no more than 40 percent	Buffer, parking lot, street frontage perimeter,

<b>Zoning of Proposed Development</b>	<b>Landscape Requirement</b>	<b>Location of Landscaping on Site</b>
	of the total being ornamental trees or evergreens. One #5 container shrub per 450 square feet of improved area. Plantings must be evenly distributed throughout the development	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 #5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

**DIAGRAM REMOVED: EXAMPLE TREE LANDSCAPE PLAN**

**DIAGRAM REMOVED: ORCHARD-STYLE LANDSCAPE ISLAND**

(l) **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	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	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	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	BP	MXR-	MXG-	MXS-
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 <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-

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	MXR-	MXG-	MXS-

**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.
- <sup>1</sup> 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.

**DIAGRAM REMOVED: TYPE A AND TYPE B EXAMPLES**

Introduced on first reading the \_\_\_\_ day of \_\_\_\_ 2022 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_ day of \_\_\_\_ 2022 and ordered published in pamphlet form.

ATTEST:

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Anna M. Stout  
President of City Council

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Laura J. Baurer  
Interim City Clerk

## **Summary of Engagement Process – Landscaping Code Revision**

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### **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

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### **Forestry Board Workshop Dates**

2/3/2022

### **Planning Commission Workshop Dates**

2/3/2022

3/3/2022