To access the Agenda and Backup Materials electronically, go to www.gjcity.org

PLANNING COMMISSION AGENDA
TUESDAY, MAY 10, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
VIRTUAL MEETING

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Harris Property Holdings, LLC to rezone 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Rd. | **Staff Presentation** | Comment Code: **7163**

2. Consider an amendment by the City of Grand Junction 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**

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
April 26, 2022, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chair Andrew Teske.

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

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

There were members 5 of the public in attendance and 0 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   Minutes of Previous Meeting(s) from April 12, 2022.

REGULAR AGENDA

Chair Teske recused himself from the hearing

1. **Twenty Eight Broadway Annexation ANX-2022-60**
   Consider a request by Redlands Limited to zone 2.37 acres from County RSF-4 (Residential Single Family 4 Dwellings per acre) to R-5 (Residential – 5 du/ac) located at 2080 Broadway.

Staff Presentation
David Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation
Applicant was present and available for questions

Questions for staff or applicant
Commissioner Weckerly made a comment about the exhibits and if zoning R-4 was looked at for this proposal.
The applicant Mr. Fleming spoke about the project.
Commissioner Gatseos asked about the access from the adjacent property.
Commissioner Weckerly asked if the primary reason for R-5 versus R-4 was for building higher density.
Applicant stated that the main reasoning for R-5 was for reduced setbacks.

Public Hearing

The public hearing was opened at 5:00 p.m. on Tuesday, April 19, 2022, via www.GJSpeaks.org.

Linda of the public asked for further information on what a R-5 zoning is.
Marco Silva made a comment that if it becomes a two-story dwelling it takes away views on the monument if two story dwellings are created.
Applicant made comment about what the plan for the buildings are proposed, and that they are striving to keep the height to two stories homes.
Commissioner Weckerly asked about where the rear and sides were going to be on the proposed development.

The public hearing was closed at 6:04 p.m. on April 26, 2022.

Discussion

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

Commissioner Herek seconded motion passed 5-1.

2. **Other Business**

3. **Adjournment**

Commissioner Secrest moved to adjourn the meeting; Weckerly seconded.
The vote to adjourn was 6-0.

The meeting adjourned at 6:38 p.m.

Grand Junction Planning Commission

Regular Session

Meeting Date: May 10, 2022

Presented By: Daniella Acosta, Associate Planner

Department: Community Development

Submitted By: Daniella Acosta, Associate Planner

Information

SUBJECT:

Consider a request by Harris Property Holdings, LLC to rezone 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Rd. | **Staff Presentation** | Comment Code: **7163**

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Harris Property Holdings, LLC, is requesting the rezone of one parcel totaling 2.71 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) located at 2730 B Rd. The purpose of the rezone is to enable the creation of medium-high density housing, which could increase the stock of missing-middle housing typologies, such as townhomes, duplexes, fourplexes, cottage courts, etc.

The requested R-8 zone district conforms with the Comprehensive Plan Land Use Map designation of Residential Medium. The R-8 zone district allows a mix of dwelling types including attached and detached dwellings, two-family dwellings and multifamily development within specified densities. Additionally, R-8 zone districts serve as a transitional district, which may act as a buffer between lower density single-family and commercial zones.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed rezone comprises one parcel totaling 2.71 acres situated at 2730 B Rd, just south of Hwy 50 and southwest of the Mesa County Fair Grounds. The property is within the area included in the 2014 Orchard Mesa Plan.

The subject site was annexed into the City in 2006 as part of the Harris Annexation #2 and rezoned from a County RSF-4 to a City RSF-4, under the 2006 Grand Junction Zoning and Development Code. In 2021, the property underwent a Simple Subdivision (SSU-2021-155) to split the original 6.45-acre lot into two parcels: Lot 1, 3.99 acres and the subject property, Lot 2, 2.17 acres.

As indicated, the subject site is currently zoned R-4 and at present contains a two-family dwelling and single-family detached home along with various accessory buildings. The subject site is primarily surrounded by single family residential neighborhoods, open space and undeveloped parcels.

The 2020 One Grand Junction Comprehensive Plan classifies the subject property and several adjacent properties to the north and east as Residential Medium. The Comprehensive Plan classified the areas to the west and south of the subject site as Residential Low.

Under the Grand Junction Municipal Code, the zone districts that may implement the Residential Medium Land Use classification include R-8 (Residential 8 du/ac), R-12 (Residential 12 du/ac), CSR (Community Services and Recreation), MXR-3 (Mixed Use Residential-Medium), MXG-3 (Mixed Use General-Medium), and MXS-3 (Mixed Use Shopfront-Medium) zone districts.

The Applicant is now requesting a rezone to R-8, which could increase the availability of medium-high density housing stock within Orchard Mesa. According to the General Project Report, the objective of the rezone is to increase residential density for the potential development in the future to counter the housing shortage currently being experienced in the City.

If the rezone application is approved and a development is subsequently proposed, it would be required to go through a formal review process, likely in the form of a Major Site Plan Review.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held in-person at Orchard Mesa Cruisers, 2692 Hwy 50, on February 9th, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. In addition to City Staff, the landowner and representative, there were 11 neighbors in attendancee.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on February 25, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on April 29, 2022. The notice of the Planning Commission public hearing was published on May 3, 2022, in the Grand Junction Daily

Sentinel.

ANALYSIS

Pursuant to Section 21.02.140 of the Grand Junction Municipal Code, in order to maintain internal consistency between this code and the zoning maps, zoning map amendments must only occur if at least one of the five criteria listed below is met. Staff analysis of the criteria is found below each listed criterion.

(1) Subsequent events have invalidated the original premises and findings; and/or

The Comprehensive Plan Land Use Map identifies the subject property as Residential Medium. The previous 2010 land use designation identified the property as both Residential Medium and Residential Medium Low. The applicant's proposed zoning of R-8 implements the 2020 Comprehensive Plan land use of Commercial.

The current zoning, R-4, is outside the range of allowable zone districts for Residential Medium. From a policy standpoint, the adoption of the 2020 Comprehensive Plan directs the proposed vision for development of the subject site, which is not implementable with the current zoning of R-4. However, adoption of the 2020 Comprehensive Plan is not a subsequent event that would invalidate the original premises or findings. Rather, as a policy document, it indicates the belief and communicates the aspiration that the area will develop in such a manner. Therefore, Staff does not find that this criterion has been met.

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

Since the subject site was initially annexed in 2006, there has been some development activity in the area surrounding or near the site. The most prominent development that has occurred near the property is the Shadow Mesa Subdivision on a 13.32-acre lot located west of 216 27 ½ Rd for 80 lots and a Final Plat for Filing 1 consisting of single-family homes and duplexes (SUB-2021-408). The Preliminary Plan and Final Subdivision Plat for Filing 1 were approved on November 12, 2021.

Additionally, the City received an application for the Reed Annexation (ANX-244-1450) to request and zone the 0.73 acres along the northern portion of 2733 B ¼ Rd lot from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 zone district. The annexation was approved on June 16th, 2021 by City Council and became effective on July 18, 2021.

However, it is premature to conclude that the area has changed dramatically enough in character to warrant a rezone. As such, staff finds this criterion has not been met.

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

The stretch of B Rd adjacent to the subject site currently does not have curb and gutter. The property has access from B Rd, which is a major collector. The Active Transportation Corridor Plan identifies B Rd as an active transportation corridor for all modes of transportation (motor vehicle, bicycle, pedestrian, etc.). Therefore, multimodal access is adequate.

The subject site is within the Ute Water District and City of Grand Junction Sewer District, the Orchard Mesa Irrigation District, and within both the Xcel Energy area (western portion of the lot) and the Grand Valley Power energy area (eastern portion of the lot). The property is not within an established drainage district.

As stated earlier, water service is supplied by Ute Water. There is an existing water distribution system adjacent to the site, which includes an 8” C900 main in B Rd. The property is located within the 201 Persigo boundary. The existing sewage collection system adjacent to or near the site is an 8” VCP main in B Road. However, the 8” VCP sewer main in B Rd may not be deep enough to serve the entire property. The application packet was sent out to applicable utility companies for this proposal, and there were no objections expressed during the review process.

Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that there are some challenges and constraints related to sanitary sewer. Therefore, Staff believes that it is premature to state that this criterion has been fully met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

There are some differences between the R-4 and R-8 zone districts as they relate to the types of permitted primary and secondary land uses and the general development characteristics. The R-8 zone district accounts for approximately nine percent of City zoned land, whereas the R-4 zone district accounts for approximately 10 percent of City zoned land.

Currently, there are 35 parcels to the north within 920 feet of the subject site that are zoned R-8. As such, there does not appear to be a deficit of zone districts that are also able to implement the Residential Medium Future Land Use Designation. Therefore, Staff finds that this criterion has not been met.

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

The rezone criteria provide that the City must also find the request consistent with the vision, goals, and policies of the Comprehensive Plan. Staff finds the request to be consistent with the following goals and policies of the Comprehensive Plan:

Plan Principle 3.1.b. Intensification and Tiered Growth – Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of priority). Periodically consider necessary updates to the Tiers.

i. Tier 1: Urban Infill
ii. Tier 2: Suburban Infill
iii. Tier 3: Rural Areas and County Development

The subject property is located within the Tier 1 – Urban Infill tier as identified on the City's Growth Plan. Rezoning to R-8 opens up opportunities for more compact development and higher density uses in an area that the 2020 Comprehensive Plan identifies as a priority for infill. As stated in the 2020 Comprehensive Plan, development of parcels located within Tier 1 will provide development opportunities that do not require extension of infrastructure or the expansion of City Services (pg. 56). Rezoning to R-8 may help direct any potential future mixed-used development to an area that has adequate public infrastructure and amenities to accommodate that growth.

Plan Principle 5.1.c. Housing Types – Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

As stated in the General Project Report, the intent of the proposal is to increase the density and development potential for the site to accommodate medium-high density housing and a greater diversity of housing types. Housing that could potentially develop under an R-8 zone district includes a mix of typologies that fall under missing middle housing, as well as affordable housing options, such as manufactured housing. The Congress for New Urbanism defines missing middle as a spectrum of clustered or multi-unit housing types, which include duplexes, fourplexes, bungalow courts, etc., and which can serve a range of differing income and generational needs. Implementing this zone district will expand options in the future for redevelopment that aligns with the vision of strong neighborhoods and diverse housing stock as outlined in the Comprehensive Plan. The proposed amendment will benefit the community by establishing the right zoning conditions to expand choice and potentially create options for both affordable and attainable housing. Therefore, Staff finds this criterion has been met.

FINDINGS OF FACT AND RECOMMENDATION

After reviewing the Harris Property Holdings Rezone, RZN-2022-110, rezoning one

parcel totaling 2.17 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) for the property located at 2730 Patterson Rd, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan; and
2. In accordance with Section 21.02.140 of the Grand Junction Zoning and Development Code, one or more of the criteria has been met.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Harris Property Holdings Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 2.71-acre property located at 2730 B Rd, City File Number RZN-2022-110, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.

Attachments

1. Exhibit 2 - Development Application
2. Exhibit 3 - Neighborhood Meeting and Public Comment Documentation
3. Exhibit 4 - Maps & Exhibits
4. Exhibit 5 - Draft Ordinance

CITY OF Grand Junction COLORADO
COMMUNITY DEVELOPMENT

Development Application

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

Petition For: ~~Annexation/Zone of Annexation~~ PD Rezone

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

Existing Land Use Designation: _____ Existing Zoning: R-4

Proposed Land Use Designation: _____ Proposed Zoning: R-8

Property Information

Site Location: 2730 B Rd GJ 81503 Site Acreage: 2.17

Site Tax No(s): 2945-253-48-002 Site Zoning: R-4

Project Description: Triangular piece north of B Rd.
Rezone from R-4 to R-8

Property Owner Information	Applicant Information	Representative Information
Name: Jerry Harris	Name: Jerry Harris	Name: Becca Posner
Street Address: 3421 D Rd	Street Address: 3421 D Rd	Street Address: 131 N 6th St
City/State/Zip: Palisade CO 81526	City/State/Zip: Palisade CO 81526	City/State/Zip: GJ CO 81501
Business Phone #:	Business Phone #:	Business Phone #:
E-Mail: Kathy-harris1950@gmail	E-Mail: Same	E-Mail: becca@posner-properties
Fax #:	Fax #:	Fax #:
Contact Person: Kathy Harris	Contact Person: Kathy Harris	Contact Person: Becca Posner
Contact Phone #: 970.234.3838	Contact Phone #: 970.234.3838	Contact Phone #: 970.424.2281

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

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

Signature of Person Completing the Application: Becca Posner Date: 12/29/21

Signature of Legal Property Owner: Jerry Harris Date: 12-29-21

GENERAL PROJECT REPORT

RESPONSE TO COMMENTS

3-21-2022

2730 B Road Grand Junction, CO 81503

General Project Report:

2730 B Rd: Rezone from R-4R8

A: Project Description-

This submittal is to rezone the parcel from R-4 to R-8, in order to increase density for potential development.

B: Public Benefit –

By increasing the density to this parcel, the next developer will be able to build more homes per acre to help counter the housing shortage Grand Junction is currently experiencing.

C: Neighborhood Meeting –

Neighborhood Meeting happened on 2-10-22, Scott Peterson was City representative. No one had objections. The notes and sign-in sheet have been provided.

D: Project Compliance-

The higher density is inline with the Future Use Map and Zoning requirements. As well as , lots adjacent to this one have already been rezoned to R-8. There is a significant lack of R-8 zoning to accommodate higher density development.

E: Rezone Review Criteria –

Section 21.02.140(a)

(a) Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:

- **a.** Subsequent events have invalidated the original premises and findings; and/or Adjacent properties have been rezoned to R-8
- **b.** The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or There have been an increase in higher density parcels in surrounding areas
- **c.** Public and community facilities are adequate to serve the type and scope of land use proposed; and/or this rezone aligns with the future use map for GJ
- **d.** An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or There is a push and need for higher density developments

e. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment. This will create more housing for families near good schools and within the city limits

5: Planning Fees:

These fees will be the expense of the next developer. The current owners will not be developing but will be selling the land to a developer and Buyer will be required to pay for these fees.

The Seller, Harrison Property Holdings, LLC of Parcel Number: 2945-253-48-002, is requesting a zoning change from R-4 to R-8, to increase the housing density of the available land for development. The rezoning aligns with the City of Grand Junction's future use plan. The properties north of this property have recently been rezoned recently from R-4 to R-8, which include: 2945-253-49-009, 2945-253-49-098, 2945-253-49-103, 2945-253-00-048, and 25 lots of B ¼ Rd that are ready for development.

Becca Posner

CBC – Prime Properties

970-424-2281

becca@posner.properties

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Jerry M Harris c/o Harris Property Holdings LLC ("Entity") is the owner of the following property:

(b) 2730 B Rd Grand Junction CO 81503

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

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

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

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

☐ The Entity is the sole owner of the property.

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

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

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

(e) None

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

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

Signature of Entity representative: [signature]

Printed name of person signing: Jerry Harris

State of Colorado)

County of Mesa) ss.

TIFFANY SKINNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20214000277
My Commission Expires January 5, 2(

Subscribed and sworn to before me on this 29th day of December, 2021

by Tiffany Skinner

Witness my hand and seal.

My Notary Commission expires on 01/05/2025

Tiffany Skinner
Notary Public Signature

RECEPTION#: 2913763, at 2/18/2020 10:52:24 AM, 1 of 1
Recording: $13.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

Warranty Deed

RECORDING REQUESTED BY GRANTEE)
And GRANTEE ADDRESS)
HARRIS PROPERTY HOLDINGS, LLC)
3421 D Road)
Palisade, CO 81526)

WHEN RECORDED, RETURN TO:)
STONE LAW, LLC.)
PO Box 2534)
Grand Junction, CO 81502)

SPACE ABOVE FOR RECORDER'S USE

2730 B Road, Grand Junction 81503

For no consideration, GERALD M. HARRIS and KATHLEEN A. HARRIS do hereby grant, bargain, sell, convey and confirm to **HARRIS PROPERTY HOLDINGS, LLC,** all of their interest in and to the following described real property in the County of Mesa, State of Colorado:

Beginning 792.5 feet west of the Northeast Corner of the South Half of the Southeast Quarter of the Southwest Quarter of Section 25, Township 1 South, Range 1 West of the Ute Meridian, thence West to the Northwest Corner of the said South Half of the Southeast Quarter of the Southwest Quarter, thence South to the Southwest Corner of the said South Half of the Southeast Quarter of the Southwest Quarter, thence East to the Orchard Mesa Canal, thence Northwesterly along said canal to a point 280 feet South of the North line of said South Half of the Southeast Quarter of the Southwest Quarter, thence East to a point South of Beginning, thence North to Beginning.

EXEMPT FROM DOCUMENTARY FEE PURSUANT TO C.R.S. 39-13-102(2)(A); CONSIDERATION LESS THAN $500

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

February 11, 2020
Date

GERALD M. HARRIS

KATHLEEN A. HARRIS

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me on February 11, 2020 by GERALD M. HARRIS and KATHLEEN A. HARRIS.

Notary Public

June 16, 2022
Commission expiration

MARC SUMMERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064042990
MY COMMISSION EXPIRES JUNE 16, 2022

For Scott

ADJACENT PROPERTY OWNER
NAME & ADDRESS ORDER FORM

☑ Please check if labels are needed for a Neighborhood Meeting. Name & address lists are valid for 6 months only. If the project goes to Planning Commission later than 6 months from submittal, another request for names & addresses must be submitted, along with an additional $50.

Tax Parcel #(s): 2945-253-48-002

Property Address: 2730 B Rd Grand Junction CO 81503

Property Owner: Jerry M Harris

Contact Person: Jerry + Kathy Harris

Mailing Address: 3421 D Rd Palisade CO 81526

E-Mail Address: Kathy-harris1950@hotmail.com

Applicant: Jerry + Kathy Harris

Contact Person: "

Mailing Address: 3421 D Rd Palisade CO 81526

E-Mail Address: Kathy-harris1950@hotmail.com

Project Representative: Becca Posner

Contact Person:

Mailing Address: 131 N 6th St Grand Junction 81501

Phone Number: 970 424 2281

E-Mail Address: becca@posner.properties

*This request for labels and/or the name and address list **MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR** to a Neighborhood Meeting.

The adjacent property mailing list is created by pulling all property owners within 500 feet and all registered Homeowners Associations or citizens groups within 1000 feet of all properties involved in the project. The property owner information is put together using the information in the Mesa County Assessor's records and the HOA's and citizens' groups on record with the City of Grand Junction Community Development Department.

Legal Description of Property:

Lot 2, Harris Holdings Subdivision – Reception Number 3000725, City of Grand Junction , Mesa County Colorado'

INVOICE (2022-02-17-18572)

BILLING CONTACT
Becca Posner
131 N 6Th St
Grand Junction, Co 81501

CITY OF Grand Junction COLORADO

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
2022-02-17-18572	09/10/2021	10/10/2021	Paid In Full	NONE

REFERENCE NUMBER	FEE NAME	GL Account	TOTAL
RZN-2022-110	Rezone 2022	DEV - 100-310-010.4315	$625.00
2730 B Rd Grand Junction, CO 81503		SUB TOTAL	$625.00

1231+1347

TOTAL	$625.00

2/9/2022

Becca Posner

CBC -Prime Properties

Becca@posner.properties

970-424-2281

Minutes from Re-Zoning Meeting at Cruisers on 2/9/2022.:

The Sign-In Sheet has been provided.

There were only a few neighbors that attended the meeting (5 all together). The meeting started promptly at 5:30. There were no objections at the meeting at this time, only questions about what type of developments can be considered with the rezoning from R4-R8. One neighbor that lives on the west side of the fence was worried that there would be tall apartment buildings towering over their backyard. After discussing more with the Owners, Myself, and the Planner, they were at ease. The other neighbor that lived several parcels to the west was concerned that his property would have to be annexed into the City. After discussion he too was at ease knowing this would not happen due to this development but could be annexed if all his surrounding neighbors annexed into the city. This was a civil meeting with no objections.

SIGN IN SHEET

2730 B Rd Rezoning Meeting on 2/9/2022:

1. Ben Posa
2. [illegible]
3. [illegible]
4. Hailey Lawson
5. [illegible]
6. [illegible]
7. Tom Hussem
8. Scott PETERSON
9. Chandler Hallmark
10. Rex
11. [illegible]
12. _____
13. _____
14. _____
15. _____

198 RINCON LLC
2372 RANA RD
GRAND JUNCTION CO 81507-1584

ANDERSON JAMES C
ANDERSON CAROLE L
2729 B RD
GRAND JUNCTION CO 81503-2233

ARCIERI FAMILY LIMITED
PARTNERSHIP
2690 B 3/4 RD
GRAND JUNCTION CO 81503-1970

ARCIERI JAMES THOMAS
ARCIERI VAL JEAN
330 33 1/2 RD
PALISADE CO 81526-9511

ARCIERI WILLIAM J
ARCIERI FRANCINE K
197 SAND CT
GRAND JUNCTION CO 81503-2238

BAILEY PEGGY M
2719 B RD
GRAND JUNCTION CO 81503-2209

BAKER CHRISTINE D
BAKER JOHN
2729 B 1/4 RD
GRAND JUNCTION CO 81503-2256

BARBEE STEVEN R
BARBEE JOAN L
2738 SIERRA VISTA RD
GRAND JUNCTION CO 81503-3209

BENBOE KEITH R
BENBOE OLIVIA M
267 E PARKVIEW DR
GRAND JUNCTION CO 81503-2034

BOITIER PEGGY
2720 RINCON DR
GRAND JUNCTION CO 81503-2235

BOWEN AYERS D
OLIVER SUSANNA L
2721 RINCON DR
GRAND JUNCTION CO 81503-2234

BROWN STEVEN L
2731 B RD
GRAND JUNCTION CO 81503-2233

CARR DONALD
2716 RINCON DR
GRAND JUNCTION CO 81503-2235

CHANDLER F EDWARD II
CHANDLER BRENDA K
2734 B RD
GRAND JUNCTION CO 81503-2240

CHENEY JONATHAN MICHAEL
194 RINCON DR
GRAND JUNCTION CO 81503-2282

CITY OF GRAND JUNCTION
SCOTT PETERSON
250 N 5TH ST
GRAND JUNCTION CO 81501-2628

COHEN STACEY
2726 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2228

DYSON JOHN
DYSON JACQUELYN
194 CLYMER DR
GRAND JUNCTION CO 81503-2280

ETZLER BRADYN
ETZLER WENDY
2740 B RD
GRAND JUNCTION CO 81503-2239

FIELDS SHONTAY M
2723 RINCON DR
GRAND JUNCTION CO 81503-2226

GATHJE KRISTINA D
195 RINCON DR
GRAND JUNCTION CO 81503-2283

GAYTAN-GARCIA EDGAR
2733 B RD
GRAND JUNCTION CO 81503-2233

GITCHELL DAVID H JR
GITCHELL KIMBERLY A
2732 B RD
GRAND JUNCTION CO 81503-2240

GOODMAN JEROT
GOODMAN SARA H
199 CLYMER DR
GRAND JUNCTION CO 81503-2281

HARRIS JERRY M
HARRIS PROPERTY HOLDINGS LLC
3421 D RD
PALISADE CO 81526-9550

HENDRICKS STEVEN
HENDRICKS JO ANNE
2714 RINCON DR
GRAND JUNCTION CO 81503-2235

HOBBS SHANNON N
CARSTENS ANDREW W
199 RINCON DR
GRAND JUNCTION CO 81503-2283

HOON TODD H
HOON MILENA FIORELLA
196 RINCON DR
GRAND JUNCTION CO 81503-2282

HOWARD JOHN PAUL
HOWARD CYNTHIA ANN
2719 RINCON DR
GRAND JUNCTION CO 81503-2234

HUGHES CLOYD T
MARTINEZ JESICA
196 SEGO CT
GRAND JUNCTION CO 81503-2273

HUISJEN THOMAS MERLE
HUISJEN BONNIE JO
2716 1/2 RINCON DR
GRAND JUNCTION CO 81503-3030

KAHL FAMILY LIVING TRUST DATED
JAN 20 2016
2191 FREMONT DR
LAKE HAVASU CITY AZ 86406-8301

KERKMAN MARVIN J
KERKMAN ROBIN D
2741 B RD
GRAND JUNCTION CO 81503-3203

KING R MICHAEL
KING LAURIE M
196 SAND CT
GRAND JUNCTION CO 81503-2238

KINNEY BRETT
MILLER MIQUELA C
2720 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2231

KLEIN JAMES
KLEIN KRISTA
2717 RINCON DR
GRAND JUNCTION CO 81503-2234

KONRAD ANGELA DENISE
2728 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2228

LARSEN KEITH A SR
KARNASIEWICZ JUDITH C
925 22 1/2 RD
GRAND JUNCTION CO 81505-9363

LARUE JOSHUA
CSERNI TERESA L
2739 B RD
GRAND JUNCTION CO 81503-3203

LATCHAW DUSTIN W
LATCHAW JAMES K
2717 B RD
GRAND JUNCTION CO 81503-2209

LEBSOCK DENNIS D
LEBSOCK LORI D
2716 1/2 B RD
GRAND JUNCTION CO 81503-3042

LEDERER ERIC M
LEDERER JANET L
120 PONDEROSA DR
RIDGWAY CO 81432-9418

LOPEZ KATHERINE BAIRD
2734 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2218

LOVATO PHIL R
LOVATO ANGELA L
2724 RINCON DR
GRAND JUNCTION CO 81503-2227

MALLORY DAVID A
MALLORY ROYANN
2717 1/2 RINCON DR
GRAND JUNCTION CO 81503-3264

MARTIN VICKY L
GAY GEORGE F
197 CLYMER DR
GRAND JUNCTION CO 81503-2281

MCCARTER DON
WILSON RAINI
2718 RINCON DR
GRAND JUNCTION CO 81503-2235

MCCARTHY JAMES
WEIDNER SHARON L
2736 B RD
GRAND JUNCTION CO 81503-2240

MCKNIGHT DAVID A
192 RINCON DR
GRAND JUNCTION CO 81503-2282

MCLAIN TRAVIS
MCLAIN MARGARET GRIBBELL
137 WILLIAMS RANCH DR
ASPEN CO 81611-1584

MOFFAT MERCEYDES
195 CLYMER DR
GRAND JUNCTION CO 81503-2281

MORRIS DAVID MAX
MORRIS CHRISTINA LEE
2718 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2232

NOTTINGHAM LIVING TRUST
585 MILLS RANCH RD
WOODLAND PARK CO 80863-9460

PARMENTER TRACY ANNE
PARMENTER MARTY LORINE
220 GIGAX LN
GRAND JUNCTION CO 81503-1930

PARSONS GARY D
PARSONS SHELLEY T
2722 RINCON DR
GRAND JUNCTION CO 81503-2235

PETTIT WILLIAM EDWARD
PETTIT RACHEL ANN
2715 B RD
GRAND JUNCTION CO 81503-2209

PHUNG HA LAY
194 SEGO CT
GRAND JUNCTION CO 81503-2273

POLEN MARIA A
2737 1/2 B RD
GRAND JUNCTION CO 81503-3277

POSNER PROPERTIES
POSNER BECCA
131 N 6TH ST
GRAND JUNCTION CO 81501-2763

REED JESSE O
2730 B RD
GRAND JUNCTION CO 81503-2240

REED ROGER R
REED JONI C
2731 B 1/4 RD
GRAND JUNCTION CO 81503-2256

RIGHT SIDE UP CLYMNER LLC
679 MOONRIDGE CIR
GRAND JUNCTION CO 81505-1054

ROPER GLEN
ROPER KATHERINE M
200 27 RD
GRAND JUNCTION CO 81503

SEGELKEN HARRY C
SEGELKEN CHRISTINE D
2724 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2228

SIETAN LLC
218 EASTER HILL DR
GRAND JUNCTION CO 81507-1175

SUMMERS SCOTT L
195 SEGO CT
GRAND JUNCTION CO 81503-2273

THOMAS IRENE G
2738 B RD
GRAND JUNCTION CO 81503-2240

WOESSNER DEZARAY
WOESSNER JEREMY
2730 SIERRA VISTA RD
GRAND JUNCTION CO 81503-2228

YATES ASHLEAH
YATES JUSTIN
2720 1/2 RINCON DR
GRAND JUNCTION CO 81503-3030

Daniella Acosta

From: vljanesmartin@charter.net
Sent: Monday, May 2, 2022 1:39 PM
To: Daniella Acosta
Subject: Harris Property Holdings Rezone

Importance: High

We are writing about the request to rezone property at 2730 B Road, Grand Junction, CO 81503.
As a long time resident (over 20 year) in the area of this property, we are voicing our opinion and denial of the rezoning, this is a single family community. We do not wish to see apartments or any multi family housing in this area. Not now nor in the future.
Thank you for your consideration of current residents and property owners.
Vicky L Martin and George F Gay
197 Clymer Drive
Grand Junction, CO 81503
970-260-8113

Site Map

N

0 0.0275 0.055 mi

Printed: 5/3/2022

1 inch = 94 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Vicinity Map

N

0 0.1 0.2 mi

Printed: 5/3/2022

1 inch = 376 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Existing Zoning

N

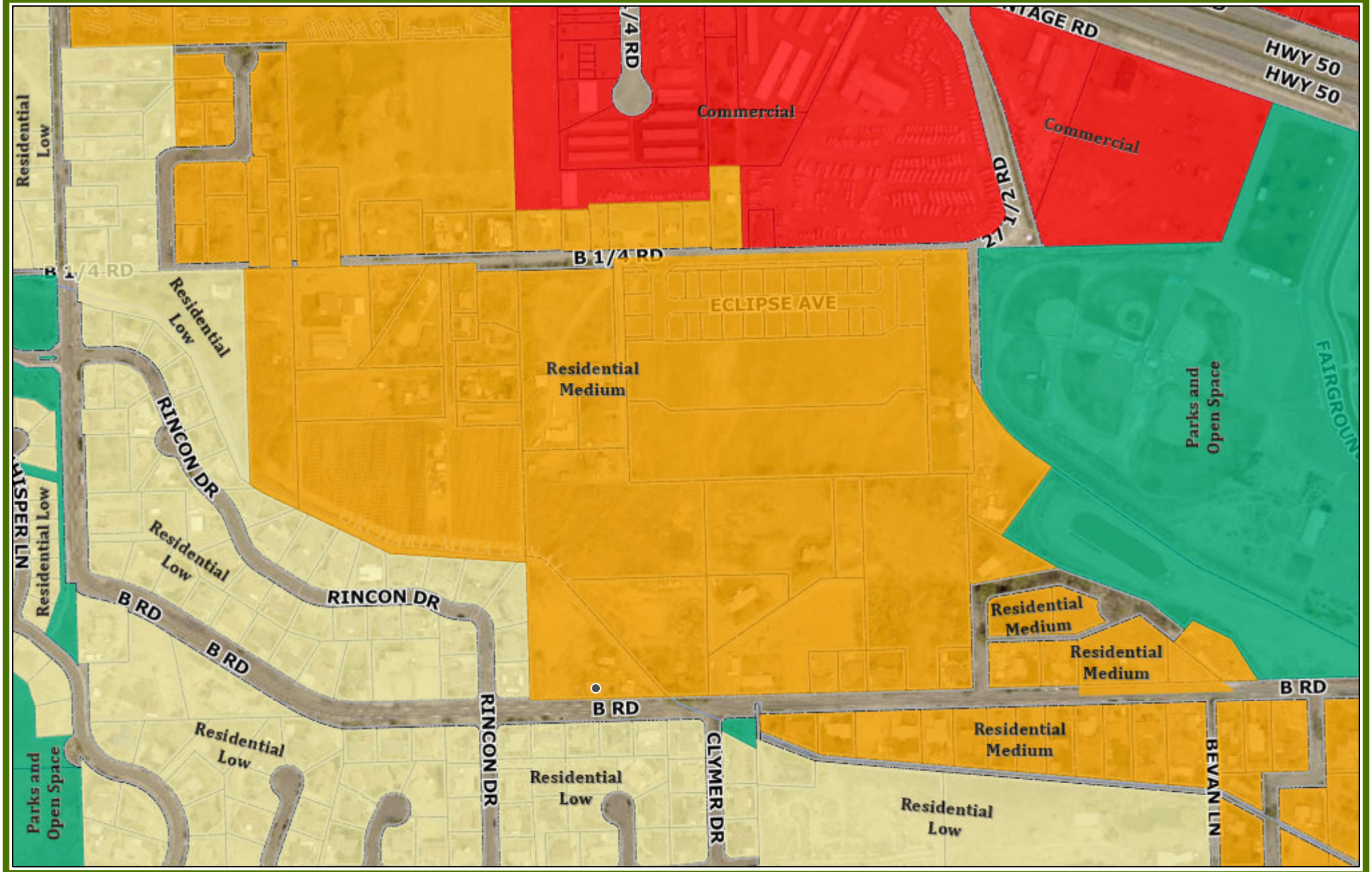
0 0.05 0.1 mi

Printed: 5/3/2022

1 inch = 188 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

Comprehensive FLU Map



N

0 0.1 0.2 mi

Printed: 5/3/2022

1 inch = 376 feet

CITY OF Grand Junction COLORADO GEOGRAPHIC INFORMATION SYSTEM

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING LOT 2, HARRIS HOLDINGS SUBDIVISION 2730 B RD FROM R-4 (RESIDENTIAL 4 DU/AC) TO R-8 (RESIDENTIAL 8 DU/AC)

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Grand Junction Planning Commission recommended zoning the Harris Holdings Property, Lot 2, Harris Holdings Subdivision, to the R-8 (Residential 8 du/ac) zone district, finding that the zoning is consistent with the Code, it conforms to and is consistent with the Future Land Use Map designation of Residential Medium of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible, as defined by the Code, with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential 8 du/ac) zone district is in conformance with at least one of the stated criteria of §21.02.140 of the Grand Junction Zoning and Development Code.

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

Lot 2, Harris Holdings Subdivision shall be zoned R-8 (Residential 8 du/ac).

Introduced on first reading this 18th day of May 2022 and ordered published in pamphlet form.

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

ATTEST:

_____ _____

City Clerk Mayor

Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 10, 2022

Presented By: Felix Landry, Planning Supervisor, Lance Gloss, Senior Planner

Department: Community Development

Submitted By: Felix Landry, Planning Supervisor

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 pants. 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 were 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 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 Treet 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.

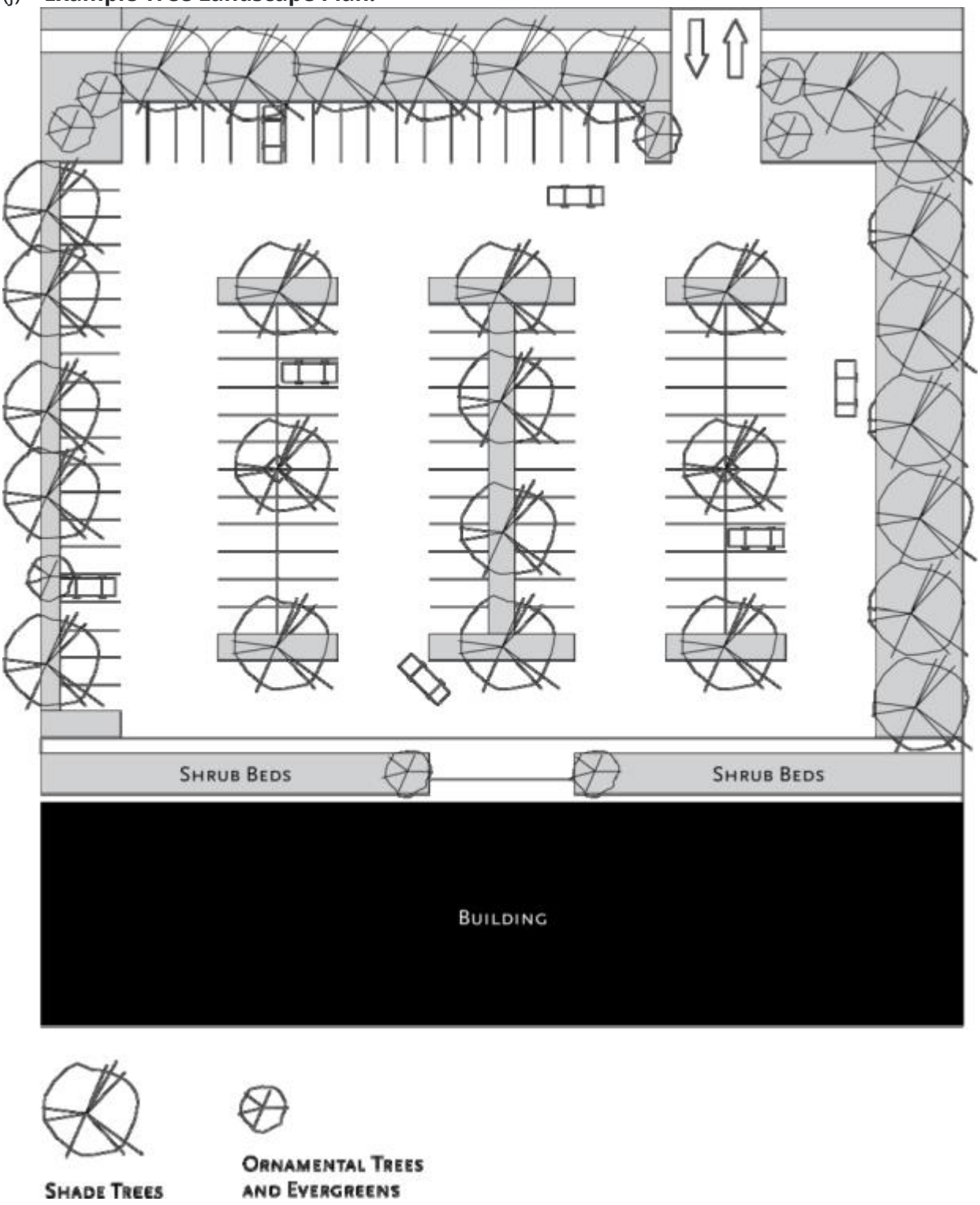
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

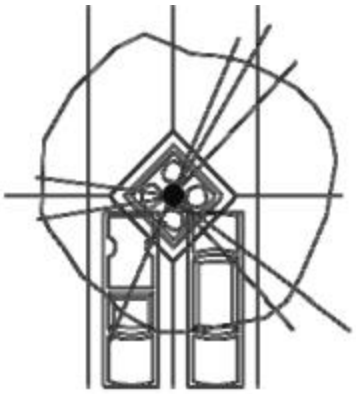
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

(i) **Landscaping Requirements.**

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

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





6' X 6' Square Shown
7' X 7' also possible

Orchard-Style Landscape Island

(k) **Buffering Between Zoning Districts.**

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

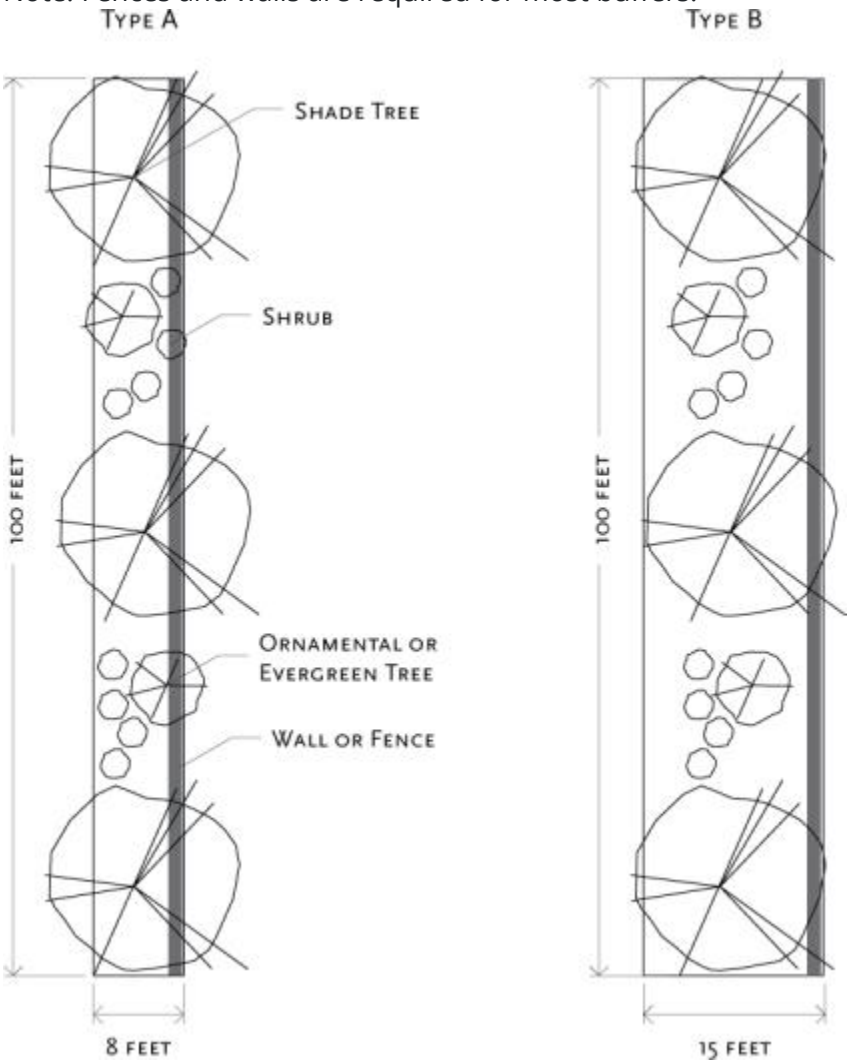
Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.

Zoning of Proposed Development	Zoning of Adjacent Property															
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MX
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than req fence.																
•The Director may modify this table based on the uses proposed in any zone district.																
[1] Gravel operations subject to buffering adjacent to residential.																

(l) **Buffer Requirements.**

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

Note: Fences and walls are required for most buffers.



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

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 ~~strikethrough~~):

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.

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
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10

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

21.04.030 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) <u>One of the following shall be provided:</u>

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.~~

(<u>4</u>~~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.

(5~~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.

(6~~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.

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

(b) ~~General Landscape Standards.~~

(~~1~~) Authority.

(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 P~~p~~lant S~~s~~izes ~~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.~~

(v~~i~~) Perennials and ground covers, #1 ~~one-gallon~~ container.

(v~~ii~~) 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.

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 ~~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.

(v~~i~~) 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~~.

(~~i~~A) 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 m~~M~~ulch 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.~~

(~~i~~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.

(~~ii~~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. ~~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).

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

(A) Zero through five trees: No limitation.

(B) Six to 10 trees: No more than 50 percent of one ~~species~~ genus.

(C) Eleven to 20 trees: No more than 33 percent of one genus.

(D) ~~21~~ Twenty-one or more trees: No more than 20 percent of one ~~species~~ genus.

(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.~~

(~~ii~~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.

(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 ~~M~~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.

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

(iii~~v~~) ~~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.

(A~~vi~~) ~~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.

(iv~~i~~) 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, tree~~s~~ 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".

(d~~c~~) 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.

Commented [GLJ1]: Ted: "Token"

(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 (d~~c~~)(3) and (~~l~~k) of this section.)

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

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

(iv) Parking lots 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 ~~100~~ 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.~~

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

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

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

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

(xi~~i~~ii) 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.

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

(e~~d~~) Street Frontage Landscape.

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

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

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

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

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

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

(f~~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~~ 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.

(g~~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, 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.

(h~~g~~) Residential Subdivision Perimeter Enclosures.

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

(2) Applicability. When required by the Director, the standards of this subsection shall apply to all residential subdivisions as well as to all mixed-use subdivisions

where the square footage of proposed residential uses exceeds the square footage of proposed non-residential uses.

(~~3~~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~~ 25 feet.

(~~3~~4) 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.

	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

(~~h~~i) I-1 and I-2 Zone Landscape.

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

~~(i) 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.

(i~~k~~) Landscaping Requirements.

Zoning of Proposed Development	**Landscape Requirement**	**Location of Landscaping on Site**
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	~~One tree~~ Two caliper inches of tree plantings per 3,000 ~~2,500~~ square feet of improved area, with no more than ~~20~~ 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 45~~30~~0 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
B-2	~~One tree~~ Two caliper inches of tree plantings per 3,000 ~~2,500~~ square feet of improved area with no more than ~~20~~ 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 45~~30~~0 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~~ Two caliper inches of tree plantings per 3,000 ~~2,500~~ square feet of improved area, with no more than ~~20~~ 40 percent of the total being ornamental trees or evergreens. One #5 container shrub per 45~~30~~0 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~~ 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

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

DIAGRAM REMOVED: EXAMPLE TREE LANDSCAPE PLAN

DIAGRAM REMOVED: ORCHARD-STYLE LANDSCAPE ISLAND

(k<u>l</u>) **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 [1]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-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-
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes
•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
•The Director may modify this table based on the uses proposed in any zone district.
[1] Gravel operations subject to buffering adjacent to residential.

(~~l~~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:

_____
C. B. McDaniel
President of City Council

_____
Laura J. Baurer
Interim City Clerk

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

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

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

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

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

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

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

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

Parking Lot Island Tree

Yes

Yes

Yes
Yes

Yes
Yes
Yes

Yes
Yes
Yes

Yes

Yes

Yes

Yes

Yes
Yes

Common	Technical
Siberian Elm	*Ulmus pumila*
Russian Olive	*Elaeagnus angustifolia*
Ash	*Fraxinus spp.*
Black Walnut	*Juglans nigra*
Leafy Spurge	*Euphorbia esula*
Tree of Heaven	*Ailanthus altissima*
Ravenna Grass	*Saccharum ravennae*
Absinth wormwood	*Artemisia absinthium*
Bull Thistle	*Cirsium vulgare*
Canada Thistle	*Cirsium arvense*
Chinese Clematis	*Clematis orientalis*
Common Tansy	*Tanacetum vulgare*
Giant Reed	*Arundo donax*
Houndstongue	*Cynoglossum officinale*
Japanese Knotweed	*Polygonum Cuspidatum*
Knapweed spp.	*Centaurea spp.*
Musk Thistle	*Carduus nutans*
Myrtle Spurge	*Euphorbia myrsinites*
Cypress Spurge	*Euphorbia cyparissias*
Oxeye Daisy	*Chrysanthemum leucanthemu*
Perennial Pepperweed	*Lepidium latifolium*
Plumeless Thistle	*Carduus acanthoides*
Purple Loosestrife	*Lythrum salicaria*
Scentless chamomile	*Matricaria perforate*
Scotch Thistle	*Onopordum acanthium*
Sulfur Cinquefoil	*Potentilla recta*
Syrian Bean Caper	*Zygophyllum fabago*
Tamarisk	*Tamarisk parviflora & Tamaris*
Toadflax	*Linaria spp.*
Hoary Cress	*Cardaria draba*
Yellow Starthistle	*Centaurea solstitialis*

ım

ık ramosissima

CITY OF Grand Junction COLORADO PARKS & RECREATION

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) 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	*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.
Aceraceae	*Acer campestre*		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	*Acer campestre*	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	*Acer campestre*	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	*Acer glabrum*		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	*Acer grandidentatum*	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	*Acer grandidentatum*		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	*Acer grandidentatum*	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	*Acer grandidentatum x saccharum*	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	*Acer grandidentatum x saccharum*	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	*Acer griseum*		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	*Acer griseum*	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	*Acer miyabei*	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	*Acer miyabei*	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	*Acer negundo 'Sensation'*	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	*Acer nigrum*		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.

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	*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.
Aceraceae	*Acer nigrum*	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	*Acer platanoides*		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	*Acer pseudoplatanus*		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	*Acer pseudosieboldianum*	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	*Acer pseudosieboldianum x palmatum*	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	*Acer rubrum*	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	*Acer saccharum*	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	*Acer saccharum*	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	*Acer saccharum*	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. Hardiest of Caddo maples.
Aceraceae	*Acer saccharum*	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	*Acer saccharum*	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	*Acer saccharum*	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	*Acer saccharum*	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	*Acer saccharum*	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	*Acer tataricum*	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	*Acer tataricum*	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.

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	*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.
Aceraceae	*Acer tataricum*	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	*Acer triflorum*		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	*Acer truncatum x platanoides*	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	*Acer truncatum x platanoides*	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	*Acer truncatum x platanoides*	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	*Acer truncatum x platanoides*	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	*Acer truncatum x platanoides*	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	*Aesculus flava*		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	*Aesculus glabra*		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	*Aesculus hippocastanum*		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	*Aesculus hippocastanum*	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	*Aesculus x arnoldiana*	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	*Aesculus x Bergeson*		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	*Aesculus x carnea*	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	*Aesculus x carnea*	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	*Aesculus x 'Homestead'*		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.

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	*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.
Rosaceae	*Amelanchier arborea*		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	*Amelanchier canadensis**		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	*Amelanchier laevis*		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	*Amelanchier laevis*	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 easil;y damaged. Taller and more upright than other Amelanchier species. Dominant central leader with upward scaffold branches. Good selection for single stem form.
Rosaceae	*Amelanchier x grandiflora*	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	*Asiminia triloba*		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	*Carpinus betulus*	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	*Carpinus caroliniana*		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	*Carpinus caroliniana*	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	*Carya glabra*		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	*Carya illinoisensis*		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	*Carya ovata*		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	*Catalpa ovata*		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. Availiability may be limited.
Bignoniaceae	*Catalpa speciosa*		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	*Catalpa speciosa*	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.

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	*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.
Bignoniaceae	*Catalpa x erubescens*	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	*Celtis laevigata*	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	*Celtis occidentalis*	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	*Celtis occidentalis*	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	*Celtis occidentalis*	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	*Celtis reticulata*		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	*Cercidiphyllum japonicum*		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	*Cercis canadensis*		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	*Cercis canadensis*	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	*Cercis canadensis*	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	*Cercis canadensis*	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	*Chilopsis linearis*		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	*Chionanthus retusis*		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	*Chionanthus retusis*	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	*Chionanthus virginicus*		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

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	*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.
Fabaceae	*Cladrastis kentukea*		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	*Cladrastis kentukea*	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	*Cornus controversa*	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	*Cornus mas*	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	*Corylus colurna*		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	*Cotinus obovatus*		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	*Crataegus ambigua*		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	*Crataegus crus-galli*	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	*Crataegus laevigata*	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	*Crataegus laevigata*	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	*Crataegus phaenopyrum*		Washington		Moderate		20	20	314.159265	Upright oval to spreadi	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	*Crataegus submollis*		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	*Crataegus viridis*	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	*Crataegus x mordensis*	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	*Eucommia ulmoides*		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	*Eucommia ulmoides*	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.

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	*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.
Fagaceae	*Fagus grandifolia*		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	*Fagus sylvatica*		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	*Fagus sylvatica*	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	*Fagus sylvatica*	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	*Ginkgo biloba*	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	*Ginkgo biloba*	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	*Ginkgo biloba*	Magyar	Magyar Gingko	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	*Ginkgo biloba*	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	*Ginkgo biloba*	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	*Ginkgo biloba*	Shangri-la	Ginkgo	4	Mod	Intermediate	45	30	707		Insignificant	Fruitless			Male clone, fruitless. Slow grower
Fabaceae	*Gleditsia triacanthos inermis*	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	*Gleditsia triacanthos inermis*	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	*Gleditsia triacanthos inermis*	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	*Gleditsia triacanthos inermis*	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.

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	*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.
Fabaceae	*Gleditsia triacanthos inermis*	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	*Gleditsia triacanthos inermis*	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	*Gleditsia triacanthos inermis*	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	*Gymnocladus dioicus*	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	*Gymnocladus dioicus*	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	*Gymnocladus dioicus*	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	*Koelreuteria paniculata*		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	*Koelreuteria paniculata*	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	*Liquidambar styraciflua*		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	*Liriodendron tulipifera*		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	*Liriodendron tulipifera*	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	*Maackia amurensis*		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	*Maackia amurensis*	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	*Maackia amurensis*	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	*Maackia amurensis*	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	*Maclura pomifera*	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.

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	*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.
Moraceae	*Maclura pomifera*	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	*Magnolia*	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	*Magnolia acuminata*		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	*Malus cv*	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	*Morus alba*	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	*Ostrya virginiana*		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	*Ostrya virginiana*	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. Levaes do not persist through winter - Leaf drop is complete in fall. Availability may be limited. Unproven in the Grand Valley.
Betulaceae	*Ostrya virginiana*	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	*Parrotia persica*		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	*Parrotia persica*	JLColumnar P.A.F.	Persian Spire Parrotia	5	Min	Unknown	25	10	79	Columnar to Upright Oval	Red in spring	Insignificant	Red-purple to dark green	Orange-red-yellow	New introduction. Availability may be limited.
Hamamelidaceae	*Parrotia persica*	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	*Phellodendron amurense*		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	*Phellodendron amurense*	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	*Phellodendron amurense*	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	*Phellodendron amurense*	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.

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	*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	*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.
Rosaceae	*Pyrus calleryana*	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	*Pyrus calleryana*	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	*Pyrus fauriei*	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	*Pyrus usseriensis*	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	*Pyrus usseriensis*	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	*Quercus accutissima*		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	*Quercus alba*		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	*Quercus bicolor*		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	*Quercus bicolor*	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	*Quercus bicolor*	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	*Quercus buckleyi*		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	*Quercus gambelii*		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	*Quercus glaucoides*		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	*Quercus imbricaria*		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	*Quercus macrocarpa*		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	*Quercus macrocarpa*	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	*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.
Fagaceae	*Quercus macrocarpa*	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	*Quercus macrocarpa*	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	*Quercus muehlenbergii*		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	*Quercus muehlenbergii*	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.

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. 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
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10

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

21.04.030 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.

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.

Zoning of Proposed Development	**Landscape Requirement**	**Location of Landscaping on Site**
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	Two caliper inches of tree plantings per 3,000 square feet of improved area, 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,

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
	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 [1]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

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. [1] Gravel operations subject to buffering adjacent to residential.																		

(m) **Buffer Requirements.**

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

Note: Fences and walls are required for most buffers.

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:

_____
C. B. McDaniel
President of City Council

_____
Laura J. Baurer
Interim City Clerk

Summary of Engagement Process – Landscaping Code Revision

Landscaping Taskforce Roster

Ted Ciavonne (PLA, Consultant, GJ)

Rob Breeden (PLA, Consultant, Fruita)

Julee Wolverton (PLA, Consultant, Montrose)

David Varner (Restoration Specialist)

Susan Carter (Master Gardener, CSU Tri-River Extension)

Ivan Geer (Principal Engineer, River City Consultants)

Doug MacDonald (Landscape Design, CMU)

Landscaping Taskforce Workshop Dates

1/27/2022

2/11/2022

2/25/2022

3/4/2022

.

Forestry Board Workshop Dates

2/3/2022

Planning Commission Workshop Dates

2/3/2022

3/3/2022