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**PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 23, 2022 - 5:30 PM
CITY HALL AUDITORIUM - 250 N 5th STREET
[//bit.ly/GJ-PC-virtual](http://bit.ly/GJ-PC-virtual)**

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)
2. Consider a request by DR Land, LLC to vacate a 62.55 square foot of a 14-foot multipurpose easement located along Riverside Parkway
3. Consider a request to vacate a 15' x 325' strip of land located on a 144-acre parcel located at 675 23 ½ Road.
4. Consider a request to Vacate a portion of the undeveloped G Road Public Right-of-Way on the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive.

Regular Agenda

1. Consider a request by JGMS Government Services LLC to rezone a 6.15-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 2415 Blue Heron Road
2. 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.
3. Request an amendment to an existing CUP for Phase 2 of a 500 kw ground mounted solar energy facility on 3.78 acres, part of a 14.34 Acre site, in a CSR (Community Services and Recreation) zone district.

Other Business

Adjournment

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

The meeting of the Planning Commission was called to order at 5:33 p.m. by Ken Scissors

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dani Acosta (Senior Planner), and Kalli Savvas (Planning Technician), Jacob Kaplan (Planning Technician), Riley White (Planning Technician), and Madeline Robinson (Planning Technician).

There were members 14 of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from July 12th, 2022.

REGULAR AGENDA

1. Chipeta Hollow Rezone

RZN-2022-298

Consider a request by CIA Investments, LLC to rezone 18.98 acres from R-4 (Residential 4 du/ac) to R-8 (Residential 8 du/ac) zone district located at 2981 B 1/2 Rd.

Staff Presentation

Dani Acosta Principal Planner introduced exhibits into the record and provided a presentation regarding the request.

Applicant Presentation

Representative Tracy States was present and available for questions.

Questions for staff or applicant

Commissioner Gatseos asked staff about the typo in the staff report clarification.
Commissioner Gatseos asked about the density.

Public Hearing

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

- Vernon Hill expressed an issue with the rezone to R-8
- Paula Schafer wanted to know if B ½ road would be widened
- Melinda Hill expressed an issue with the increased density and the impact on traffic, water, and wildlife

- Linda Reinert asked how close the nearest R-8 development is
- Mike Noah reiterated the issues with traffic, schools, and density and the impact on property values
- Debbie Noah reiterated the issues with traffic, schools, and density and the impact on property values

The public hearing was closed at 6:24 p.m. on July 26, 2022.

Discussion

Commissioner Ehlers and Secrest support staff findings on this proposal for the comprehensive plan.

Commissioner Weckerly expressed her opposition to this proposal.

Motion and Vote

Commissioner Gatseos made the following motion Mr. Chairman, on the Chipeta Hollows Rezone request from an R-4 (Residential 4 du/ac) zone district to an R-8 (Residential 8 du/ac) zone district for the 18.98-acre property located at 2981 B ½ Rd, City File Number RZN-2022-298, 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.

Commissioner Secrest seconded; motion passed 6-1.

2. Other Business

3. Adjournment

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

The meeting adjourned at 6:55 p.m.



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: August 23, 2022
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: Dani Acosta, Senior Planner

Information

SUBJECT:

Consider a request by DR Land, LLC to vacate a 62.55 square foot of a 14-foot multipurpose easement located along Riverside Parkway

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, DR Land, LLC, is requesting the vacation of one small area of an existing 14-foot multipurpose easement to accommodate the design of Unit #12, an end-unit that is a part of the Crawford Row Townhomes development. Unit #12 is located along Riverside Parkway. The Applicant is requesting to vacate a portion (62.55 square feet) of the multipurpose easement along Riverside Parkway to permit the construction of a support post on Unit #12, which would need to encroach into the air space of the multipurpose easement to support the second story deck. The requested vacation is consistent with the City's Comprehensive Plan and Circulation Plan.

BACKGROUND OR DETAILED INFORMATION:

The existing multipurpose easement along Riverside Parkway was conveyed in 2017 as identified on the Jarvis Subdivision Filing One by Reception No. 2790938 within City of Grand Junction jurisdiction. The Crawford Row Townhomes Development is part of the larger 58-acre mixed-use development Riverfront at Dos Rios Planned Development. The project proposes a 56-unit townhome development (PLD-1011-43) located at 600 Lawrence Avenue and is within a Planned Development (PD) zone district. The property underwent a Simple Subdivision (SSU-2022-41) between 600 Lawrence Avenue and 680 Lawrence Avenue to revise the boundaries of the two parcels to provide a 3.11-acre parcel to the north (600 Lawrence Avenue) for the

townhome development. The PD ordinance initially specified only light commercial uses for the portions of the property that was incorporated into 600 Lawrence Avenue following the Simple Subdivision. Therefore, a PD amendment (PLD-2021-837) was approved in March 2022 for the revision of the uses allowed within the Dos Rios development. The revised PD modifies the types of uses allowed on the project parcels from light commercial uses to mixed-use uses to permit the construction of the townhomes.

NOTIFICATION REQUIREMENTS

Per Section 21.02.100(e) of the Grand Junction Zoning and Development Code, a neighborhood meeting is not required prior to application for the vacation of an easement.

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 July 6, 2022. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards were sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1000 feet, on August 12, 2022. The notice of the Planning Commission public hearing was published on August 16, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements. Per Section 21.02.100 (c), the vacation of the easement shall conform to the following:

1. The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies of the City;

The vacation of the multipurpose easement does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. The proposed vacation of the multipurpose easement will have no impact on public facilities or services provided to the general public since to date, the multipurpose easement along Riverside Parkway does not contain any existing utilities within it. This has been confirmed by recent utility locates. Therefore, staff has found the request to vacate this portion of the existing easement does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City and therefore this criterion has been met.

The Applicant is currently in discussions with Xcel regarding the request and waiting on confirmation that Xcel has no objection. The City has notified the Applicant that the resolution for vacation will be signed pending written confirmation from Xcel that there is no objection to the request.

2. No parcel shall be landlocked as a result of the vacation;

The request to vacate the aforementioned portion of the 14-foot multipurpose easement will not render any properties landlocked. All townhome units within the development have access to Lawrence Avenue, which is a public right-of-way, and the rest of the City street network. Unit #12 is located in one building with several other townhome units. The property owner owns the building and the remainder of the lot in which the building is being built. The remainder of the lot has direct access to the right-of-way and as result provides indirect access to the right-of-way for the units. Therefore, staff has found this criterion has been met.

3. Access to any parcel shall be not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

As provided in (2) above, the townhomes in the development will maintain the point of access to Lawrence Avenue and the rest of the City street network since the 14-foot multipurpose easement does not align with any existing or planned street network. No access to any parcel will be restricted; therefore, this request conforms with this criterion.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);

No adverse impacts on the health, safety, and/or welfare of the general community have been identified and the quality of public facilities and services provided to any parcel of land will not be reduced as a result of this vacation request; therefore, this request conforms with this criterion.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

As provided in (1), recent locates demonstrate that there are no existing utilities in the 14-foot multipurpose easement. Since no utilities currently exist, staff has determined that the proposed vacation will not inhibit the provision of adequate public facilities and services, and find this criterion met. As mentioned previously, the Applicant has been notified that signing of the resolution will be conditioned on Xcel confirming that the request will not impact the provision of public facilities and services.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Although there is not an immediate measurable public benefit, there is a perceived future public benefit to the requested vacation. Future property owners will largely be the beneficiaries of this vacation by providing the developer and owners with additional buildable area that could be utilized to support construction and supporting structures,

since permanent structures cannot be located over an easement. The vacation of unused portions of an easement that currently does not contain utilities provides additional flexibility to the developers and, at a macro-level provides a public benefit to the community who will benefit from additional units being added to the City's housing stock. This flexibility benefits the City by helping it to achieve its overall housing goals by relaxing some barriers to development, particularly in an area identified by the Comprehensive plan as a priority for urban infill.

As such, staff finds that this criterion has been met.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to vacate a 62.55 square-foot strip of the multipurpose easement along Riverside Parkway as identified on the Jarvis Subdivision Filing One by Reception No. 2790938 on the property located at 600 Lawrence Avenue, the following findings of fact have been made:

1. The requests conform with Section 21.02.100 (c) of the Zoning and Development Code.

Therefore, Staff recommends approval of the requests.

SUGGESTED MOTION:

Mr. Chairman, on the request to vacate a 62.55 square-foot strip of the 14-foot multipurpose easement along Riverside Parkway as identified on the Jarvis Subdivision Filing One by Reception No. 2790938 on the property located at 600 Lawrence Avenue, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.

Attachments

1. Exhibit 1 - Development Application
2. Exhibit 2 - Crawford Row Townhomes Vacation Legal Description & Site Sketch
3. Exhibit 3 - Riverside Parkway MPE Utility Locates
4. Exhibit 4 - Crawford Row Townhomes Vacation Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

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

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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner

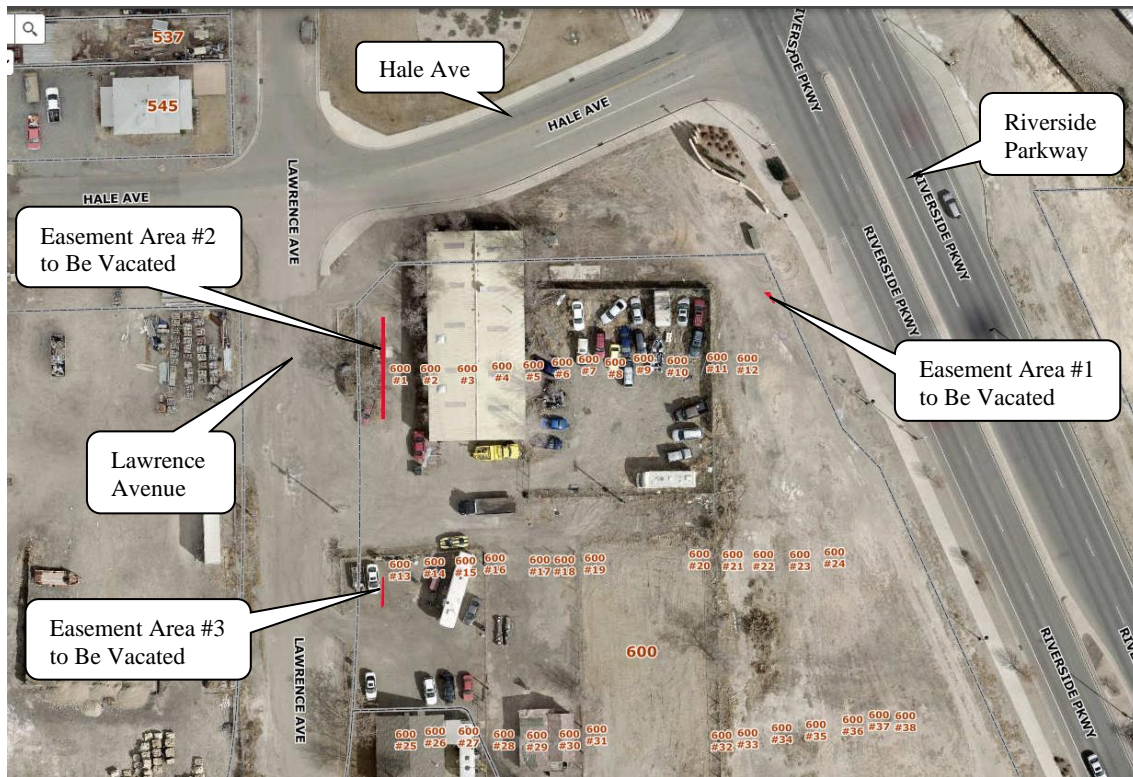


Date

General Project Report for Crawford Row Townhomes Easement Vacation

Project Description

The purpose of this application is to request approval to vacate three small areas of an existing 14-ft multi-purpose easements located at 600 Lawrence Avenue in Grand Junction, Colorado. The approximate location of the right-of-way to be vacated is depicted in the air photograph below:



Project Location

The property is owned by DR Land LLC and is part of the Dos Rios Planned Development. DR Land LLC recently received approval for the Crawford Row Townhomes project (City # PLD-2022-43) which is proposing to construct 56 townhomes on the site. As part of this plan approval, the design for the townhomes placed the foundations immediately next to existing 14-ft multi-purpose easements along Lawrence Avenue and Riverside Parkway.

As final architectural and foundation plans for the townhome buildings were being finalized, it was determined a deck support post for a second story deck on Unit #12 would need to be placed in a multi-purpose easement along Riverside Avenue.

Townhome Units #1 and #13, located along Lawrence Avenue, have foundations that are right next to the muti-purpose easement areas. To allow for some flexibility during construction when pouring the concrete foundation, DR Land LLC is also requesting a 3" wide by 40-ft long easement vacation along Unit #1 and a 3" Wide by 10-ft long easement vacation along Unit #13.

General Project Report for Crawford Row Townhomes Easement Vacation

The dedication language for the multi-purpose easements states the following on the subdivision plat:

ALL Multipurpose easements are dedicated to the City of Grand Junction as **perpetual easements** for City approved utilities including the installation, operation, maintenance and repair of **said utilities and appurtenances** which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

ALL easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors or assigns, together with the right to trim or remove interfering trees and brush; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owner of said lot hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement(s)

Multi-Purpose Easement Dedication Language on Riverfront At Dos Rios Filing Four Plat

As indicated in the easement dedication language above, DR Land LLC shall not burden or overburden said easement by erecting or placing any improvements which may impede the use of the easement and/or prevent reasonable access the easement by the City and utility providers.

The multi-purpose easement along Riverside Parkway does not have any existing utilities located in it according to recent utility locate requests by the applicant.

The multi-purpose easements along Lawrence Avenue does have and underground electrical and gas (Xcel Energy) which are located in the middle of the 14-ft multi-purpose easement.

Therefore, there are no existing utilities that would be impacted by these proposed easement vacations. The applicant did speak with Xcel Energy (Ryan Menapace) and they did not see any issues with these easement vacations.

Approval Criteria

Section 21.02.100 of the City of Grand Junction Land Development Code provides the criteria that shall be met for vacation of this right of way area. The criteria include the following:

21.02.100 (c) (1): The Comprehensive Plan, Grand Junction Circulation Plan and other plans and policies;

Response: The proposed vacation of easement at this location will not impact any proposed Grand Junction Circulation Plans, Policies, or impact the Comprehensive Plan. There are no planned or future roadways that could connect to this small area of right of way.

**General Project Report
for
Crawford Row Townhomes Easement Vacation**

21.02.100 (c) (2): No parcel shall be landlocked as a result of the vacation;

Response: Vacation of this easement area will not result in any landlocked condition.

21.02.100 (c) (3): Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

Response: The proposed vacation will not impact access to any land parcel as this access has never been used and does not align with any existing or planned street network.

21.02.100 (c) (4): There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced;

Response: This vacation will not impact health, safety or welfare as it is located on private property and not accessible to any other parcel except the applicants.

21.02.100 (c) (5): The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Response: The proposed vacation will not impact access to any land parcel as this access has never been used and does not align with any existing or planned street network and it is not accessible by any other user except the applicant.

21.02.100 (c) (6): The proposal shall provide benefit to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Response: The proposed easement vacation provides has no impact on city maintenance or operations.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DR Land LLC ("Entity") is the owner of the following property:

(b) 600 Lawrence Avenue, Grand Junction, Colorado

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

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

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

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

☒ The Entity is the sole owner of the property.

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

On behalf of Entity, I have reviewed the application for the (d) Final Development Plan (Site Plan)

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.

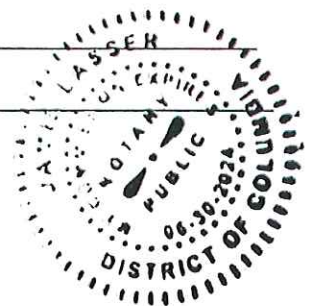
I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: *Kevin Riegler*

Printed name of person signing: Kevin Riegler

State of District of Columbia)

County of _____) ss.



Subscribed and sworn to before me on this 27 day of December, 2021

by Kevin Riegler

Witness my hand and seal.

My Notary Commission expires on

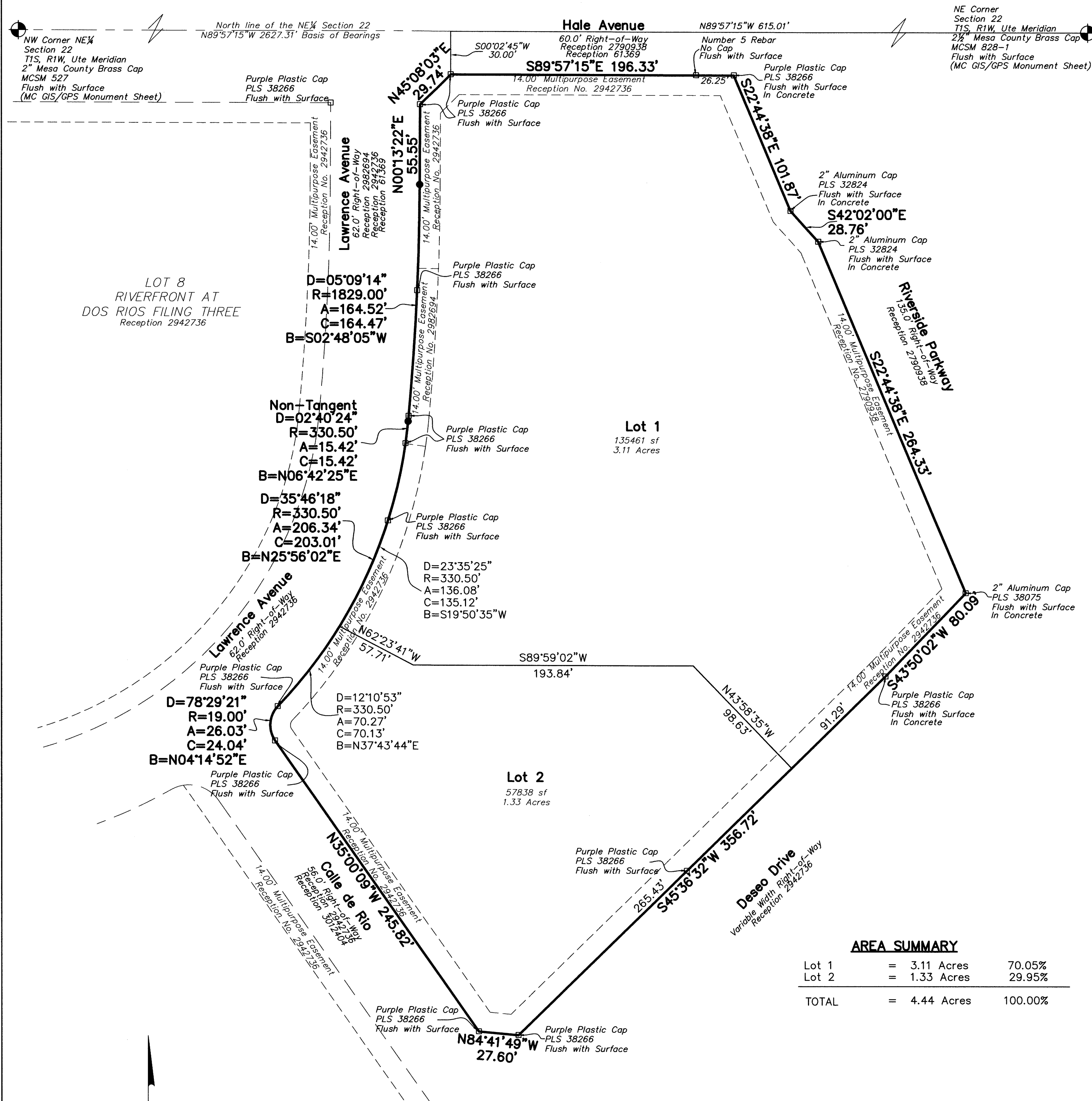
6/30/24

Sami Jasn
Notary Public Signature

RIVERFRONT AT DOS RIOS FILING 5

A REPLAT OF RIVERFRONT AT DOS RIOS FILING FOUR AS RECORDED AT RECEPTION 2982694

NE1/4 SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO



AREA SUMMARY

Lot 1	= 3.11 Acres	70.05%
Lot 2	= 1.33 Acres	29.95%
TOTAL	= 4.44 Acres	100.00%

LEGEND

- ALTIQUOT SURVEY MARKER, AS NOTED
- SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953
- PER CRS-38-51-105, IN CONCRETE
- FOUND EVIDENCE, AS NOTED
- PK NAIL, SET IN PAVING
- DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-51-105
- D DELTA ANGLE OF ARC
- R RADIUS OF ARC
- L LENGTH OF ARC
- NAD 83 NORTH AMERICAN DATUM 1983
- CHORD DISTANCE OF ARC
- CHORD BEARING OF ARC
- = EQUAL SYMBOL
- % PERCENT SYMBOL
- & AND SYMBOL
- INTERSTATE HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- UNITED STATES
- NOT TO SCALE
- CRS COLORADO REVISED STATUTES
- SOLICET, USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
- NAD 88 NORTH AMERICAN VERTICAL DATUM 1988
- CALCULATED POSITION OF POINT OF CURVATURE OR POINT OF TANGENCY
- PROFESSIONAL LAND SURVEYOR
- LLC LIMITED LIABILITY COMPANY
- A.D. ANNO DOMINI
- MORE OR LESS
- DEGREES (ANGULAR)
- MINUTES (ANGULAR) OR FEET (LINEAR)
- SECONDS (ANGULAR) OR INCHES (LINEAR)
- CDOT COLORADO DEPARTMENT OF TRANSPORTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- T TOWNSHIP
- R RADIUS OR RANGE (Context)
- MCGPS MESA COUNTY GLOBAL POSITIONING SYSTEM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DR LAND LLC, a Colorado limited liability company is the owner of that real property located in part of the Northeast Quarter (NE1/4) of Section 22, Township 1 South, Range 1 West of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows: (Original Warranty Deed Reception 2985239 (Lot 6A) and Reception 3025766 (Lot 6B).)

Lots 6A and 6B, inclusive, of RIVERFRONT AT DOS RIOS FILING FOUR as shown on plat recorded at Reception 2982694, Mesa County records.

That said owner has by these presents laid out, platted, and subdivided the above described real property into lots, blocks, and tracts, as shown hereon, and designated the same as RIVERFRONT AT DOS RIOS FILING 5, a subdivision in the City of Grand Junction, Colorado, and hereby offers the following dedications and grants:

NONE

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Owners hereby declare all lienholders of record to herein described real property are shown hereon.

IN WITNESS WHEREOF, said owner, Kevin Riegler, has caused their name to be hereunto subscribed this 9th day of May, A.D. 2022

by: Kevin Riegler title: Manager
for: DR LAND LLC, Colorado limited liability company

NOTARY PUBLIC'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF ROUTT

The foregoing instrument was acknowledged before me by Kevin Riegler

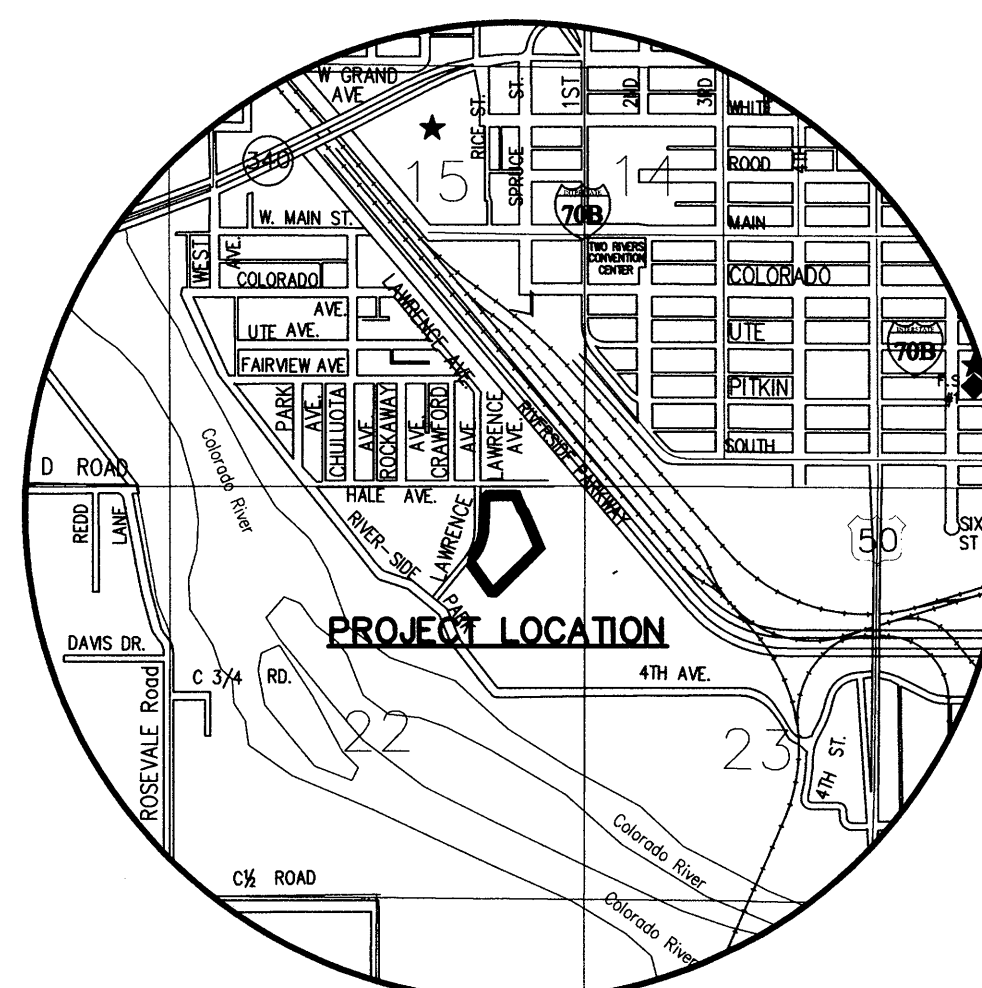
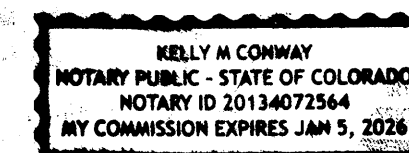
title: Manager for DR LAND LLC, a Colorado limited liability company

this 9th day of May, A.D., 2022

Witness my hand and official seal:

Kelly Conway
Notary Public

My Commission Expires 1/5/2026



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of RIVERFRONT AT DOS RIOS FILING 5, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. To the best of my knowledge and belief, this plat conforms to the requirements for subdivision plats specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and laws of the State of Colorado. This survey is not a guaranty or warranty, either express or implied.

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA

We, Colorado Title Closing Services, a title insurance company, as duly licensed in the state of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to DR LAND, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights of way of record are shown hereon.

Date: 5/16/2022 by: Julia E. Young / Manager Name And Title

for: Colorado Title Closing Services Name Of Title Company

GENERAL NOTES

Basis of bearings is the North line of the NE1/4 of Section 22 which bears North 89°57'15" West, a distance of 2627.31 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers.

All lineal units shown hereon in U.S. Survey feet.

Easement and Title Information provided by WESTCOR Land Title Insurance Company, Policy No. OP-6-C01026-12099445, dated June 11, 2021 for Lot 6A.
Easement and Title Information provided by WESTCOR Land Title Insurance Company, ORDER No. MS22201078-2 (Amended), dated March 27, 2022 for Lot 6B.

FOR CITY USE ONLY

Associated Recorded Documents
Reception Type

CITY OF GRAND JUNCTION APPROVAL

This plat of RIVERFRONT AT DOS RIOS FILING 5, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted this 6 day of June, A.D., 2022

City Manager: Sam Wt

Mayor: [Signature]

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss
COUNTY OF MESA

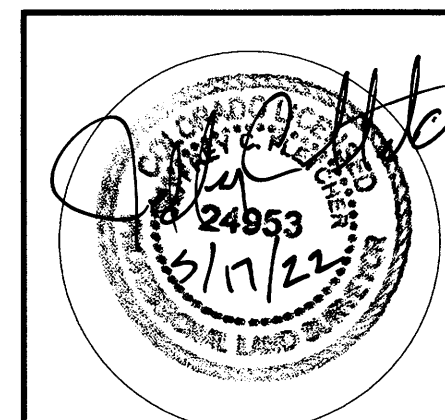
I hereby certify that this instrument was filed in my office at 2:02 o'clock P.M.,

June 9, A.D., 2022 and was duly recorded in Reception No. 3034050

Drawer No. 13-23 Fees: 100.00 + 3.00

Tina Peters
Clerk and Recorder

By: Shanifer Haman
Deputy



Jeffrey C. Fletcher
COLORADO PROFESSIONAL LAND SURVEYOR
PLS NO. 24953

RIVERFRONT AT DOS RIOS FILING 5

A REPLAT OF
RIVERFRONT AT DOS RIOS FILING FOUR
AS RECORDED AT RECEPTION 2982694
NE1/4 SECTION 22, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC

1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO.	21-123	SURVEYED	DRAWN	CHK'D	SHEET	OF
DATE:	May, 2022	be	knr	jcf	1	1

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named DR Land LLC, a Colorado limited liability company, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/> other: _____	
3. The entity is formed under the laws of: State of Colorado
4. The mailing address for the entity is: 2201 Wisconsin Avenue NW, Suite 200, Washington, DC 80202
5. The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Kevin Riegler, Manager
6. The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in real property:

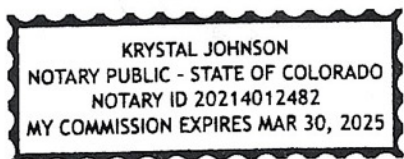
Executed this _____ day of May, 2022.

Signature

Kevin Riegler

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

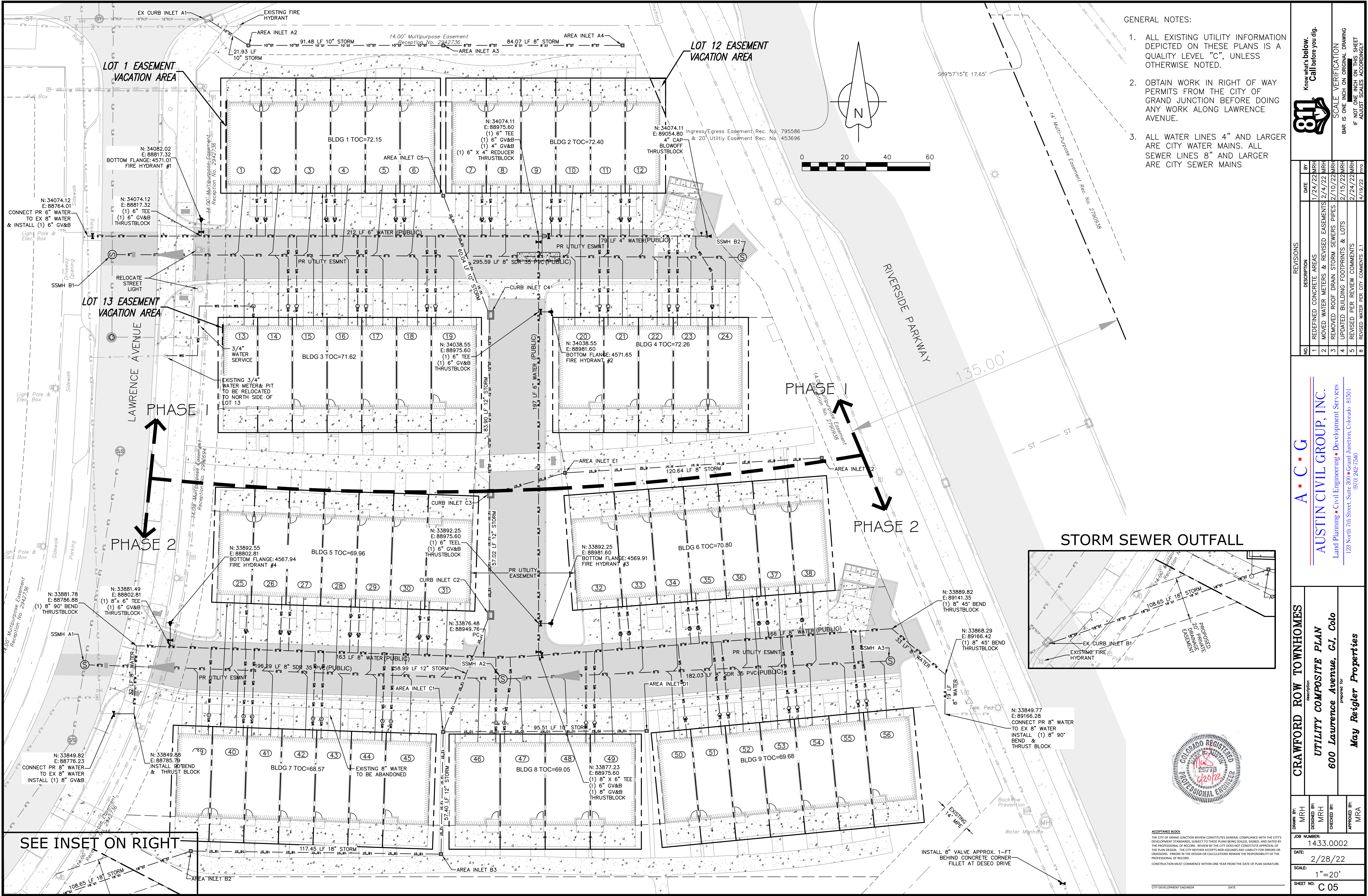
The foregoing instrument was acknowledged before me this 1st day of June, 2022, by Kevin Riegler, Manager..



Witness my hand and official seal.

Notary Public

My commission expires: 3/30/2025



GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS IS A QUALITY LEVEL "C", UNLESS OTHERWISE NOTED.
2. OBTAIN WORK IN RIGHT OF WAY PERMITS FROM THE CITY OF GRAND JUNCTION BEFORE DOING ANY WORK ALONG LAWRENCE AVENUE.
3. ALL WATER LINES 4" AND LARGER ARE CITY WATER MAINS. ALL SEWER LINES 8" AND LARGER ARE CITY SEWER MAINS



Know what's below.
Call before you dig.

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

NO.	REVISIONS	DATE	BY
1	REDEFINED CONCRETE AREAS	1/24/22	MRH
2	MOVED WATER METERS & REVISED EASEMENTS	2/4/22	MRH
3	REMOVED ROOF DRAIN STORM SEWERS PIPES	2/10/22	MRH
4	UPDATED BUILDING FOOTPRINTS & LOTS	2/15/22	MRH
5	REVISED PER REVIEW COMMENTS	2/24/22	MRH
6	REVISED WATER PER CITY COMMENTS 2.1	4/19/22	MRH

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

CRAWFORD ROW TOWNHOMES
UTILITY COMPOSITE PLAN
600 Lawrence Avenue, G.I. Colo
prepared for
May Reigler Properties

DRAWN BY:	MRH
DESIGNED BY:	MRH
CHECKED BY:	MRH
APPROVED BY:	MRA
JOB NUMBER:	1433.0002
DATE:	2/28/22
SCALE:	1"=20'
SHEET NO.:	C 05

ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.



HIGH DESERT SURVEYING, INC

1673 Hwy 50 Unit C
Grand Junction, CO 81503
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A **CRAWFORD TOWNHOMES LOT 12 EASEMENT VACATION**

A parcel of land lying in the Northeasterly portion of Lot 1, Dos Rios Filing 5, as shown on plat recorded at Reception Number 3034050, Mesa County records and being located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West, Ute Meridian, whence the Northwest Quarter of said NE $\frac{1}{4}$ bears N89°57'15"W, a distance of 2627.31 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the North line of said NE $\frac{1}{4}$ N89°57'15"W, a distance of 427.98 feet; thence S00°02'45"W, a distance of 44.00 feet to a point of the South line of a 14 foot Multipurpose Easement as Recorded at Reception Number 2942736; thence along said multipurpose easement line, S22°44'38"E, a distance of 11.86 feet to the POINT OF BEGINNING; thence N89°59'29"E, a distance of 7.24 feet; thence S00°00'31"E, a distance of 17.28 feet returning to a point on said Multipurpose Easement line; thence along said Multipurpose Easement line, N22°44'38"W, a distance of 18.73 feet the POINT OF BEGINNING.

Said parcel containing an area of 62.55 Square Feet, as herein described.

HIGH DESERT SURVEYING, INC

1673 Hwy 50 Unit C
Grand Junction, CO 81503
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A CRAWFORD TOWNHOMES LOT 12 EASEMENT VACATION

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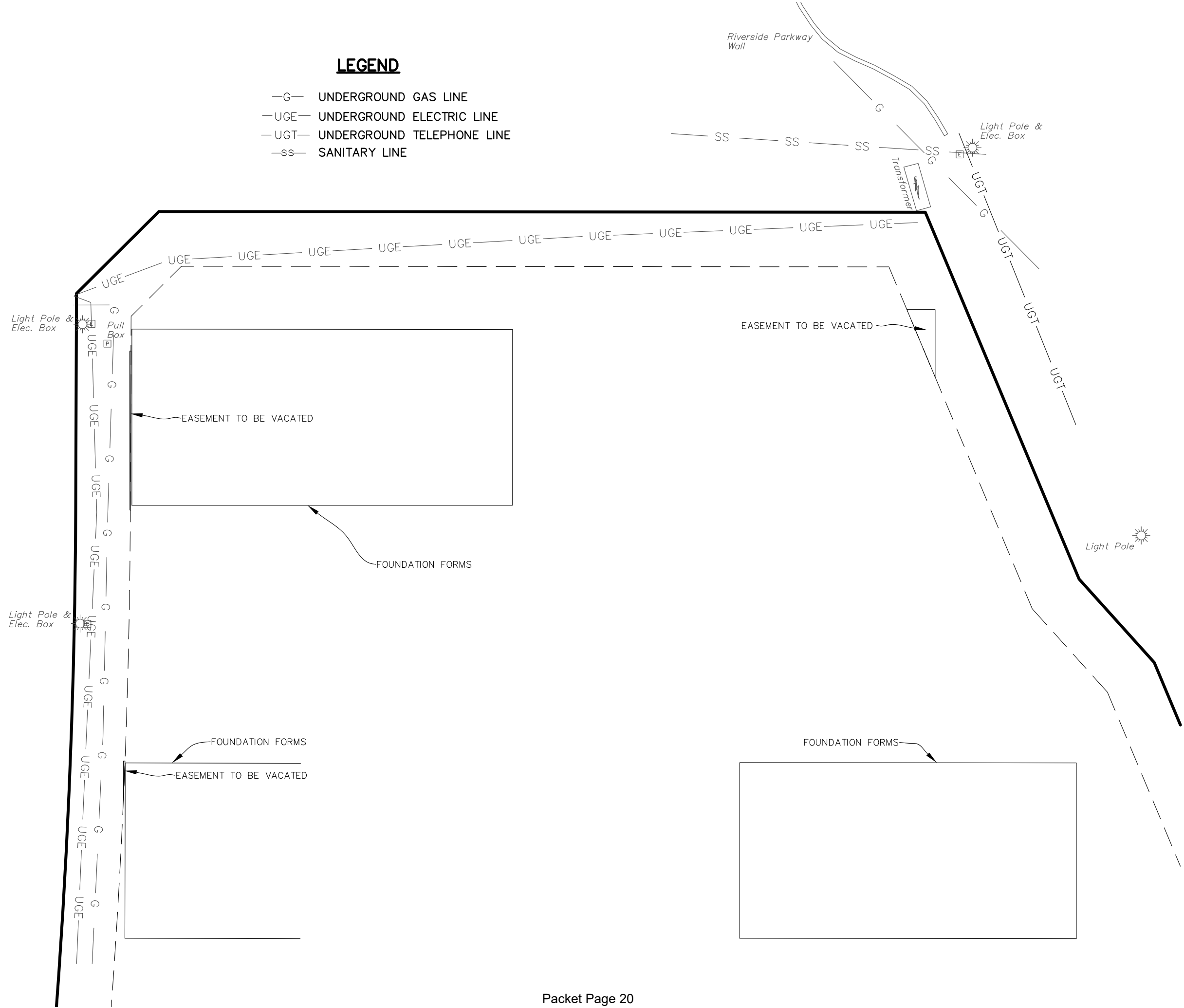
Said parcel containing an area of 62.55 Square Feet, as herein described.



21-123 Lot 12_Exhibit A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.
1673 Highway, 50 Unit C
Grand Junction, CO 81503

LEGEND

- G— UNDERGROUND GAS LINE
- UGE— UNDERGROUND ELECTRIC LINE
- UGT— UNDERGROUND TELEPHONE LINE
- SS— SANITARY LINE



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING PUBLIC EASEMENT

LOCATED AT 600 LAWRENCE AVENUE

Recitals:

A vacation of public easement has been requested by DR Land LLC, in anticipation of constructing a support post for a second-story deck on Unit #12, part of the Crawford Row Townhome development within the Dos Rios Planned Development. The easement does not align with any existing or planned roadways and does not contain any public infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain public easement conveyed at Reception No. 2790938 Mesa County Clerk and Records Records, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED MULTIPURPOSE EASEMENT IS HEREBY VACATED.

A parcel of land lying in the Northeasterly portion of Lot 1, Dos Rios Filing 5, as shown on plat recorded at Reception Number 3034050, Mesa County records and being located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

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Said parcel containing an area of 62.55 Square Feet, as herein described.

See Exhibit B.

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

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

ATTEST:

City Clerk

Mayor

Crawford Townhomes Lot 12 Easement Vacation

T1S, RHV, Ute Meridian T1S,
 2½" Mesa County Brass Cap
 MCSM 828-1
 Flush with Surface
 (MC GIS/GPS Monument Sheet)
 POINT OF COMMENCEMENT

$$\mathbf{y} = \begin{bmatrix} y_1 \\ y_2 \\ \vdots \\ y_n \end{bmatrix} = \mathbf{V} \begin{bmatrix} \lambda_1 \\ \lambda_2 \\ \vdots \\ \lambda_n \end{bmatrix}$$

PR0J. NO. 21-123	Surveyed	Drawn	APP'D	SHEET	OF
DATE: June, 2022	BO/SG	BE	BE		



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: August 23, 2022
Presented By: Nicole Galehouse, Principal Planner
Department: Community Development
Submitted By: Nicole Galehouse, AICP, Principal Planner

Information

SUBJECT:

Consider a request to vacate a 15' x 325' strip of land located on a 144-acre parcel located at 675 23 ½ Road.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Stuart Borne, on behalf of Foothills Housing 2 LLC, is requesting the vacation of a 15' strip of land in the middle of parcel #2945-052-17-001, 675 23 ½ Rd, beginning at the western property line and going east approximately 325'. The vacation area contains approximately 0.11 acre of land.

The subject property is part of the Mesa Trails Planned Development (fka Three Arrows). The applicant is preparing development applications and the cleanup of this right-of-way is necessary for future development on the site.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area of 0.11 acres is located approximately 1/3 mile south of G Road along the western boundary of the subject property. The right-of-way was dedicated in 1955 "to the public" by Harland and Edna Anderson by deed at Reception #650525. This previously dedicated right-of-way does not align with any existing or planned roadways in this area, nor is there any infrastructure located on this property.

The subject property is part of the Mesa Trails Planned Development (fka Three Arrows). The applicant is preparing development applications and the cleanup of this right-of-way is necessary for future development on the site. The proposed vacated

area will be incorporated into the overall site design. Given that the right-of-way does not connect to any other roadways, existing or proposed, and that the width of the right-of-way is inadequate for roadway construction, the Applicant is requesting the vacation of the right-of-way to accommodate the proposed planned development. As part of the Mesa Trails planned development, the Applicant is dedicating and constructing right-of-way as determined necessary during the plan review process.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting

A Neighborhood Meeting was held on May 17, 2022, via Zoom virtual platform. There were four total participants including the applicant, city staff, and two members of the public.

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 June 10, 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 on August 11, 2022. The notice of this public hearing was published August 12 and August 16, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review are set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

- (1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate 0.11 acres of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities or services provided to the general public since it is not contemplated for any proposed roadway alignments and all circulation will be evaluated during the subdivision and/or site plan processes.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Principal 3: Responsible and Managed Growth

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

Therefore, staff has found this criterion has been met.

- (2) No parcel shall be landlocked as a result of the vacation;

This request is to vacate existing public right-of-way which is not needed to provide access to the subject property. The property has multiple points of potential future access on G Road, 23 ½ Road, and Hwy 6 & 50, as well as future opportunities for connection to F ½ Road, F ¾ Road, and 23 ¾ Road. Therefore, staff has found that this criterion has been met.

- (3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation request does not impact access to any parcel and as such, staff finds this criterion has been met.

- (4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;

There will be no impact to public facilities and services. Grand Valley Drainage District, Grand Valley Power, City of Grand Junction Fire, Ute Water, and Xcel Energy responded during the utility review that there was no objection to the vacation of this property. No comments were received from other review agencies. Staff therefore finds this criterion has been met.

- (5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and
Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services. There will be ample opportunity during the site planning process to locate adequate public facilities and services. Staff finds that this criterion has been met.

- (6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

This proposal will remove right-of-way that is not necessary for any City transportation networks, is not sufficient to produce any viable road right-of-way, and is not intended for construction. Approval of this request will allow for the site to be developed in a more cohesive manner without having to avoid this strip of land that goes through the middle of the site. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Foothills Housing – Public Right-Of-Way Vacation, VAC-2022-396, located on a 144-acre parcel located at 675 23 ½ Road, the following finding of fact

have been made:

The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.

Therefore, Staff recommends conditional approval of the requested vacation.

SUGGESTED MOTION:

RECOMMENDED MOTION

Mr. Chairman, on the Foothills Housing – Public Right-Of-Way Vacation located on a 144-acre parcel located at 675 23 ½ Road, City file number VAC-2022-53, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Exhibit 1 - Foothills Housing ROW Vacation Development Application
2. Exhibit 2 - Foothills Housing ROW Vacation Aerial & Site Map
3. Exhibit 3 - Foothills Housing Site Sketch
4. Exhibit 4 - Foothills Housing Vacation Ordinance

Development Application

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

Petition For:

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

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

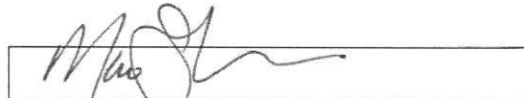
Contact Person:

Contact Phone #:

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

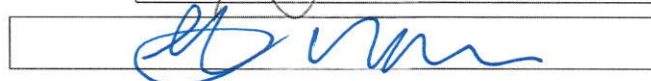
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application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

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

Foothills Housing ROW Vacation VAC-2022-396



KNOW ALL MEN BY THESE PRESENTS: That, Foothills Housing 2 LLC, A Colorado Limited Liability Company is the owner of that real property located in Section 5, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

LOT 1, MOSAIC FACTORY HOUSING BUILDING SUBDIVISION, CITY OF GRAND JUNCTION
COUNTY OF MESA, STATE OF COLORADO
RECORDED AT RECEPTION No. 3010726

Said parcel contains 159.91 ACRES.

Said owner has by these presents laid out, platted and subdivided the above described real property, and designated the same as THREE ARROWS SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and hereby offers the following dedications and grants.

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Pedestrian Easements are dedicated to the City of Grand Junction as perpetual easements for ingress and egress access use by the public forever for constructing, installing, maintaining and repairing a trail and for purposes of walking, running, wheelchairs (motorized and non-motorized), bicycling, and other non-motorized forms of transportation for commuting and recreational purposes with or without pets accompanying them.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby plotted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said Owner states that all lienholders appear hereon.

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed

this 13th day of December, A.D. 2021.

by: [Signature]
For: Foothills Housing 2 LLC

NOTARY PUBLIC CERTIFICATION

STATE OF Colorado :

COUNTY OF Denver : ss

The foregoing instrument was acknowledged before me

this 13th day of December, A.D. 2021.

by: Stuart Bolero

Witness my hand and official seal

My Commission Expires 09-10-2022

JODIE MARIE BODVAKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144039434
COMMISSION EXPIRES SEPTEMBER 10, 2022

[Signature]
Notary Public

ABBREVIATIONS:

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

CURVE LABEL ABBREVIATIONS:

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

CITY USE BLOCK

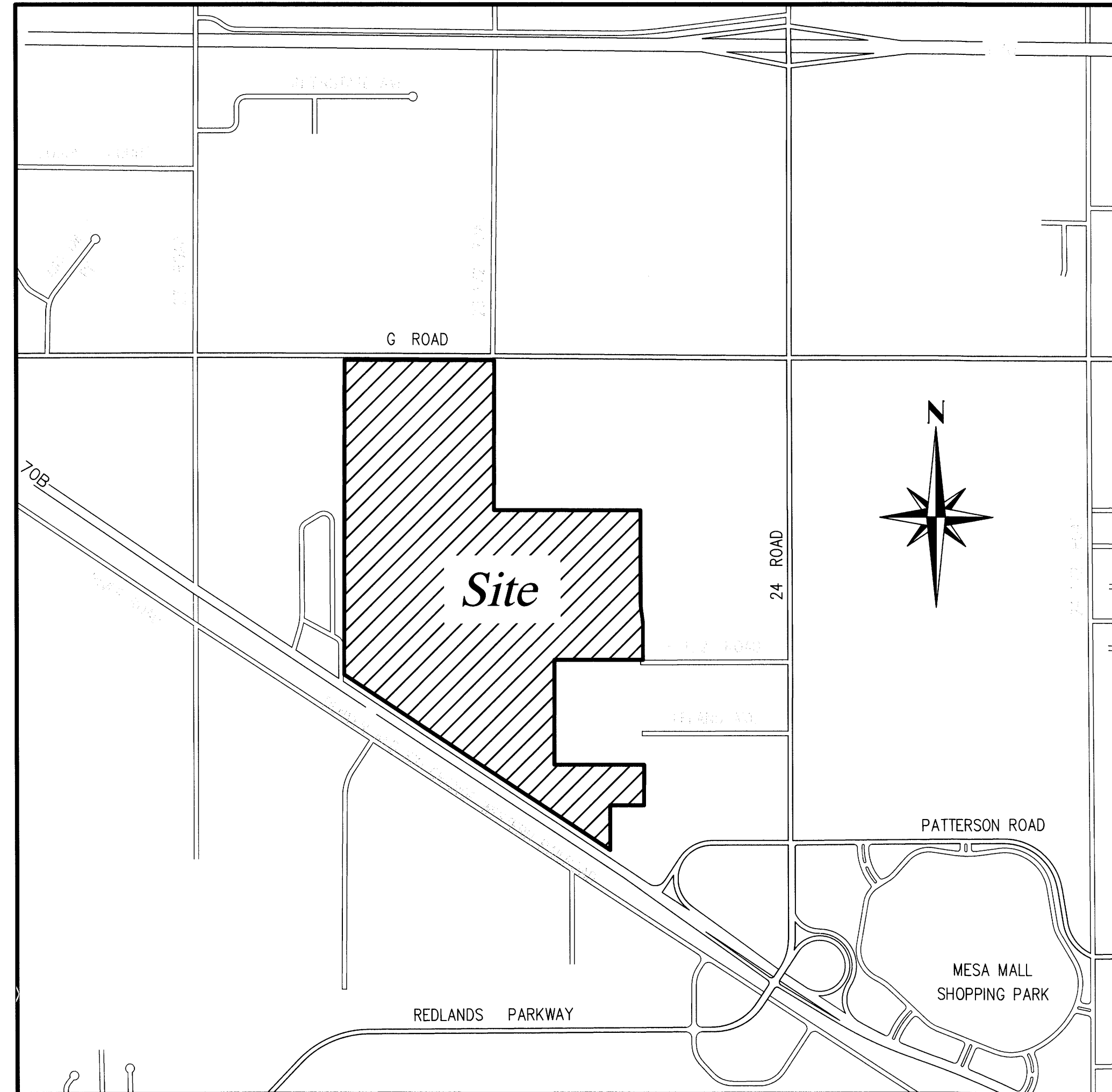
The below listed recording information for Associated Record Documents was not prepared under the professional land surveyor's responsible charge, Board Rule 6.2.1, State of Colorado

The recording information is to be completed by the City of Grand Junction personnel.

1. 5' and 10' Irrigation Easements are granted to _____ Reception Number 3012877

THREE ARROWS SUBDIVISION

BEING A REPLAT OF LOT 1 OF MOSAIC FACTORY HOUSING BUILDING SUBDIVISION
AS RECORDED AT RECEPTION NUMBER 3010726
AND SITUATED IN SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



VICINITY MAP: NOT TO SCALE

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO :

COUNTY OF MESA : ss

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County,

Colorado, at 2:54 o'clock p.m., on this 20 day of December 2021 and

was recorded at Reception No. 3012876

Drawer No. G3-94, and Fees \$30, \$3

Tina Peters
Clerk and Recorder

Kaitlin Snover
Deputy

CITY APPROVAL

THREE ARROWS SUBDIVISION, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is hereby approved and dedications accepted this 16 day of December 2021.

[Signature]
City Manager

[Signature]
President of Council

TITLE CERTIFICATION

STATE OF COLORADO } ss
COUNTY OF MESA }

WE, LAND TITLE GUARANTEE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY VESTED TO FOOTHILLS HOUSING 2 LLC, A COLORADO LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD; THAT ALL EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD ARE SHOWN HEREON.

DATE: DECEMBER 15, 2021 BY: [Signature]
FOR: LAND TITLE GUARANTEE COMPANY
LAWRENCE J. VENT/EXAMINER

LIENHOLDER RATIFICATION

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED AT RECEPTION NUMBER 2975196 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

BY SIGNATURE BELOW THE UNDERSIGNED HEREBY CERTIFIES IT HAS AUTHORITY TO SUBORDINATE SAID SECURITY INTEREST ON LIENHOLDER'S BEHALF, THIS 16 DAY OF December 2021.

BY: [Signature]
TITLE: Authorized Representative

FOR: _____
METROPOLITAN PARTNERS GROUP ADMINISTRATION, LLC

NOTARY PUBLIC CERTIFICATION

STATE OF NY :

COUNTY OF NY : ss

The foregoing instrument was acknowledged before me

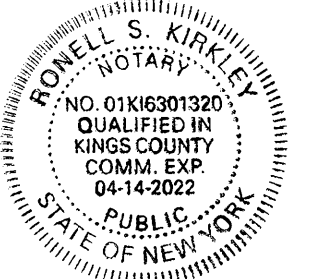
this 8th day of Dec, A.D. 2021.

by: Mikes Peet

Witness my hand and official seal

My Commission Expires 4-14-2022

[Signature]
Notary Public



NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITH A CURRENT TITLE POLICY BY LAND TITLE GUARANTEE COMPANY POLICY No. 0X65042070.3520657.
- BEARINGS ARE BASED ON THE EAST LINE OF NE¼ NW¼ SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S00°08'35"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2975194, OF THE MESA COUNTY RECORDS.
- PROPERTY SURVEYED HEREON IS SUBJECT TO WASTE WATER RIGHTS ALONG THE EAST LINE OF THE NW¼ NW¼ SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN AS RECORDED AT RECEPTION NO. 42542. THE CALLED FOR WASTE DITCH NO LONGER EXISTS AND THE RIGHTS GRANTED ARE NOT A SURVEY MATTER.

SURVEYOR'S CERTIFICATION:

I, Patrick W. Click, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct and complete Final Plat of the THREE ARROWS SUBDIVISION, as laid out, platted, dedicated and shown hereon, that such Final Plat was made from an accurate survey of said property by me and under my supervision. Both conform to the standards of practice, statutes and laws of the State of Colorado to the best of my knowledge and belief. This statement is not a guaranty or warranty, either expressed or implied.



Patrick W. Click
COLORADO REGISTERED LAND SURVEYOR PLS #37904

DECEMBER 15, 2021
DATE

LAND USE SUMMARY

LOTS	158.23 ACRES	99%
RIGHT OF WAY	1.68 ACRES	1%
TOTAL	159.91 ACRES	100%

THREE ARROWS SUBDIVISION
A REPLAT OF LOT 1 OF MOSAIC FACTORY HOUSING BUILDING SUBDIVISION
AS RECORDED AT RECEPTION NUMBER 3010726
AND SITUATED IN SECTION 5
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2021-064 FIELD WORK: SL
DATE: 12/6/21 DRAWING NAME: THREE ARROWS
DRAWN BY: JW
CHECKED BY: PC

POLARIS SURVEYING

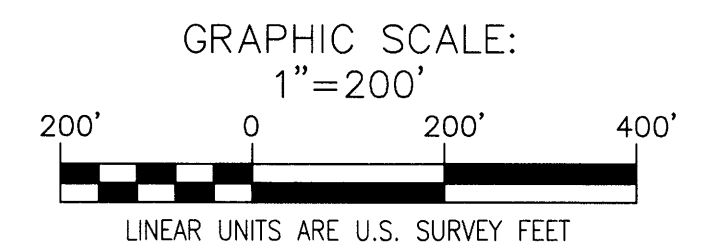
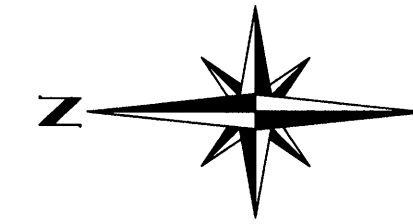
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

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CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

Curve Table					
Curve #	Radius	Length	Delta	Chord Length	Chord Bearing
C1	500.00'	103.33'	011° 50' 25"	103.14'	S05° 51' 27"E
C2	440.00'	90.93'	011° 50' 25"	90.77'	S05° 51' 27"E
*C3	88.00'	9.72'	006° 19' 39"	9.71'	N68° 17' 27"W
C4	48.00'	35.88'	042° 49' 23"	35.05'	N43° 42' 56"W
C5	378.00'	106.78'	016° 11' 10"	106.43'	N14° 12' 39"W
*C6	52.00'	24.97'	027° 30' 59"	24.73'	N19° 52' 34"W
*C7	50.00'	29.48'	033° 46' 38"	29.05'	N16° 44' 44"W

* NON-TANGENT CURVE



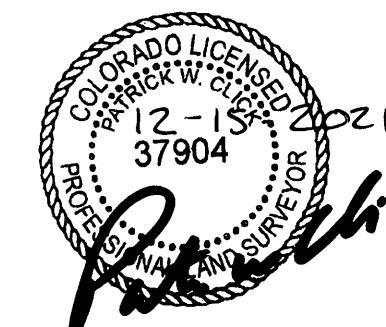
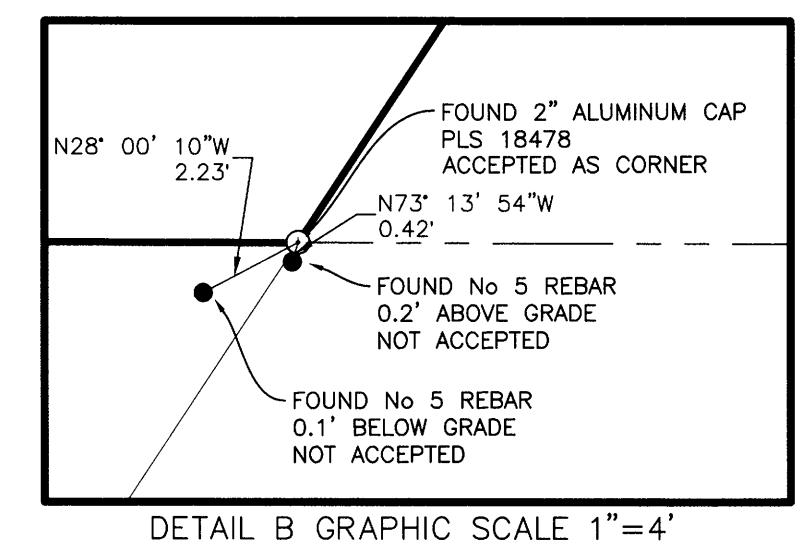
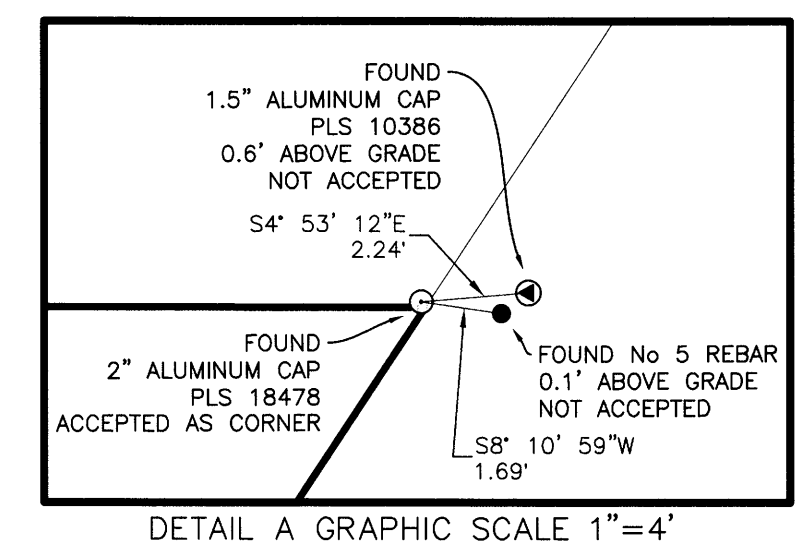
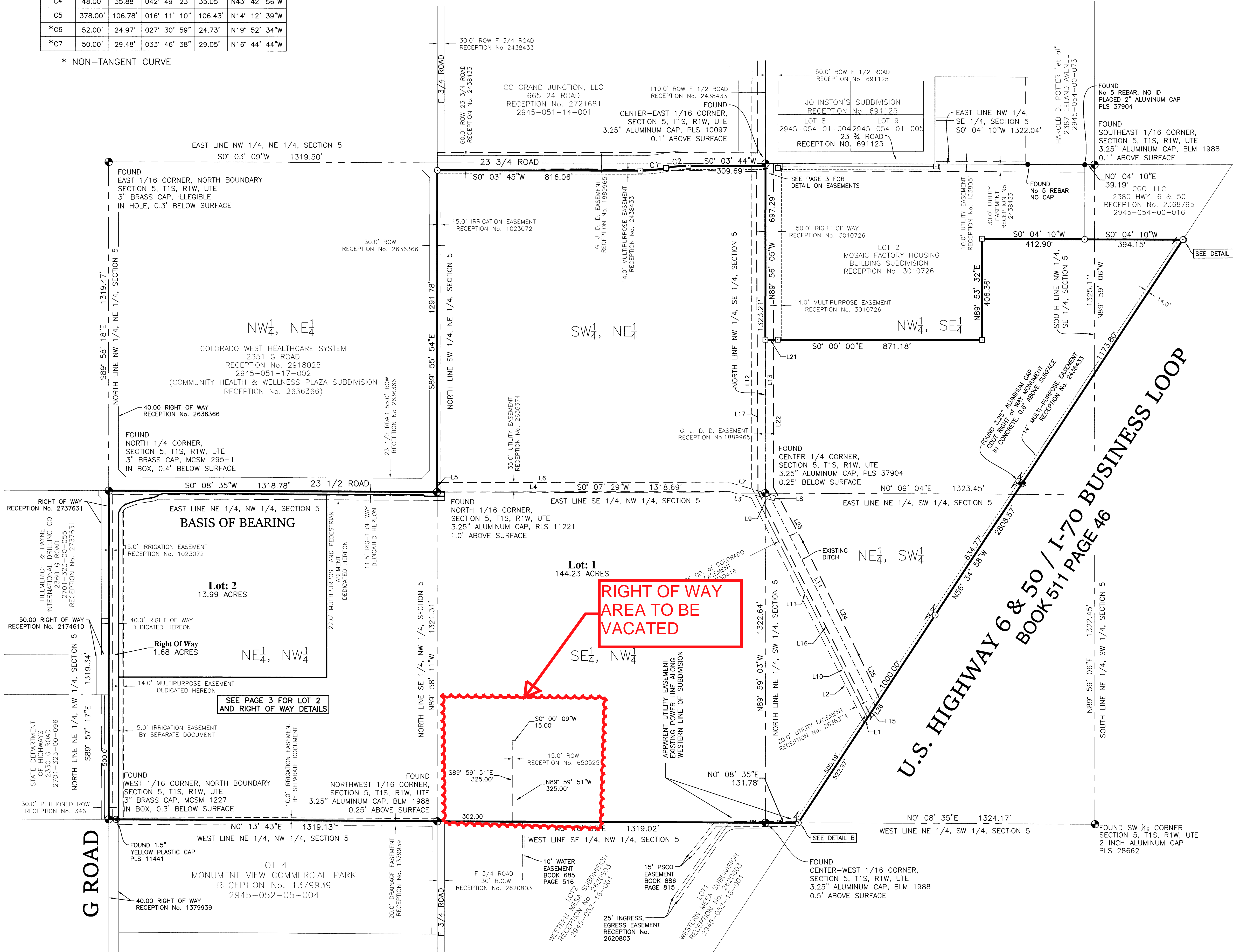
LEGEND:

FOUND SURVEY MARKER AS DESCRIBED
FOUND 2 INCH ALUMINUM CAP PLS 18478
RECOVERED No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

UTILITY EASEMENT		
Line #	Direction	Length
L1	N56° 34' 58"W	23.06'
L2	N63° 16' 35"E	1009.20'
L3	N16° 13' 30"E	90.06'
L4	N00° 02' 06"E	1175.31'
L5	S89° 55' 54"E	35.00'
L6	S00° 02' 06"W	1180.28'
L7	S16° 13' 30"W	186.66'
L8	N73° 46' 30"W	20.00'
L9	N16° 13' 30"E	78.27'
L10	S63° 16' 35"W	999.60'

G.J.D.D. EASEMENT		
Line #	Direction	Length
L16	N63° 18' 04"E	999.26'
L17	N89° 43' 55"E	1284.81'
L18	N00° 47' 32"E	410.51'
L19	S00° 03' 44"W	309.69'
L20	N89° 56' 05"W	697.29'
L21	S00° 00' 00"E	33.19'
L22	N89° 56' 51"W	593.97'
L23	S61° 36' 24"W	248.19'
L24	S63° 41' 10"W	503.48'
L25	S64° 48' 40"W	197.92'
L26	N56° 34' 58"W	71.48'

PUBLIC SERVICE CO. of COLORADO		
Line #	Direction	Length
L11	N63° 16' 35"E	1033.17'
L12	S89° 56' 05"E	1291.75'
L13	N89° 56' 05"W	1289.75'
L14	S63° 16' 35"W	981.47'
L15	N56° 34' 58"W	57.65'



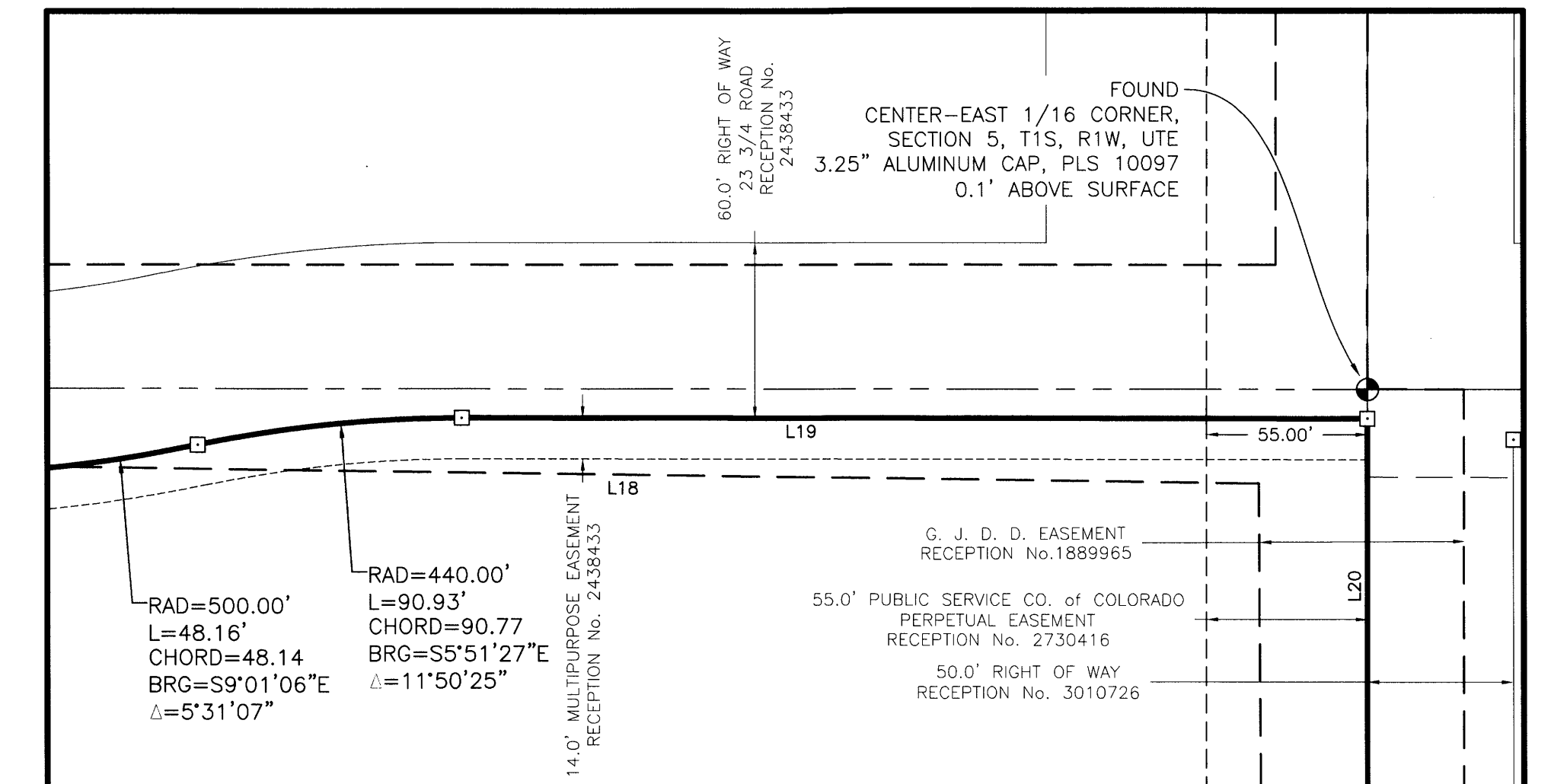
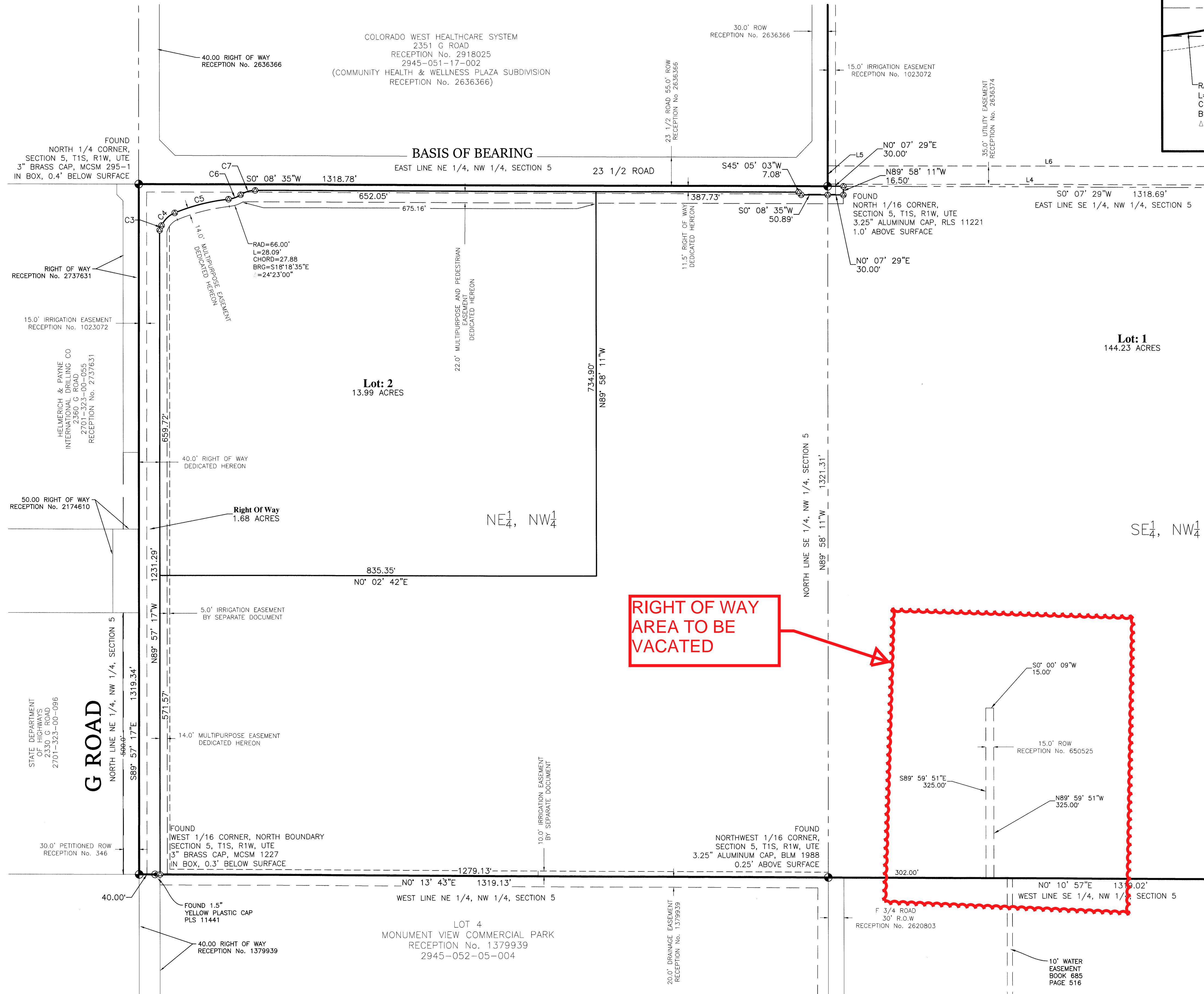
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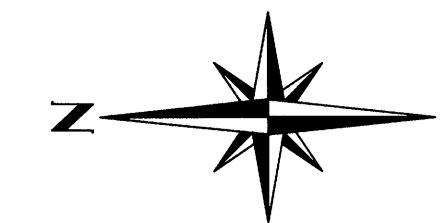
POLARIS SURVEYING
PATRICK W. CLICK P.L.S.
3194 MESA AVE. #B
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PHONE (970)434-7038

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1"=50' DETAIL FOR EASEMENTS



GRAPHIC SCALE:
1"=100'



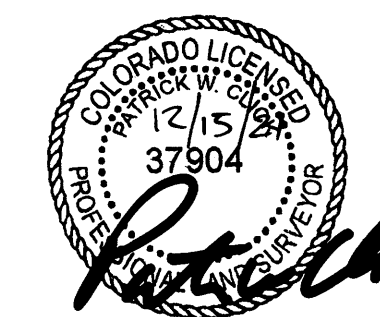
LINEAR UNITS ARE U.S. SURVEY FEET

LEGEND:

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FOUND 2 INCH ALUMINUM CAP PLS 18478
RECOVERED No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904
SET No. 5 REBAR WITH 2 INCH ALUMINUM CAP PLS 37904

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JOB #: 2021-064 FIELD WORK: SL	DRAWN BY: JW
DATE: 12/6/21 DRAWING NAME: THREE ARROWS	CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

EXHIBIT A

POINT OF COMMENCEMENT

NORTHWEST 1/16 CORNER,
SECTION 5, T1S, R1W, UTE
3.25" ALUMINUM CAP, BLM 1988
0.25' ABOVE SURFACE

MARTIN AZCARRAGA
P.N. 2945-052-05-004
RECEPTION No. 1710126

F 3/4 ROAD

N89° 58' 11"W 1321.31'
NORTH LINE SE 1/4, NW 1/4, SEC. 5

NORTH 1/16 CORNER,
SECTION 5, T1S, R1W, UTE
3.25" ALUMINUM CAP,
PLS 11221
1.0' ABOVE SURFACE

FOOTHILLS HOUSING 2, LLC
675 23 1/2 ROAD
P.N. 2945-052-17-001
LOT 1, THREE ARROWS SUBDIVISION
RECEPTION No. 3012876

F 3/4 ROAD
30' R.O.W
RECEPTION No.
2620803

GS MOBILE CITY, LLC
2322 HWY 6 & 50
P.N. 2945-052-16-002
RECEPTION No. 2637237

BASIS OF BEARING

WEST LINE SE 1/4, NW 1/4, SECTION 5

VACATION AREA
CONTAINS 4,875
SQUARE FEET

POINT OF BEGINNING

S89° 59' 51"E 325.00'

.00'

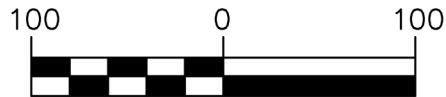
N89° 59' 51"W 325.00'

15.0' RIGHT OF WAY
RECEPTION No. 650525

S0° 10' 57"W
15.00'



GRAPHIC SCALE:
1"=100'



LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION SKETCH

RIGHT OF WAY VACATION

675 23 1/2 ROAD

GRAND JUNCTION, COLORADO

SE 1/4 NW 1/4 SECTION 5

T1S, R1W, UTE MERIDIAN

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DATE: 7/15/2022 JOB No. 2021-064



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY

LOCATED AT 675 23 ½ ROAD

Recitals:

A vacation of public right-of-way has been requested by the developer, Stuart Borne, on behalf of Foothills Housing 2 LLC, in anticipation of further subdividing and developing the property surrounding the right-of-way for the planned development of Mesa Trails (fka Three Arrows). The right-of-way does not align with any existing or planned roadways and does not contain any public infrastructure.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain rights-of-way conveyed at Reception No. 650525 Mesa County Clerk and Records Records, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED.

A parcel of land for a 15.00 foot Right of Way as described at Reception Number 650525 of the Mesa County Records and situated in the Southeast Quarter of the Southwest Quarter of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado being more particularly described as follows:

Commencing at the Northwest Sixteenth Corner of said Section 5 from whence the West Sixteenth Corner of said Section 5 bears S0°10'57"W a distance of 1319.02 feet for a Basis of Bearings with all bearings herein related thereto; thence S0°10'57"W along the West Line of the Southeast Quarter of the Northwest Quarter of said Section 5, a distance of 302.00 feet to the Point of Beginning; thence leaving said West Line S89°59'51"E a distance of 325.00 feet; thence S0°10'57"W a distance of 15.00 feet; thence N89°59'51"W a distance of 325.00 feet to said West Line; thence N0°10'57"E along said West Line a distance of 15.00 feet to the Point of Beginning.

Said parcel contains 4,875 square feet.

See Exhibit A.

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

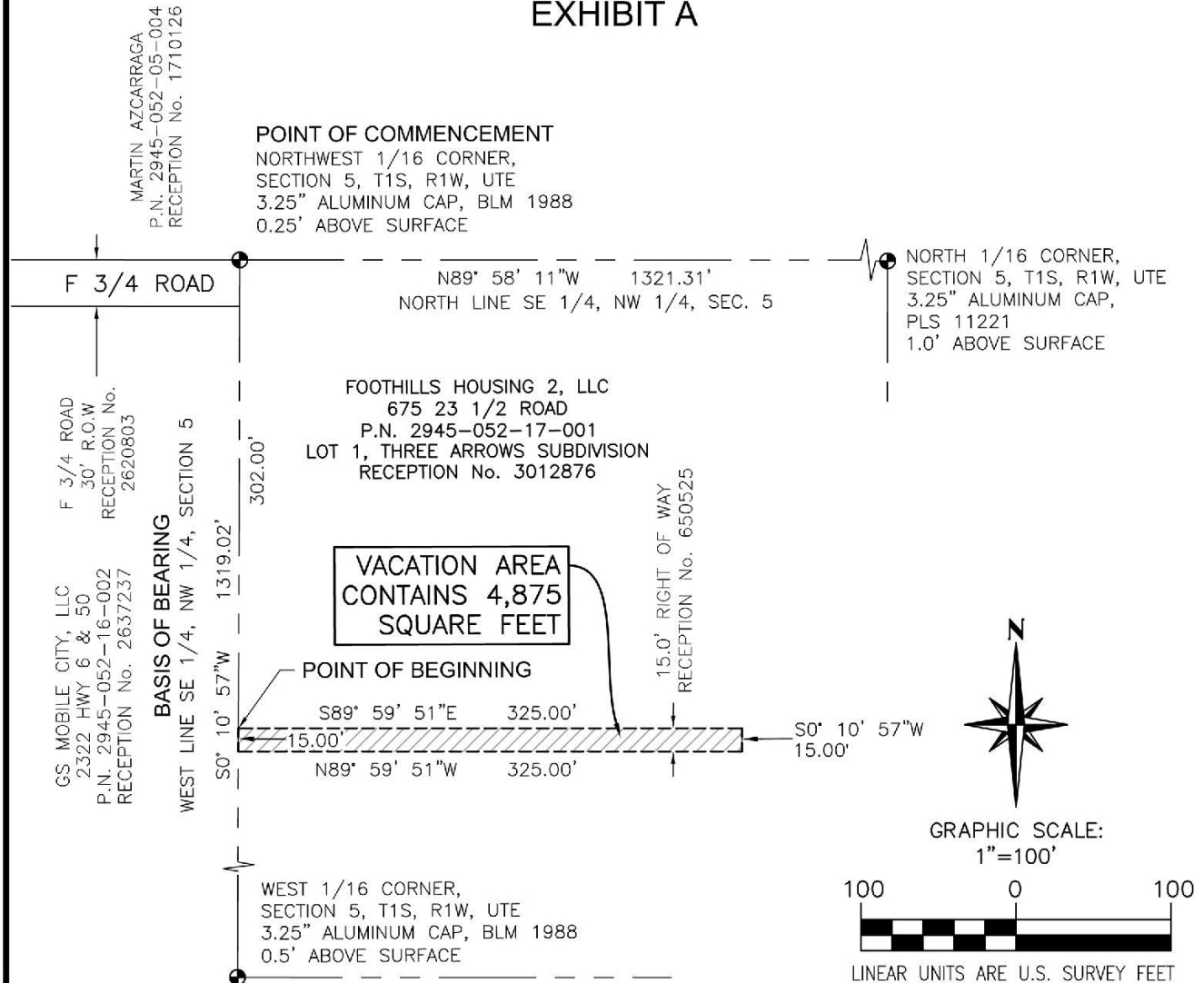
Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

EXHIBIT A



LEGAL DESCRIPTION SKETCH

RIGHT OF WAY VACATION

675 23 1/2 ROAD
GRAND JUNCTION, COLORADO

SE 1/4 NW 1/4 SECTION 5
T1S, R1W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

DATE: 7/15/2022 JOB No. 2021-064



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: August 23, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request to Vacate a portion of the undeveloped G Road Public Right-of-Way on the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Sid Squirrell, is requesting the vacation of a portion of undeveloped G Road public Right-of-Way located in the southern portion of G Road along the north boundary of 702 Horizon Drive, beginning at Horizon Drive and going east for approximately 240 feet. The vacation area is approximately 25 feet in width and contains 0.13 acre of land.

The Applicant is currently in the process of a Simple Subdivision application review to develop a two-lot subdivision (2.58 acre Horizon Cache Subdivision) with lot 1 planned for a Starbucks restaurant and two other retail businesses on 1.45 acres in an existing C-1 (Light Commercial) zone district currently under review as a Site Plan application. As part of the subdivision process, new right-of-way (0.74 acres) will be granted to the city to accommodate the location of the necessary infrastructure for the future G Road round-about on Horizon Drive.

BACKGROUND OR DETAILED INFORMATION:

The subject vacation area of 0.13 acres is located along the south side of G Road, beginning at Horizon Drive and going east for approximately 240 feet. This unused portion of G Road is not needed for the public infrastructure planned for the future construction of G Road as a local street in this area. The remaining right-of-way of 44

feet in width accommodates the local street section planned.

The Applicant is currently in the process of a Simple Subdivision application review to develop a two-lot subdivision (2.58-acre Horizon Cache Subdivision) with lot 1 planned for a Starbucks restaurant and two other retail businesses on 1.45 acres in an existing C-1 (Light Commercial) zone district currently under review as a Site Plan application. The proposed vacated area will be incorporated into the final design of the retail and restaurant land uses being planned and designed for this. G Road Right-of-way is currently wider than is needed, therefore, the Applicant is requesting the vacation of the right-of-way to accommodate the proposed commercial development. In addition, the Applicant is dedicating, through the subdivision process, new right-of-way (0.74 acres) to the city to accommodate the location of the necessary infrastructure for the G Road round-about on Horizon Drive.

The G Road right-of-way contains existing utility infrastructure and improvements and therefore requires an easement be dedicated to accommodating such infrastructure. A condition of this right-of-way vacation is to require a multi-purpose easement be dedicated on the proposed Horizon Cache Subdivision plat for the entire vacated area. This easement will accommodate all existing and future utility infrastructure needing this easement area.

In addition, a new slope easement is necessary within the proposed vacated right-of-way area and, as a condition, will also be dedicated on the proposed Horizon Cache Subdivision plat.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting

A Neighborhood Meeting was held on January 6, 2022, via Zoom virtual platform. There were seven total participants including the applicant, city staff and four members of the public.

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 2, 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 on August 12, 2022. The notice of this public hearing was published on August 16, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.100 (c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements.

(1) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate 0.13 acres of existing public right-of-way does not conflict with the Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City. Vacation of this right-of-way will have no impact on public facilities or services provided to the general public since a new easement is required to be granted to the City as part of the right-of-way vacation and proposed development. The remaining width of Right-of-way will accommodate the local street construction.

Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

Principal 3: Responsible and Managed Growth

Policy 2: Encourage infill and redevelopment to leverage existing infrastructure.

Policy 4: Maintain and build infrastructure that supports urban development.

Policy 5: Plan for and ensure fiscally responsible delivery of City services and infrastructure.

Therefore, staff has found this criterion has been met.

(2) No parcel shall be landlocked as a result of the vacation;

This request is to vacate existing public right-of-way which is not needed to accommodate the future construction of a local residential street in G road at this location. As such, no parcels will be landlocked as a result of the proposed vacation request. Therefore, staff has found, with the granting of the vacated area as a multi-purpose easement accommodating area utility providers and a slope easement dedicated to accommodating future road construction, that this criterion will be met.

(3) Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation request does not impact access to any parcel and as such, staff finds this criterion has been met.

(4) There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services; There will be no impact to public facilities and services and all utility providers will have access to a multi-purpose easement dedicated to the City, to provide services to properties in this vicinity. No comments concerning the proposed vacation were received from the utility review agencies or the adjacent property owners indicating issue or adverse impacts related to this request or the quality of services provided to

the property.

Staff therefore finds this criterion has been met.

(5) The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services.

Staff finds that this criterion has been met.

(6) The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Maintenance requirements for the City will not substantially change as a result of the proposed vacation of G Road right-of-way when it is improved to a local street standard with the future development of 702 Horizon Drive. With the vacation, the Applicant can utilize the vacated area with rest of the 702 Horizon Drive property as needed to accommodate additional circulation and buildable area in the lot's development.

It will also serve as a general clean-up of the property by removing under-improved right-of-way from the property that is no longer necessary, which will not only benefit the Applicant's overall site development but allow for a public right-of-way that is constructed to current infrastructure standards. As such, Staff finds that this criterion has been met.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Horizon Cache – Public Right-Of-Way Vacation, VAC-2022-53, located at the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive, the following findings of fact have been made with the recommended conditions of approval:

The request conforms with Section 21.02.100 (c) of the Zoning and Development Code.

Conditions:

1. A multi-purpose easement shall be dedicated on the proposed Horizon Cache Subdivision plat for the entire vacated area.

2. A new slope easement shall be dedicated on the proposed Horizon Cache Subdivision plat for the entire vacated area.

The ordinance vacating the right-of-way shall only be recorded upon these conditions being met and all fees for recording being paid by the applicant.

Therefore, Staff recommends conditional approval of the requested vacation.

SUGGESTED MOTION:

Mr. Chairman, on the Horizon Cache – Public Right-Of-Way Vacation located at the Northeast Corner of Horizon Drive and G Road at 702 Horizon Drive, City file number

VAC-2022-53, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

Attachments

1. Development Application
2. Site Location & Aerial Photo Maps
3. Site Sketch ROW Vacation Area
4. Vacation Ordinance

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: 702 Horizon Dr.

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

Existing Land Use Designation PD

Existing Zoning PD

Proposed Land Use Designation Commercial

Proposed Zoning C-1

Property Information

Site Location: 270 Horizon Dr. Grand Junction, CO 81501

Site Acreage: 2.46348

Site Tax No(s): 2945-012-00-93

Site Zoning: PD

Project Description: Vacating a strip of land on north side of subject property on GR.

Property Owner Information

Name: Emanuel Epstein Revocable Trust

Street Address: 3716 Mandarin Ave.

City/State/Zip: ZPH, FL 33541

Business Phone #: 727-320-7741

E-Mail: droning2282@gmail.com

Fax #:

Contact Person: Deb Schneide

Contact Phone #: 727-320-7704

Applicant Information

Name: Sid Squirrel

Street Address: 244 N. 7th St.

City/State/Zip: GR JCT, CO 81501

Business Phone #: 970-263-2948

E-Mail: Sid@sidcommercial.com

Fax #: 970-241-6263

Contact Person: Sid Squirrel

Contact Phone #: 970-260-0121

Representative Information

Name: Mark Austin

Street Address: 123 N. 7th St.

City/State/Zip: GR JCT, CO 81501

Business Phone #: 970-242-7540

E-Mail: MarkA@Austinville.com

Fax #: 970-255-1212

Contact Person: Mark Austin

Contact Phone #: 970-242-7540

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

Sid Squirrel

Date

1/12/22

Signature of Legal Property Owner

Debra Schneide

Date

1/19/22

General Project Report
for
702 Horizon Dr. Right of Way Vacation

Project Description (Location, Acreage, Proposed Use)

The purpose of this submittal is to obtain approval from the City of Grand Junction to vacate a right of way located at G Road and Horizon Drive. The project site is a 2.46-acre parcel located at 702 Horizon Drive in Grand Junction, Colorado. This property is located on the northeast corner of 27 ½ Road and G Road at Horizon Drive. The purpose of the proposed vacation is to even out the lot lines. The property and right of way location are depicted in the photo below:



Project Location

The property is currently zoned Project Development (PD) in the City of Grand Junction and lies next to the intersection of Horizon Drive and 27 ½ Road in an area composed of commercial properties. Adjacent properties and properties in the vicinity of the project site are zoned as Project Development (PD) or Light Commercial (C-1).

The applicant has requested the property be rezoned to Light Commercial (C-1) and is waiting for approval at this time.

The applicant is requesting a right of way vacation located at G Road and Horizon Drive.

Surrounding Land Uses and Zoning

The following adjacent properties are zoning accordingly:

DIRECTION	ZONING	CURRENT LAND USE
North	PD	Residential
North	C-1	Commercial

General Project Report
for
702 Horizon Dr. Right of Way Vacation

South	PD	Commercial
East	PD	Residential
West	C-1	Commercial

The City of Grand Junction's current zoning surrounding this parcel is shown below.



Current City of Grand Junction Zoning

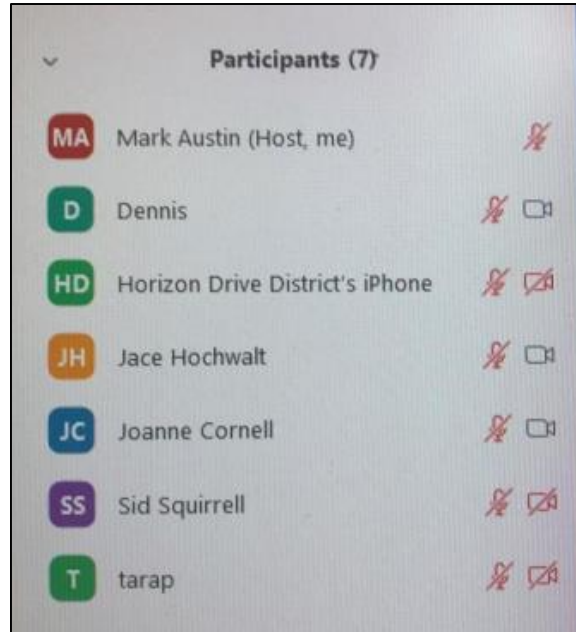


2020 Comprehensive Plan

General Project Report
for
702 Horizon Dr. Right of Way Vacation

Neighborhood Meeting

A virtual neighborhood meeting was held on January 6, 2022, via Zoom, at 5:33 P.M. for the rezone request for a 2.46-acre property located at the northeast corner of 27-1/2 Road and Horizon Drive in Grand Junction, Colorado. There were 7 participants in the Zoom meeting. A screen shot of the participant list is depicted below:



Participant List from Zoom Virtual Neighborhood Meeting

Site Access

The proposed rezone requests no changes to site access. The site is accessible from 27 ½ Road and Horizon Drive. A future development project will likely require an access point at 27 ½ Road and G Road.

Utilities

All utility services required for this project are currently located on, or adjacent to, the project site. No changes are proposed at this time for the rezone from PD to C-1.

An 8-inch PVC sanitary sewer line currently exists adjacent to the north side of the parcel on G Road. There is also an 8-inch PVC stubbed sanitary sewer line adjacent to the property on the southwest corner located along 27 ½ Road. A 15-inch PVC sanitary line exists on the west side of the parcel along Horizon Drive.

General Project Report
for
702 Horizon Dr. Right of Way Vacation

There are two 8-inch water lines owned by Ute Water that are adjacent to the property. One line is located on the east side of the property on 27 ½ Court and runs from 27 ½ Road to G Road. The second water line is adjacent to the north side of the property on G Road to Horizon Drive. There are two water mains owned by Ute Water within the vicinity of the property; an 18-inch water main adjacent to the south side of the property on 27 ½ Road, and a 12-inch water main located on the west side of the property on Horizon Drive.

Three flow hydrants exist within the vicinity of the property; on the northeast corner of 27 ½ Court at G Road, on the north side of the property on G Road, and one located on the northwest side of Horizon Dr. A test hydrant exists on the southeast corner of 27 ½ Road at 27 ½ Court. The water lines and hydrants owned by Ute Water are depicted in the image below:



Map of Ute Water Lines and Hydrant Locations

City water does not currently exist on this site. Future development would likely utilize the previously listed water lines owned by Ute Water. Exact water distribution system requirements are yet to be determined. No changes are proposed at this time.

Irrigation water is not present on the site, so use remains unchanged by proposed right of way vacation.

Development Schedule and Phasing

The project anticipates obtaining right of way vacation approval in late March or early April of 2022.

OWNERSHIP STATEMENT - TRUST

(a) Deborah Schneide ("Trust") is the owner of the following property:

(b) Northwest corner of 27 1/2 Road and Horizon Drive

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 is also attached.

I, (c) Deborah Schneide, am the Trustee for the Trust. I have the legal authority to bind the Trust to agreements concerning financial obligations and this property. I have attached the most recently recorded Statement of Authority of the Trust.

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

☐ My legal authority to bind the Trust financially and/or concerning this property is limited in the following manner:

All other Trustees and their authority to bind the Trust are listed and described here:

NA

☒ Trust is the sole owner of the property.

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

(d) NA

On behalf of Trust, I have reviewed the application for the (e) rezoning, single sub., ROW vacation

I understand the continuing duty to inform the City planner of any changes in my authority to bind the Trust or regarding any interest in the property, such as ownership, easement, right-of-way, encroachment, boundary disputes, lienholder and any other interest in the property.

☒ I and the Trustees have no knowledge of any possible conflicts between the boundary of the property and abutting properties.

☐ I and the Trustees have the following knowledge (indicate who has the knowledge) and evidence concerning possible boundary conflicts between the property and the abutting property(ies):

(f) NA

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

Signature of Partnership representative: Deborah Schneide TTEE

Printed name of person signing: Deborah Schneide

State of Florida)

County of Pinellas) ss.

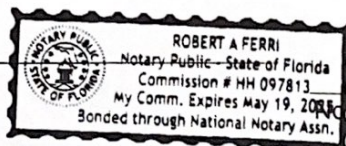
Subscribed and sworn to before me on this 19th day of January, 2022

by Robert A Ferri

Witness my hand and seal.

My Notary Commission expires on

05/19/2025



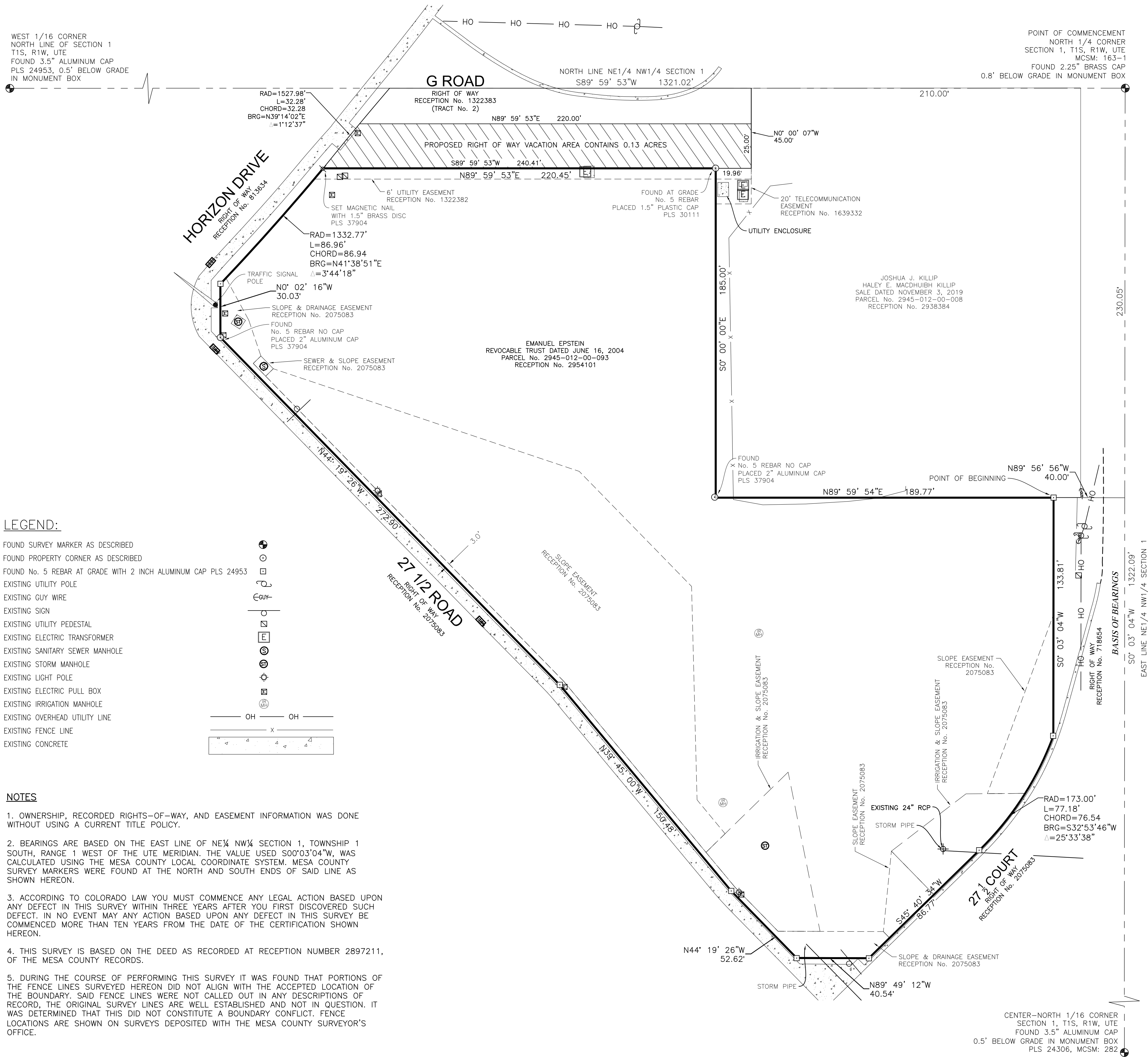
Robert A Ferri Notary Public Signature

IMPROVEMENT SURVEY

SITUATED IN THE NE¼ NW¼ SECTION 1
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

WEST 1/16 CORNER
NORTH LINE OF SECTION 1
T1S, R1W, UTE
FOUND 3.5" ALUMINUM CAP
PLS 24953, 0.5' BELOW GRADE
IN MONUMENT BOX

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 1, T1S, R1W, UTE
MCSM: 163-1
FOUND 2.25" BRASS CAP
0.8' BELOW GRADE IN MONUMENT BOX

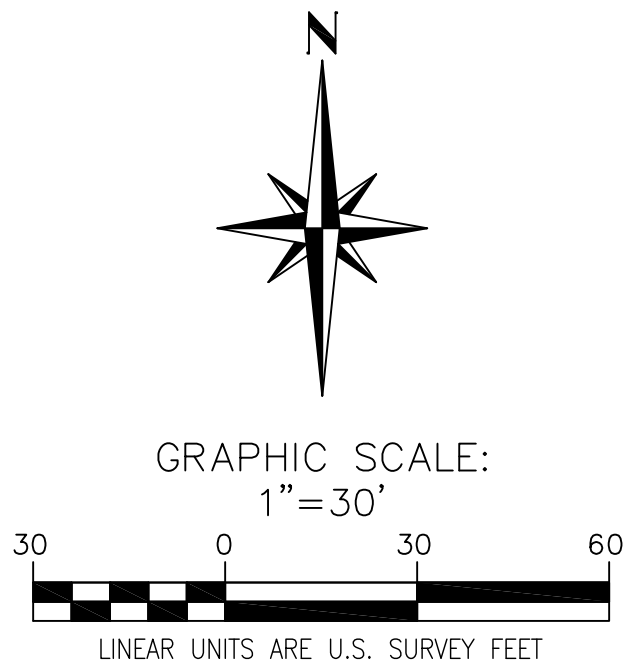


LEGEND:

- FOUND SURVEY MARKER AS DESCRIBED
- FOUND PROPERTY CORNER AS DESCRIBED
- FOUND No. 5 REBAR AT GRADE WITH 2 INCH ALUMINUM CAP PLS 24953
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING UTILITY PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC PULL BOX
- EXISTING IRRIGATION MANHOLE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FENCE LINE
- EXISTING CONCRETE

NOTES

- OWNERSHIP, RECORDED RIGHTS-OF-WAY, AND EASEMENT INFORMATION WAS DONE WITHOUT USING A CURRENT TITLE POLICY.
- BEARINGS ARE BASED ON THE EAST LINE OF NE¼ NW¼ SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN. THE VALUE USED S00°03'04\"W, WAS CALCULATED USING THE MESA COUNTY LOCAL COORDINATE SYSTEM. MESA COUNTY SURVEY MARKERS WERE FOUND AT THE NORTH AND SOUTH ENDS OF SAID LINE AS SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS BASED ON THE DEED AS RECORDED AT RECEPTION NUMBER 2897211, OF THE MESA COUNTY RECORDS.
- DURING THE COURSE OF PERFORMING THIS SURVEY IT WAS FOUND THAT PORTIONS OF THE FENCE LINES SURVEYED HEREON DID NOT ALIGN WITH THE ACCEPTED LOCATION OF THE BOUNDARY. SAID FENCE LINES WERE NOT CALLED OUT IN ANY DESCRIPTIONS OF RECORD, THE ORIGINAL SURVEY LINES ARE WELL ESTABLISHED AND NOT IN QUESTION. IT WAS DETERMINED THAT THIS DID NOT CONSTITUTE A BOUNDARY CONFLICT. FENCE LOCATIONS ARE SHOWN ON SURVEYS DEPOSITED WITH THE MESA COUNTY SURVEYOR'S OFFICE.



LEGAL DESCRIPTION:

THAT PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN IN GRAND JUNCTION, MESA COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

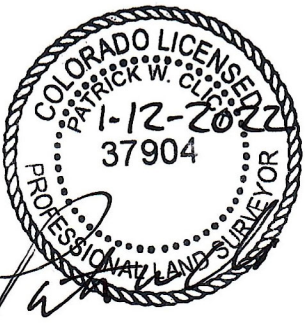
PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN, GRAND JUNCTION, MESA COUNTY, COLORADO, WHENCE THE SOUTHEAST CORNER OF SAID NE¼ NW¼ BEARS SOUTH 00°03'04\" WEST A DISTANCE OF 1322.09 FEET, FOR A BASIS OF BEARINGS WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00°03'04\" WEST A DISTANCE OF 230.05 FEET; THENCE NORTH 89°56'56\" WEST A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 27½ ROAD, AS DEFINED IN RECEPTION NO. 718654, MESA COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE SOUTH 00°03'04\" WEST A DISTANCE OF 133.81 FEET, ALONG SAID RIGHT-OF-WAY LINE AND THAT RIGHT-OF WAY LINE DESCRIBED IN RECEPTION NO. 2075083; THENCE, ALONG SAID RIGHT-OF-WAY DESCRIBED IN RECEPTION NO. 2075083 THE FOLLOWING SEVEN (7) COURSES:
(1) WITH A NON-TANGENT CURVE TURNING TO THE RIGHT HAVING A DELTA ANGLE OF 25°33'38\", A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 77.18 FEET, AND A CHORD LENGTH OF 76.54 FEET, WITH A CHORD BEARING OF SOUTH 32°53'46\" WEST;
(2) SOUTH 45°40'34\" WEST A DISTANCE OF 86.77 FEET;
(3) NORTH 89°49'12\" WEST A DISTANCE OF 40.54 FEET;
(4) NORTH 44°19'26\" WEST A DISTANCE OF 52.62 FEET;
(5) NORTH 39°45'00\" WEST A DISTANCE OF 150.48 FEET;
(6) NORTH 44°19'26\" WEST A DISTANCE OF 272.90 FEET;
(7) NORTH 00°02'16\" WEST A DISTANCE OF 30.03 FEET; THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT HAVING A DELTA ANGLE OF 03°44'08\", A RADIUS OF 1332.77 FEET, AN ARC LENGTH OF 86.89 FEET, AND A CHORD LENGTH OF 86.88 FEET, WITH A CHORD BEARING OF NORTH 41°38'57\" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HORIZON DRIVE AS DEDICATED IN RECEPTION NO. 813634; THENCE NORTH 89°59'29\" EAST A DISTANCE OF 220.48 FEET, ALONG THE SOUTH RIGHT OF-WAY LINE OF G ROAD AS DEDICATED IN RECEPTION NO. 1322383; THENCE SOUTH 00°00'00\" EAST A DISTANCE OF 184.98 FEET; THENCE NORTH 89°59'54\" EAST A DISTANCE OF 189.77 FEET TO THE POINT OF BEGINNING.

Said Parcel contains 2.46 Acres.

SURVEYOR'S CERTIFICATION:

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



COLORADO REGISTERED LAND SURVEYOR PLS #37904

IMPROVEMENT SURVEY

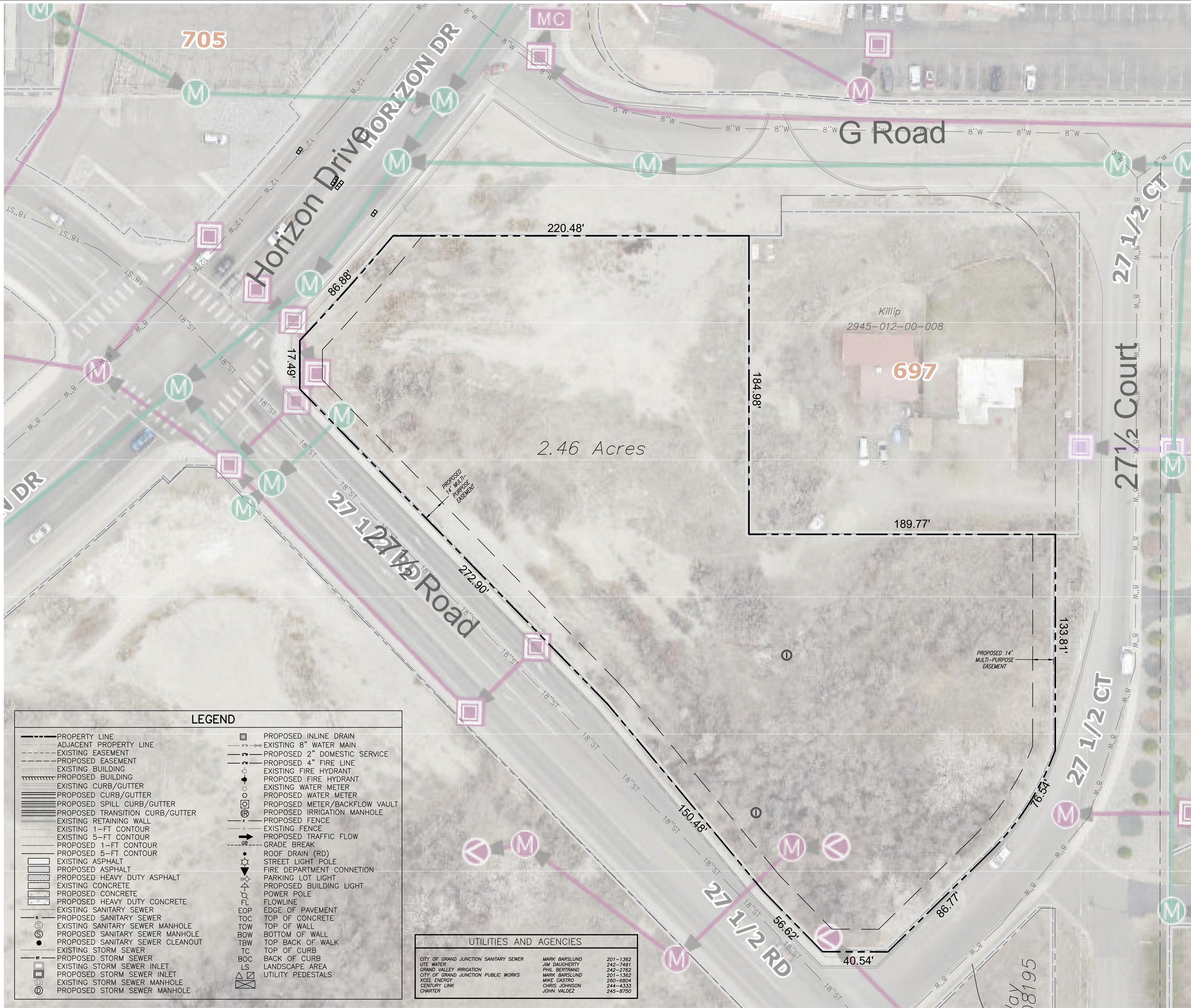
SITUATED IN THE NE¼ NW¼ SECTION 1
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

JOB #: 2021-138 FIELD WORK: KM DRAWN BY: PC
DATE: 1/12/2022 DRAWING NAME: G Road & Horizon CHECKED BY: PC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

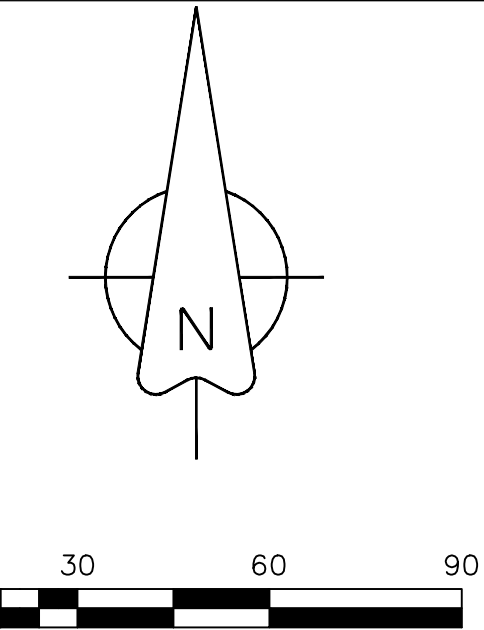


LEGEND

- | | |
|--------------------------------------|-----------------------------------|
| --- PROPERTY LINE | □ PROPOSED INLINE DRAIN |
| --- ADJACENT PROPERTY LINE | --- EXISTING 8" WATER MAIN |
| --- EXISTING EASEMENT | --- PROPOSED 2" DOMESTIC SERVICE |
| --- PROPOSED EASEMENT | --- PROPOSED 4" FIRE LINE |
| --- EXISTING BUILDING | --- EXISTING FIRE HYDRANT |
| --- PROPOSED BUILDING | --- PROPOSED FIRE HYDRANT |
| --- EXISTING CURB/GUTTER | --- EXISTING WATER METER |
| --- PROPOSED CURB/GUTTER | --- PROPOSED WATER METER |
| --- PROPOSED SPILL CURB/GUTTER | --- PROPOSED METER/BACKFLOW VAULT |
| --- PROPOSED TRANSITION CURB/GUTTER | --- PROPOSED IRRIGATION MANHOLE |
| --- EXISTING RETAINING WALL | --- PROPOSED FENCE |
| --- EXISTING 1'-FT CONTOUR | --- EXISTING FENCE |
| --- EXISTING 5'-FT CONTOUR | --- PROPOSED TRAFFIC FLOW |
| --- PROPOSED 1'-FT CONTOUR | --- GRADE BREAK |
| --- PROPOSED 5'-FT CONTOUR | --- ROOF DRAIN (RD) |
| --- EXISTING ASPHALT | --- STREET LIGHT POLE |
| --- PROPOSED ASPHALT | --- FIRE DEPARTMENT CONNETION |
| --- PROPOSED HEAVY DUTY ASPHALT | --- PARKING LOT LIGHT |
| --- EXISTING CONCRETE | --- PROPOSED BUILDING LIGHT |
| --- PROPOSED CONCRETE | --- POWER POLE |
| --- PROPOSED HEAVY DUTY CONCRETE | --- FLOWLINE |
| --- EXISTING SANITARY SEWER | --- EOP |
| --- PROPOSED SANITARY SEWER | --- TOC |
| --- EXISTING SANITARY SEWER MANHOLE | --- TOW |
| --- PROPOSED SANITARY SEWER MANHOLE | --- BOW |
| --- PROPOSED SANITARY SEWER CLEANOUT | --- TBW |
| --- EXISTING STORM SEWER | --- TC |
| --- PROPOSED STORM SEWER | --- BOC |
| --- EXISTING STORM SEWER INLET | --- LS |
| --- PROPOSED STORM SEWER INLET | --- FL |
| --- EXISTING STORM SEWER MANHOLE | --- ST |
| --- PROPOSED STORM SEWER MANHOLE | --- ST |

UTILITIES AND AGENCIES

CITY OF GRAND JUNCTION SANITARY SEWER	MARK BARSLUND	201-1362
UTE WATER	JIM DAUGHERTY	242-7491
GRAND VALLEY IRRIGATION	PHIL BERTRAND	242-2762
CITY OF GRAND JUNCTION PUBLIC WORKS	MARK BARSLUND	201-1362
XCEL ENERGY	MIKE CASTRO	260-6904
CENTURY LINK	CHRIS JOHNSON	244-4333
CHARTER	JOHN VALDEZ	245-8750



ACCEPTANCE BLOCK
THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ DATE _____
CITY PLANNER _____ DATE _____

CACHE PROPERTIES HORIZON

COMPOSITE PLAN

27-1/2 & Horizon Drive

Cache Properties LLC

DRAWN BY:	lms
DESIGNED BY:	lms
CHECKED BY:	mra
APPROVED BY:	mra
JOB NUMBER:	1011.0018
DATE:	1-4-22
SCALE:	1"=30'
SHEET NO:	C-4

A • C • G
AUSTIN CIVIL GROUP, INC.
Land Planning • Civil Engineering • Development Services
123 North 7th Street, Suite 300 • Grand Junction, Colorado 81501
(970) 242-7540

REVISIONS	
NO.	DESCRIPTION

Know what's below.
Call before you dig.
811
SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

LEGAL SKETCH

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 1
T1S, R1W, UTE.

JOSHUA J. KILLIP
HALEY E. MACDHUIBH KILLIP
SALE DATED NOVEMBER 3, 2019
PARCEL No. 2945-012-00-008
RECEPTION No. 2938384

POINT OF BEGINNING

G ROAD

RIGHT OF WAY
RECEPTION No. 1322383
(TRACT No. 2)

BASIS OF BEARINGS

NORTH LINE NE1/4 NW1/4 SECTION 1
S89° 59' 53"W 1321.02'

210.00'

S0° 00' 07"E
20.00' 25.00'

N89° 59' 53"E 219.42'

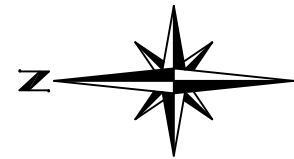
RIGHT OF WAY VACATION AREA CONTAINS 0.13 ACRES

S89° 59' 53"W 240.44'

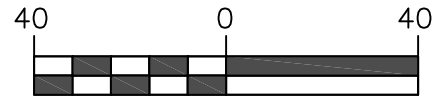
6' UTILITY EASEMENT
RECEPTION No. 1322382

20' TELECOMMUNICATION
EASEMENT
RECEPTION No. 1639332

EMANUEL EPSTEIN
REVOCABLE TRUST DATED JUNE 16, 2004
PARCEL No. 2945-012-00-093
RECEPTION No. 2954101



GRAPHIC SCALE:
1"=40'



JOB: 2021-138

LEGAL DESCRIPTION SKETCH

R.O.W. VACATION
AT G ROAD AND HORIZON DRIVE
GRAND JUNCTION, COLORADO

LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

POLARIS SURVEYING

PATRICK W. CLICK P.L.S.

3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

RAD=1960.00'
L=25.81'
CHORD=25.81
BRG=N39°12'26"E
Δ=0°45'16"

RAD=1960.00'
L=32.66'
CHORD=32.66
BRG=N40°03'43"E
Δ=0°57'17"

WEST 1/16 CORNER
NORTH LINE
OF SECTION 1
T1S, R1W, UTE.

HORIZON DRIVE
100.00' RIGHT OF WAY
RECEPTION No. 813634

Legal Description

A tract of land situated in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being located entirely within the Right of Way as described at Reception Number 1322383 of the Mesa County Records, being more particularly described as follows:

The South 25.00 feet of the following described road right of way for G Road in Quit Claim Deed for Right of Way to the City of Grand Junction as recorded at Reception Number 1322383 of the Mesa County Records.

Tract No. 2: Beginning at the NE corner of Government Lot 3

(also referred to as the N1/4 corner of Section 1) thence S 89°59'53" W along the North Line of the NW1/4, with all bearings herein relative thereto, a distance of 210.00 feet to the TRUE POINT OF BEGINNING,

- thence S 00°00'07" E a distance of 45.00 feet;
- thence S 89°59'53" W a distance of 240.46 feet to a point on the Easterly Right-of-Way line of Horizon Drive;
- thence along said Easterly Right-of-Way line following the arc of a non-tangent curve to the left, the radius of which is 1960.00 feet and whose long chord bears N 39°40'58" E a distance of 58.47 feet to the North line of the NW1/4 of said Section 1;
- thence N 89°59'53" E along said North line of the NW1/4 a distance of 203.12 feet to the TRUE POINT OF BEGINNING.

Said South 25.00 feet of land contains 0.13 acres.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

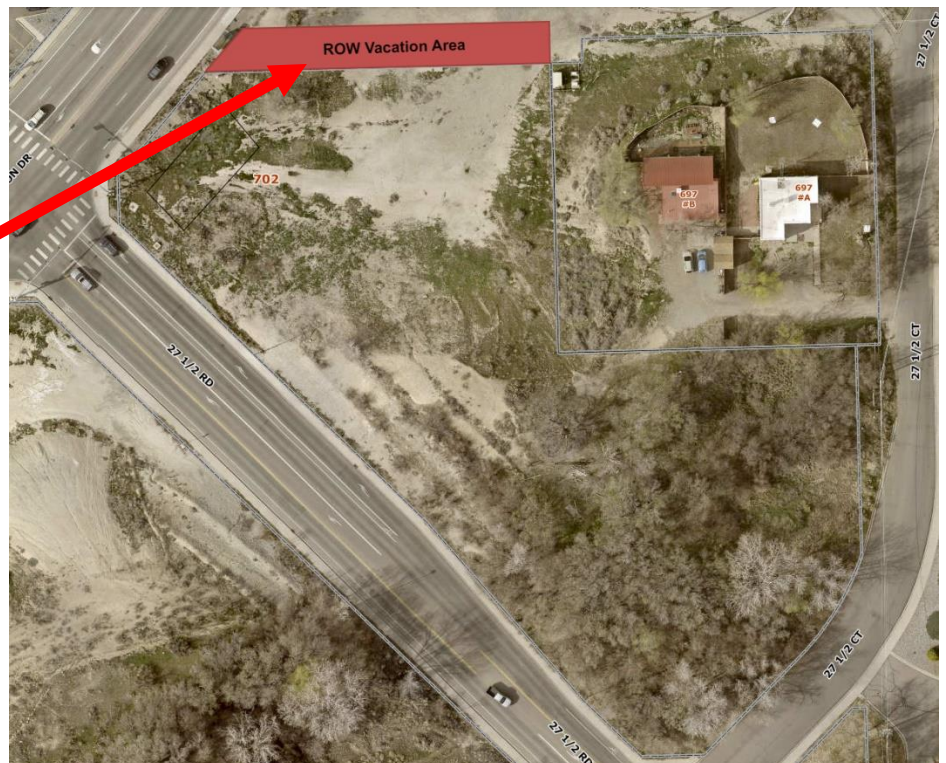
3194 Mesa Ave #B

Grand Junction, CO 81504

LOCATION MAPS



Portion of
G Road to be Vacated



LEGAL SKETCH

POINT OF
COMMENCEMENT
NORTH 1/4 CORNER
SECTION 1
T1S, R1W, UTE.

JOSHUA J. KILLIP
HALEY E. MACDHUIBH KILLIP
SALE DATED NOVEMBER 3, 2019
PARCEL No. 2945-012-00-008
RECEPTION No. 2938384

POINT OF BEGINNING

G ROAD

NORTH LINE NE1/4 NW1/4 SECTION 1
S89° 59' 53"W 1321.02'

BASIS OF BEARINGS

RIGHT OF WAY
RECEPTION No. 1322383
(TRACT No. 2)

N89° 59' 53"E 219.42'

RIGHT OF WAY VACATION AREA CONTAINS 0.13 ACRES

S89° 59' 53"W 240.44'

6' UTILITY EASEMENT
RECEPTION No. 1322382

EMANUEL EPSTEIN
REVOCABLE TRUST DATED JUNE 16, 2004
PARCEL No. 2945-012-00-093
RECEPTION No. 2954101

20' TELECOMMUNICATION
EASEMENT
RECEPTION No. 1639332



GRAPHIC SCALE:
1"=40'



JOB: 2021-138

LEGAL DESCRIPTION SKETCH

R.O.W. VACATION
AT G ROAD AND HORIZON DRIVE
GRAND JUNCTION, COLORADO

LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

POLARIS SURVEYING

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WEST 1/16 CORNER
NORTH LINE
OF SECTION 1
T1S, R1W, UTE.

HORIZON DRIVE
100.00' RIGHT OF WAY
RECEPTION No. 813634

LEGAL SKETCH

POINT OF
COMMENCEMENT
NORTH 1/4 CORNER
SECTION 1
T1S, R1W, UTE.

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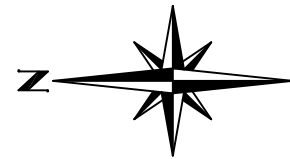
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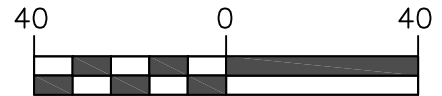
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EMANUEL EPSTEIN
REVOCABLE TRUST DATED JUNE 16, 2004
PARCEL No. 2945-012-00-093
RECEPTION No. 2954101



GRAPHIC SCALE:
1"=40'



JOB: 2021-138

LEGAL DESCRIPTION SKETCH

R.O.W. VACATION
AT G ROAD AND HORIZON DRIVE
GRAND JUNCTION, COLORADO

LOT 3 OF SECTION 1
T1S, R1W, UTE.
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

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WEST 1/16 CORNER
NORTH LINE
OF SECTION 1
T1S, R1W, UTE.

HORIZON DRIVE
100.00' RIGHT OF WAY
RECEPTION No. 813634

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE VACATING WESTCLIFF DRIVE RIGHT-OF-WAY

LOCATED AT 2711 G ROAD

Recitals:

A vacation of a portion of the G Road right-of-way has been requested by the developer, Sid Squirrell in anticipation of further subdividing and developing the abutting property to the east for future commercial development for the proposed Horizon Cache Subdivision. The applicant is proposing a two-lot subdivision and dedication of land that will be needed for the G Road round about on Horizon Driver. The vacated right-of-way contains existing service utility infrastructure which will remain and an easement for the vacated right-of-way area will be dedicated to the City of Grand Junction on the Horizon Cache Subdivision plat.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain rights-of-way conveyed at Reception No. 1322383 Mesa County Clerk and Records Records, is consistent with the Comprehensive Plan, the Grand Junction Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED SUBJECT TO THE LISTED CONDITIONS:

Conditions:

1. A multi-purpose easement shall be dedicated on the proposed Horizon Cache Subdivision plat for the entire vacated area.
2. A new slope easement shall be dedicated on the proposed Horizon Cache Subdivision plat for the entire vacated area.

The ordinance vacating the right-of-way shall only be recorded upon these conditions being met and all fees for recording being paid by the applicant.

A tract of land situated in Lot 3 of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being located entirely within the Right of Way as described at Reception Number 1322383 of the Mesa County Records, being more particularly described as follows:

The South 25.00 feet of the following described road right of way for G Road in Quit Claim Deed for Right of Way to the City of Grand Junction as recorded at Reception Number 1322383 of the Mesa County Records.

Tract No. 2: Beginning at the NE corner of Government Lot 3

(also referred to as the N1/4 corner of Section 1) thence S 89°59'53" W along the North Line of the NW1/4, with all bearings herein relative thereto, a distance of 210.00 feet to the TRUE POINT OF BEGINNING,

- thence S 00°00'07" E a distance of 45.00 feet;
- thence S 89°59'53" W a distance of 240.46 feet to a point on the Easterly Right-of-Way line of Horizon Drive;
- thence along said Easterly Right-of-Way line following the arc of a non-tangent curve to the left, the radius of which is 1960.00 feet and whose long chord bears N 39°40'58" E a distance of 58.47 feet to the North line of the NW1/4 of said Section 1;
- thence N 89°59'53" E along said North line of the NW1/4 a distance of 203.12 feet to the TRUE POINT OF BEGINNING.

Said South 25.00 feet of land contains 0.13 acres, as herein described.

See Exhibit A.

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

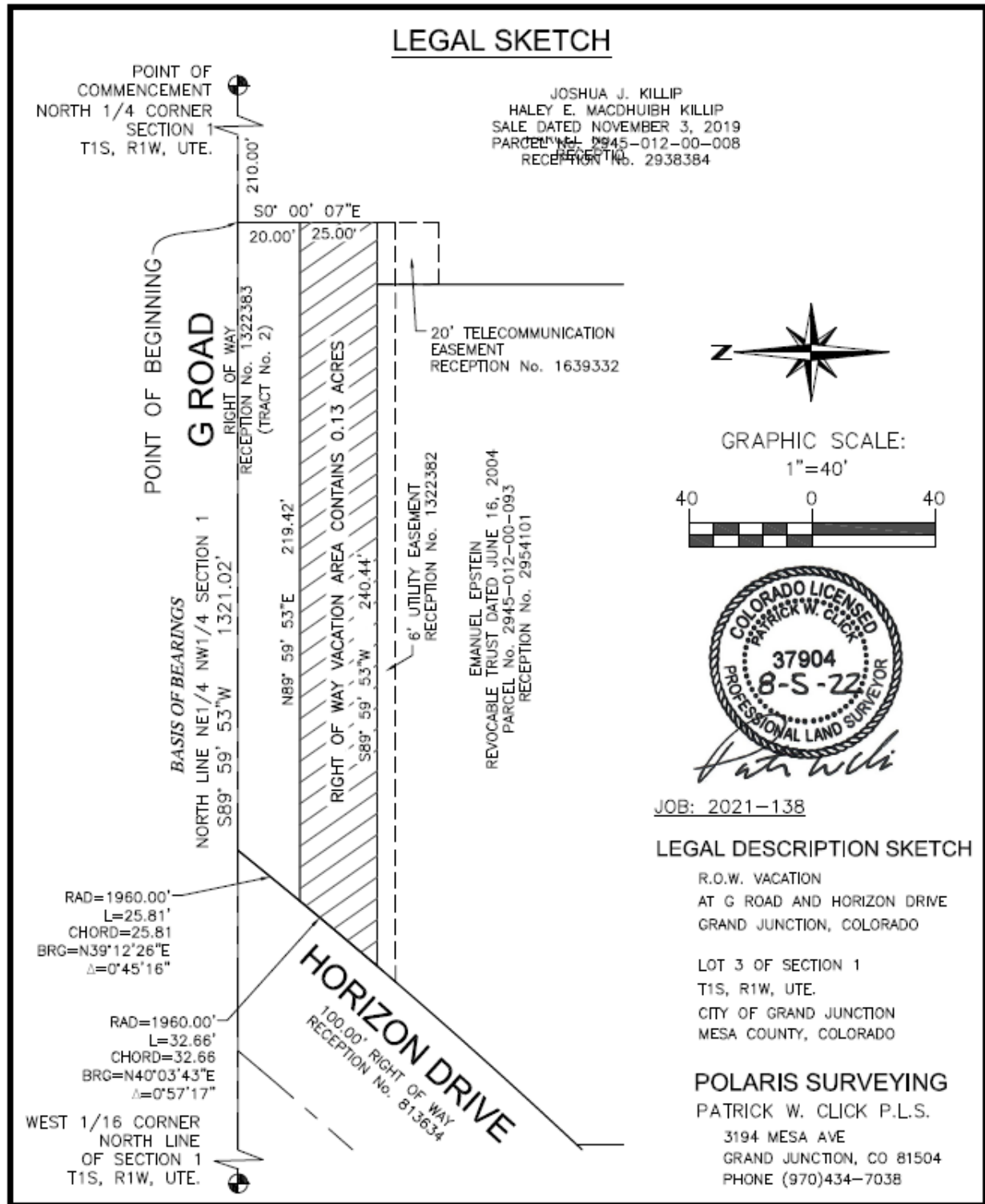
Adopted on second reading this _____ day of _____, 2022 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

EXHIBIT A





Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: August 23, 2022

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Consider a request by JGMS Government Services LLC to rezone a 6.15-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 2415 Blue Heron Road

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, JGMS Government Services LLC is requesting the rezone of one 6.15-acre parcel from I-2 (General Industrial) to I-1 (Light Industrial) located at 2415 Blue Heron Road. The requested I-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Industrial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The proposed rezone comprises one 6.15-acre parcel located at 2415 Blue Heron Road south of the Riverside Parkway at 24-1/4 Road. The parcel is Lot 1 of the Blue Heron Lake Industrial Park that was subdivided in 2004 and is currently zoned I-2 (General Industrial). There is presently one building of approximately 15,332 square feet on the site that was constructed in 2005. The property is adjacent to other industrial uses to the north and east that are all also zoned I-2. Properties to the west and south are owned by the City of Grand Junction, zoned CSR (Community Services and Recreation) and part of the riverfront trail system.

The 2020 One Grand Junction Comprehensive Plan classified the subject property and adjacent properties to the north and east with an Industrial land use classification and the properties to the west and south as Parks and Open Space. The 2010

Comprehensive Plan Future Land Use Map also classified this area as Industrial and Park. Implementing zone districts for the Industrial Land Use classification per the 2020 Plan include I-1 (Light Industrial), I-2 (General Industrial), C-2 (General Commercial), and I-O (Industrial Office/Park). As such, the Comprehensive Plan land use classification of Industrial does support the rezone request to I-1 (Light Industrial).

While there aren't significant differences between the I-1 and I-2 zone districts, the Applicant is proposing the rezone to I-1 to provide more flexibility of allowed uses for the existing building and site. The property was recently purchased by JGMS Government Services, LLC with the intent of using the majority of the building for general offices which is not permitted in the existing I-2 zone district. An existing manufacturing use in the building would also remain. The proposed I-1 zoning would allow for both the manufacturing use to continue in the building and on the site but would also allow for the general office use.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held virtually on March 3, 2022 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were present. There were no members of the public in attendance.

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 and 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 1,000 feet, on August 12, 2022. The notice of the Planning Commission public hearing was published on August 16, 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 Industrial which is a similar designation that has historically been identified on the property. Both the Applicant's proposed zoning of I-1, as well as the existing zoning of I-2 implement the Land Use Designation of Industrial. The existing zoning of I-2 continues to be a valid zoning under the Comprehensive Plan, and staff has found no other subsequent events to have invalidated the original premise of the existing zoning.

(2) The character and/or condition of the area has changed such that the

amendment is consistent with the Plan; and/or

As previously indicated, the subject site has existed in its current state with a single building for 17 years. The adjacent industrial uses have been developed over the past 40+ years, with the building just east of this site having been constructed in 1975. The adjacent recreational open space and trails began to be established in the early 1990s as the Blue Heron section of the riverfront trail system. A railroad siding has served the industrial park since the mid-1970s which certainly supports the industrial character of the businesses and uses in the in the area. The Applicant is requesting the zone change to be used for a wider variety of uses than are presently allowed in the I-2 zone district. The I-1 zone district provide for a wider variety of uses that support and complement the strictly industrial uses. However, generally, the character and/or condition of the area has not changed. Therefore, staff finds that 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 subject property is within a long-established urban industrial area along the Riverside Parkway. Adequate public and community facilities and services are available and sufficient to serve uses associated with the I-1 zone district. The type and scope of land-use allowed within the I-1 zone district is similar in character and extent to the existing land-use of many nearby properties, which include light and heavy industrial and commercial uses. The subject site is currently served by Ute Water, Persigo Wastewater Treatment, and Xcel Energy (electricity and natural gas). The Mesa Mall commercial area is nearby just north of Highway 6&50. Multi-modal access to the site is gained from Riverside Parkway and pedestrian/bicycle access is available directly from the site to the trails around Blue Heron Lake. Based on the provision of adequate public utilities and community facilities to serve the rezone request, staff finds that this criterion has been met.

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

There are not substantial differences between the I-1 and I-2 zone districts aside from the allowances of some uses. The I-1 zone district accounts for approximately 7.6% of City zoned land, whereas the I-2 zone district accounts for approximately 2.8% of City zoned land. In looking at the aerial photographs of this site over the past 5 years, the large building and site appear underutilized. Thus, staff believes that there may be better use of it in this area to be able to expand to the more diverse uses allowed within the I-1 zone district. As the Applicant has pointed out in the General Project Report, the Code definition for I-1 is a better fit for the site's current operations and facilities and is more accommodating for projected development and use that will support the growing employment base as well as a larger variety of the type of businesses in the area. However, while there may be a need for more diversification of uses in this area

of the community, City-wide there is not an inadequate supply of suitably designated land to accommodate I-1 uses. Based on these considerations, 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 site is well served by transportation infrastructure, utilities, and other community facilities, and is within close proximity to commercial and employment centers. The Applicant has stated there is a strong need in the community for the services offered by the property as well as for industrial facilities which provide functional office space. The I-1 zone district would allow for ongoing, balanced growth in industrial area while maximizing the benefits of the riverfront area. As such, staff finds this criterion has been met.

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

Plan Principle 2: Strategies 1. and 3. Resilient and Diverse Economy – Foster a vibrant, diverse and resilient economy and promote business growth for a diverse and stable economic base.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the JGMS Government Services, LLC request, RZN-2022-459, rezoning Lot 1 of Blue Heron Lake Industrial Park, a 6.15-acre parcel, from I-2 (General Industrial) to I-1 (Light Industrial) for the property located at 2415 Blue Heron Road, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
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 JGMS Government Services LLC request from an I-2 (General Industrial) zone district to an I-1 (Light Industrial) zone district for Lot 1 of Blue Heron Lake Industrial Park, a 6.15-acre property located at 2415 Blue Heron Road, City file number RZN-2022-459, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Site Maps and Photos
3. Blue Heron Proposed Zoning Ordinance

General Project Report for 2415 Blue Heron Rd Rezone

2415 Blue Heron Rd.
Grand Junction, Co 81505

Prepared by and for:

JGMS Government Services, LLC

Project Description (Location, Acreage, Proposed use)

This site is contained within Mesa County Tax Parcel number 2945-092-24-006 and consists of approximately 6.51 acres located at 2415 Blue Heron Road, Grand Junction, Colorado 81505 as shown below in figure 1.



Figure 1: Location map of 2415 Blue Herron Rd.

This property is owned by JGMS Government Services, LLC (JGMS GS) and is currently zoned General Industrial (I-2). JGMS GS requests the property be given a zoning designation of Light Industrial (I-1) to allow for future uses that I-2 does not permit such as general offices.

This property occupies the western portion of Blue Heron Rd in an industrial area. Adjacent properties are zoned as I-2 with C-1 and C-2 to the north side of Riverside Parkway. There are properties to the north, east, and northwest that are currently zoned as I-1 as show in Figure 2.

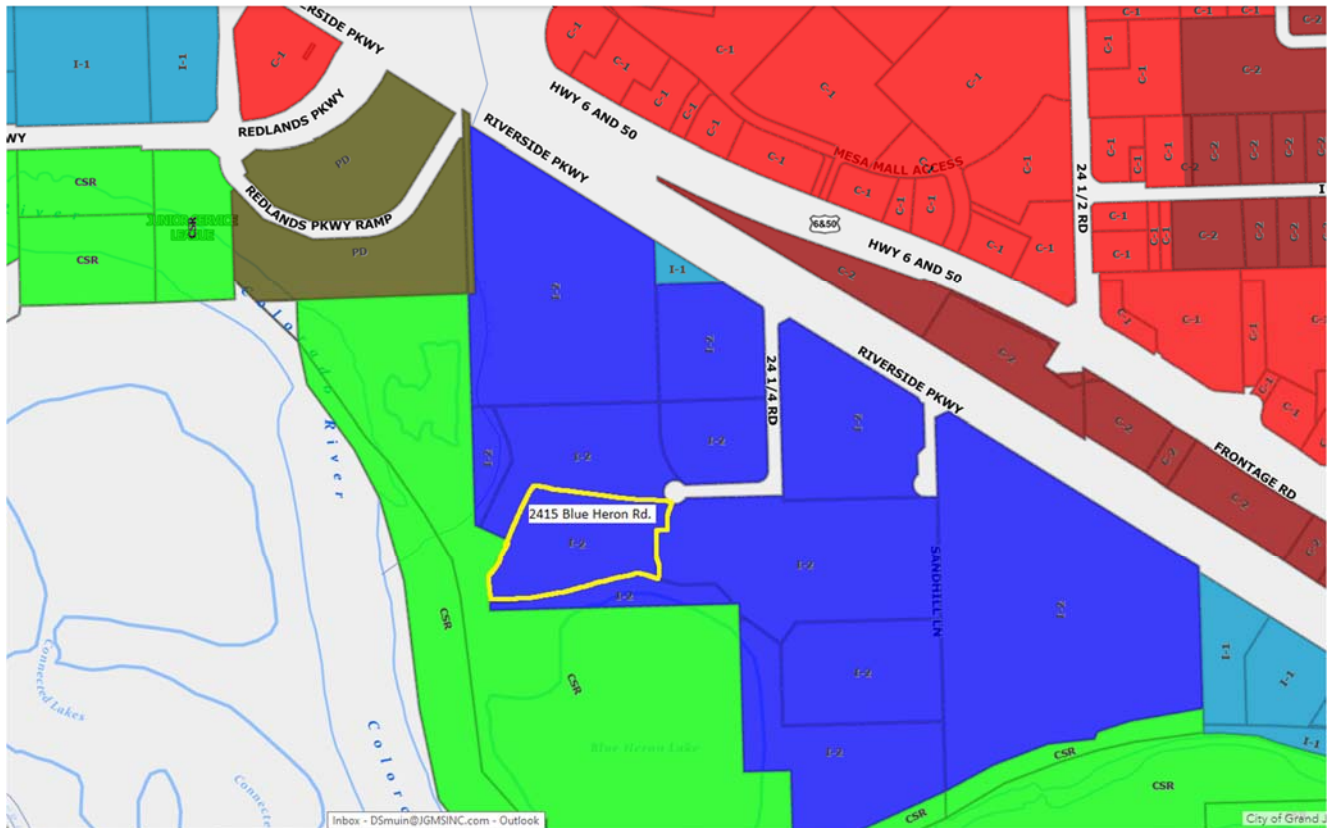


Figure 2. Current Zoning adjacent to 2415 Blue Heron Rd.

Surrounding Land Uses and Zoning

The following adjacent properties are zoned accordingly:

Direction	Zoning	Current Land Use
North	I-1, I-2	Industrial
East	I-2, I-2	Industrial
South	I-2, CSR	Industrial/Exempt
West	CRS	Exempt

Grand Junction City Growth Plan

The City's Growth Plan map calls for the adjacent properties to continue to be zoned as industrial. Only changes to the surrounding area is future rezoning of Redlands Parkway ramp from PD to Commercial as shown below in Figure 3.



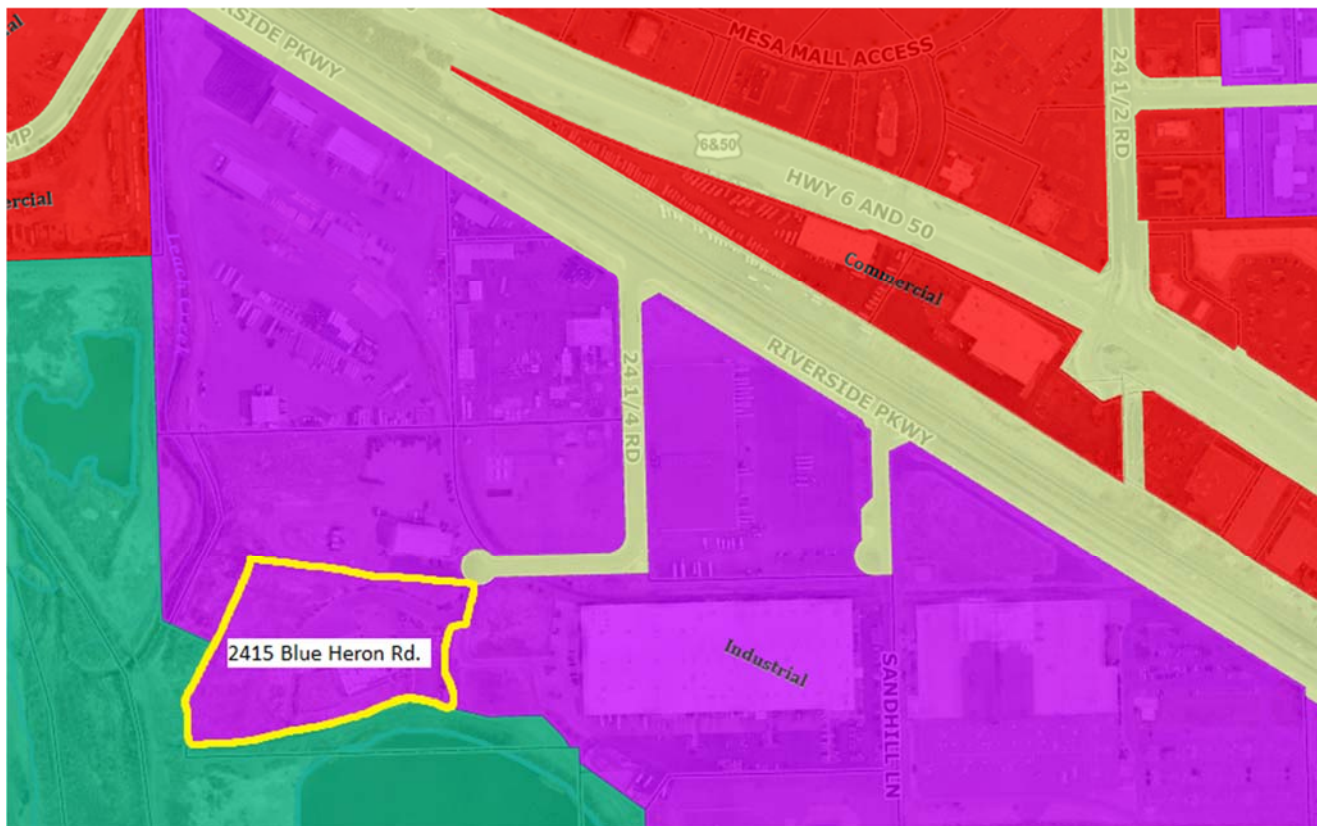


Figure 3: Grand Junction City's Growth Plan Map.

Site Access

Access to the site remains unchanged allowing access from Blue Heron Road.

Utilities

There are no changes to existing utilities needed for this project.

21.02.140 Code Amendment and Rezoning

In order to maintain internal consistency between code and zoning maps, map amendments must only occur if:

1. **Subsequent events have invalidated the original premise and findings; and/or**
 Response: The current code definition for I-2 is not fully adequate for the type of operation and existing facilities on this site. The future plan of the facility is to have more industrial uses and general office space to maximize the opportunity to highlight the riverfront area which is not allowed by I-2 but is allowed with I-1 zoning.



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

Response: The City of Grand Junction/Mesa County Future Land Use Maps indicate a site zoning of Industrial. The applicant's request to rezone the property to I-1 is consistent with the City's 2020 One Grand Junction Comprehensive Plan.

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

Response: The rezone request will not modify or change any of the current public or community facilities needed to serve the property in question.

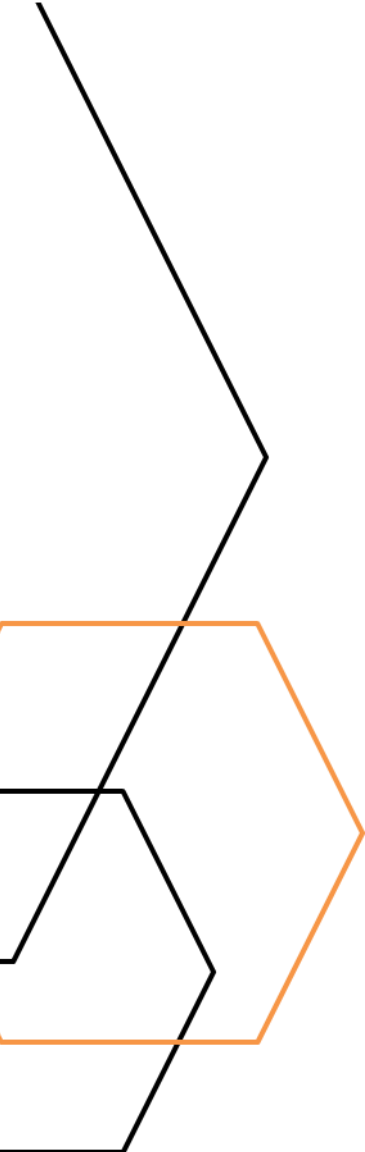
4. An inadequate supply of suitable designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The code definition for I-1 remains a better fit for the site's proposed operations and facilities. A rezone to I-1 remains consistent with the property's proposed use of industrial with general offices and with the City's 2022 Comprehensive Plan to maximize enjoyment and use of the Riverfront and Trail Transportation.

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

Response: There is a strong need in the local community for the services offered by the property, as well as for industrial facilities which provide functional office space. The proposed rezone of the property in question remains consistent with the City's 2020 One Grand Junction Comprehensive Plan because it allows for ongoing, balanced growth in industrial areas while maximizing the benefits of the Riverfront area.





I-2 to I-1 Rezone

(General Industrial to Light Industrial)

2415 Blue Heron Road

ICSL Holding, LLC
March 2022

Site Location Map



Contact Information

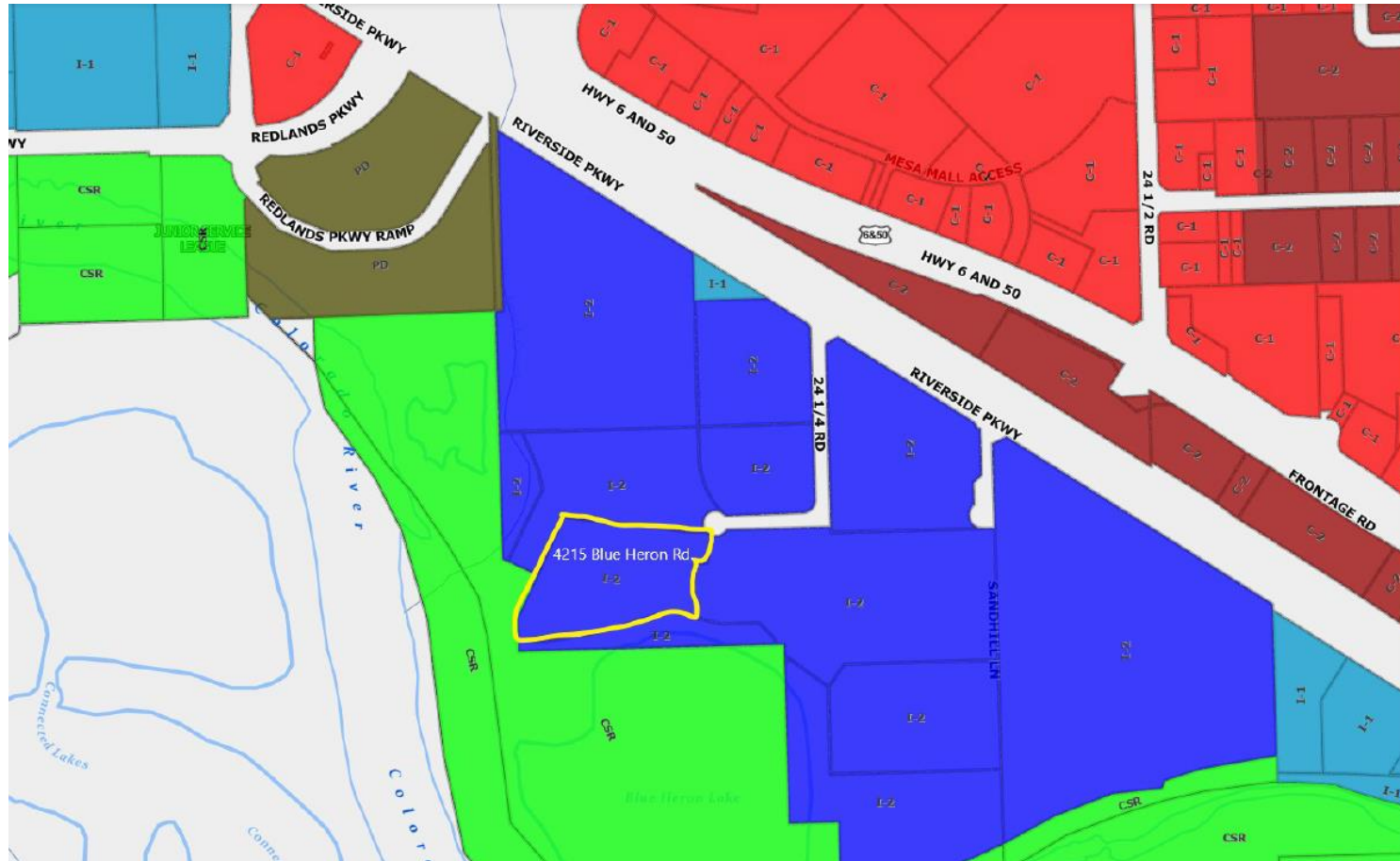
Ray Plienness, Member of ICSL, Holding LLC
336 Main Street GJ, CO 81501
970-640-5327



➤ Under Contract: 2415 Blue Heron Road

- 6.15 Acres
- Existing 15,332 sq. ft.
 - 6,664 office
 - 8,668 warehouse/manufacturing
- Currently Zoned I-2 (General Industrial)

Existing Zoning





Impacts of Rezoning to I-1



- Additional Traffic on 24 ¼ Road
 - Impact minimal. Site was already planned for an additional phase to include 20 additional parking spaces and a 4,000 sq. ft. building.
- Additional use of city's Riverfront Investment and potential for new organization to bike to work.

Analysis – Review Criteria:



1. Subsequent events have invalidated the original premises and findings; and/or
2. The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
3. **Public and community facilities are adequate to serve the type and scope of land use proposed; and/or**
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
5. **The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.**

Questions????



- THANK YOU -

ICSL Holding, LLC

336 Main Street, Suite 207
Grand Junction, CO 81501
970-254-1354

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) JGMS Government Services, LLC ("Entity") is the owner of the following property:

(b) 2415 Blue Heron Rd. Grand Junction, CO 81505

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) _____ 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) rezone

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

(e) none.

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

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

Signature of Entity representative: _____

Printed name of person signing: Jerome Gonzales, President of Managing Member J.G. Management Systems, Inc.

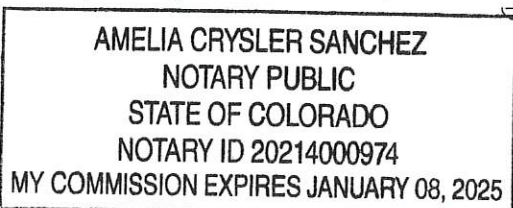
State of Colorado)

County of Mesa) ss.

Subscribed and sworn to before me on this 24 day of May, 2022
by Amelia Sanchez

Witness my hand and seal.

My Notary Commission expires on January 8, 2025



Notary Public Signature _____

Instructions

An ownership statement must be provided for each and every owner of the property.

- (a) Insert complete name of owner as it appears on deed by which it took title. If true name differs from that on the deed, please provide explanation by separate document
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries do not match those on the plat, provide an explanation.
- (c) Insert title/capacity within the Entity of person who is signing.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Insert name of all other owners, if applicable.
- (f) Insert the type of development application request(s) that has/have been made. Include all pending development applications affecting the property.
- (g) Explain the conflict and/or possible conflict and describe the information and/or evidence available concerning the conflict and/or possible conflict. Attach copies of written evidence.

STATEMENT OF AUTHORITY
(38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named
JGMS Government Services, LLC
And is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a: Limited liability company
3. The mailing address for the entity is:
336 Main Street; Suite 207, Grand Junction, CO 81501
4. The entity is formed under the laws Colorado
of: _____
5. The name of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
Jerome Gonzales, President of J.G. Management Systems, Inc., Managing Member
6. The authority of the foregoing person(s) to bind the entity is ☒ Not limited OR ☐ Limited as follows:

7. Other matters concerning the manner in which the entity deals with interest in real property:
None

Dated this 31st day of March, 2022.

JGMS Government Services, LLC, a Colorado limited liability company
By: J.G. Management Systems, Inc., Managing Member

By: _____

Jerome Gonzales, President

State of Colorado
County of Mesa

The foregoing instrument was acknowledged before me this 31st day of March, 2022, by Jerome Gonzales, President of J.G. Management Systems, Inc., Managing Member of JGMS Government Services, LLC, a Colorado limited liability company.

KASANDRA McPHERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20154026737
My Commission Expires July 8, 2023

Witness my hand and official seal.

Notary Public

Statement of Authority

WARRANTY DEED

THIS DEED is to be effective the 31st day of March, 2022, and is made between JA Blue Heron, LLC, a Colorado limited liability company, the "Grantor" (whether one, or more than one), of the County of Mesa, State of Colorado, and JGMS Government Services, LLC, a Colorado limited liability company, the "Grantee" (whether one, or more than one), whose legal address is 336 Main Street; Suite 207, Grand Junction, Colorado 81501 of the County of Mesa, State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TWO MILLION SIX HUNDRED NINETY-SIX THOUSAND AND NO/100 Dollars (\$2,696,000.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa, State of Colorado, described as follows:

Lot 1,

BLUE HERON LAKE INDUSTRIAL PARK

County of Mesa, State of Colorado also known by street address as: 2415 Blue Heron Road, Grand Junction, CO 81505. For identification purposes only: Parcel no.: 2945-092-24-006

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantees' heirs and assigns forever. The Grantor, for the Grantor and the Grantors' heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantees' heirs and assigns; that at the time of the enrolling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except general taxes for the current and all subsequent years; and subject to: the statutory exceptions as set forth in § 38-30-113(5)(a), C.R.S.

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

JA Blue Heron, LLC, a Colorado limited liability company

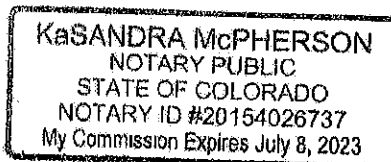
By: 

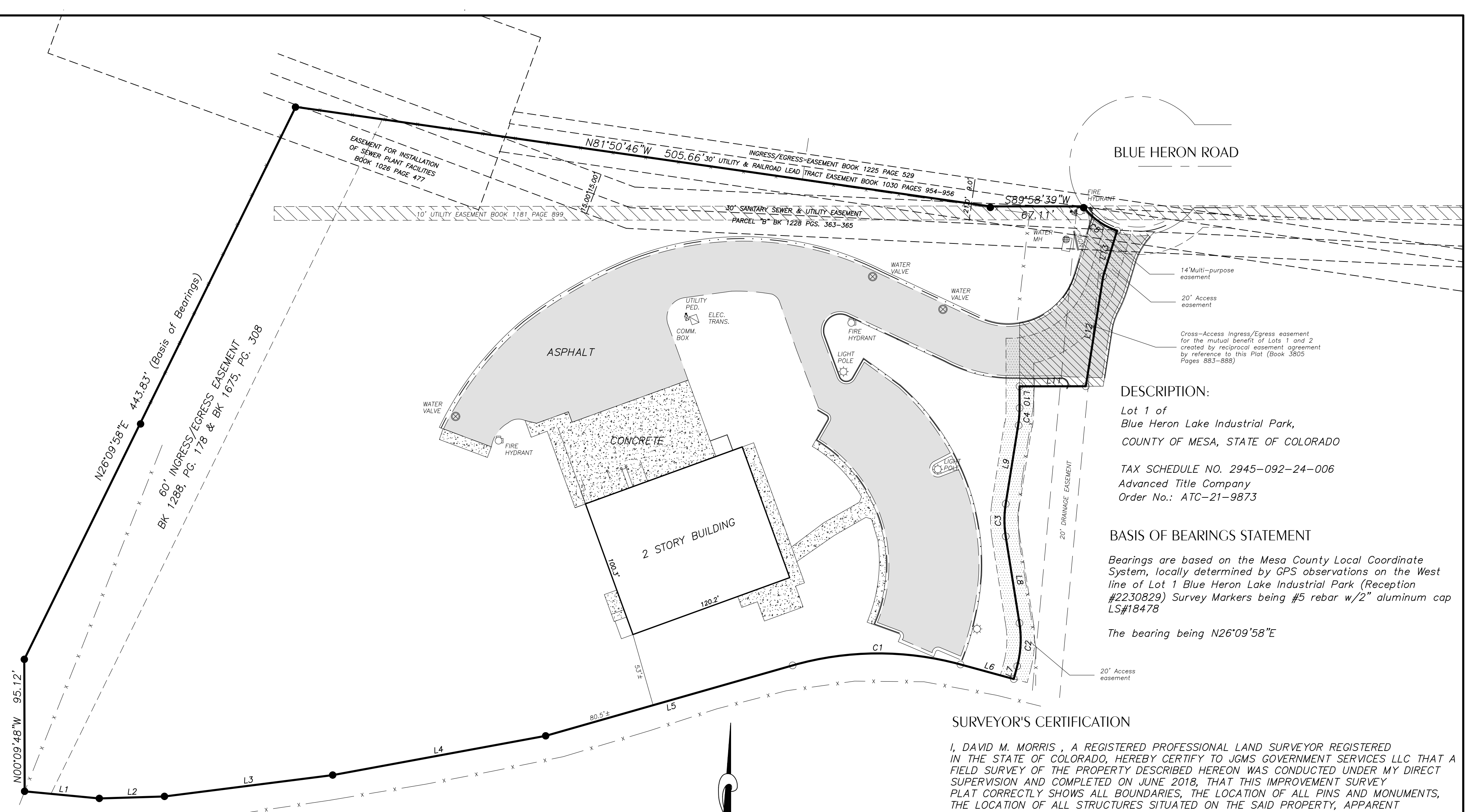
Jerry Gregory, Manager

STATE OF: Colorado }
COUNTY OF: Mesa } ss.

The foregoing instrument was acknowledged before me on the 30th day of March, 2022, by Jerry Gregory, Manager of JA Blue Heron, LLC, a Colorado limited liability company.


Notary Public





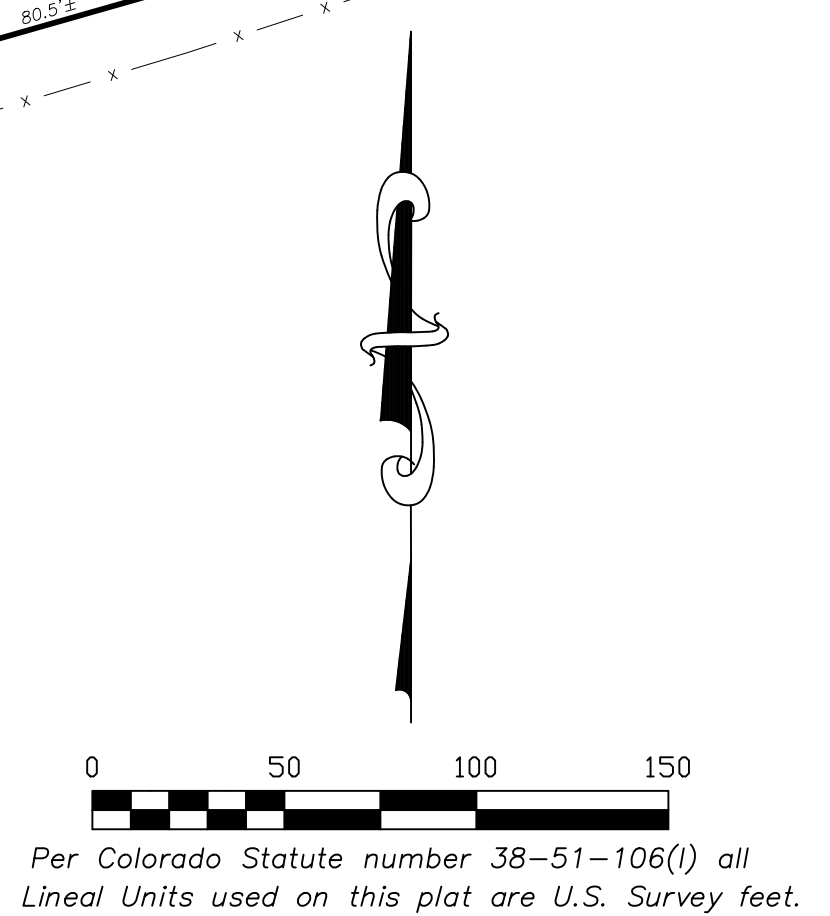
LINE TABLE

LINE	BEARING	DISTANCE
L1	S84°34'25"E	54.07'
L2	N88°16'46"E	46.96'
L3	S82°45'43"W	122.39'
L4	N79°33'20"E	156.08'
L5	S74°04'34"W	185.14'
L6	N74°43'37"W	39.85'
L7	N14°56'38"E	9.59'
L8	S09°00'00"E	63.26'
L9	N09°00'00"E	58.03'
L10	N00°03'37"W	15.59'
L11	N89°56'23"E	47.76'
L12	N08°59'10"E	80.30'
L13	S16°56'13"W	34.35'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00'	122.51'	121.00'	S89°40'28"W	31°11'47"
C2	75.00'	31.34'	31.11'	N02°58'19"E	23°56'24"
C3	75.00'	23.57'	23.47'	N00°00'00"W	18°00'13"
C4	75.00'	11.86'	11.85'	S04°28'12"W	9°03'44"
C5	50.00'	30.64'	30.16'	S54°25'51"E	35°06'27"

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
 - FOUND #5 REBAR 2" ALUMINUM CAP LS #18478
 - SET NO.5 REBAR W/CAP L.S. 30111



LAND SURVEY DEPOSITS
MESA COUNTY SURVEYORS OFFICE

DATE: _____

DEPOSIT NUMBER _____

BLUE HERON ROAD

DESCRIPTION:
Lot 1 of
Blue Heron Lake Industrial Park,
COUNTY OF MESA, STATE OF COLORADO

TAX SCHEDULE NO. 2945-092-24-006
Advanced Title Company
Order No.: ATC-21-9873

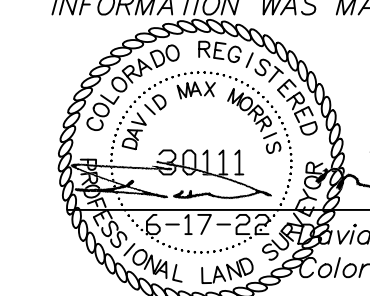
BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the West line of Lot 1 Blue Heron Lake Industrial Park (Reception #2230829) Survey Markers being #5 rebar w/2" aluminum cap LS#18478

The bearing being N26°09'58"E

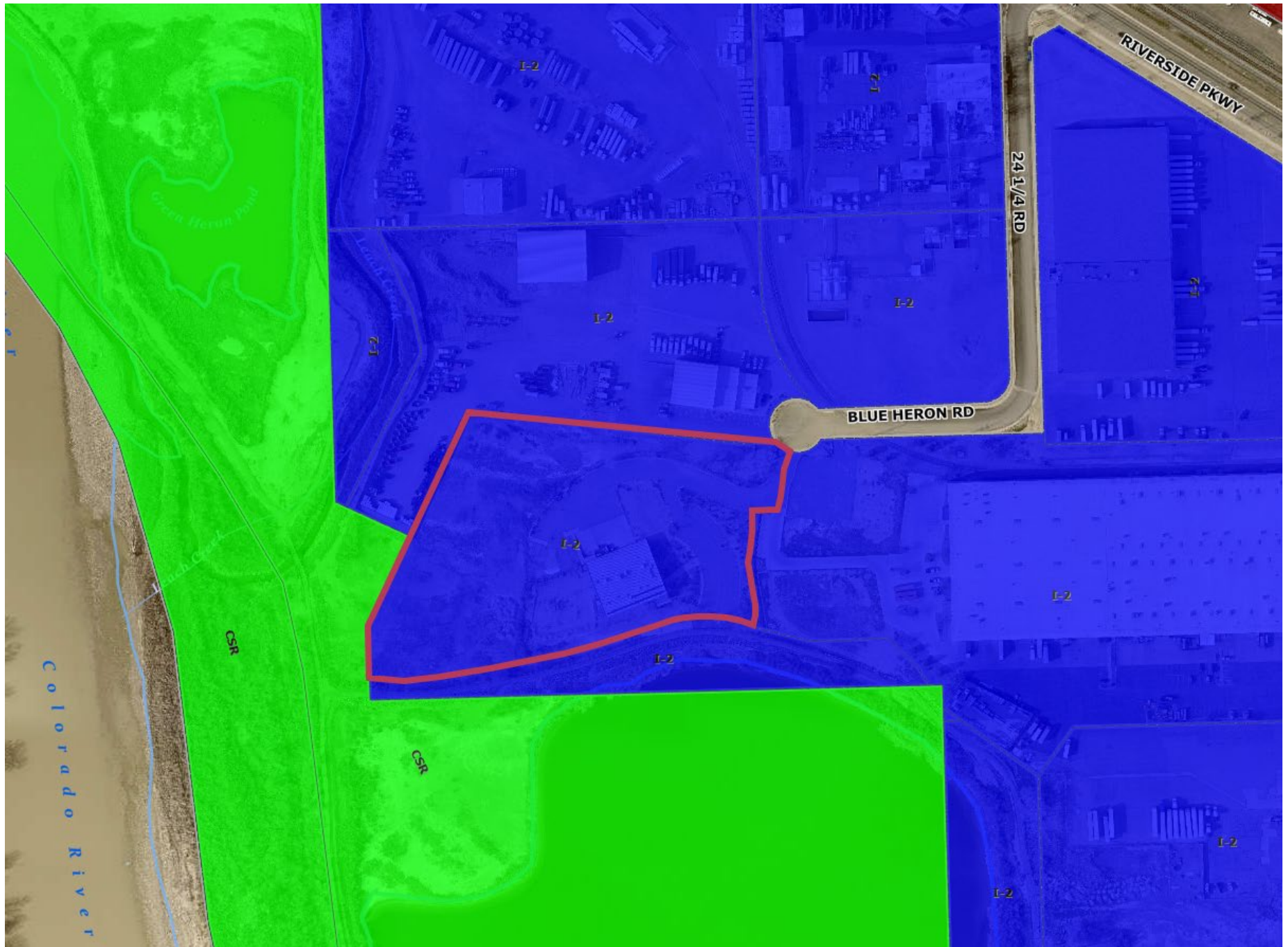
SURVEYOR'S CERTIFICATION

I, DAVID M. MORRIS, A REGISTERED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY TO JGMS GOVERNMENT SERVICES LLC THAT A FIELD SURVEY OF THE PROPERTY DESCRIBED HEREON WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND COMPLETED ON JUNE 2018, THAT THIS IMPROVEMENT SURVEY PLAT CORRECTLY SHOWS ALL BOUNDARIES, THE LOCATION OF ALL PINS AND MONUMENTS, THE LOCATION OF ALL STRUCTURES SITUATED ON THE SAID PROPERTY, APPARENT EASEMENTS AND THE SOURCE FROM WHICH THEY WERE OBTAINED, CONFLICTING BOUNDARY EVIDENCE, ANY FENCES, HEDGES OR WALLS ON OR WITHIN FIVE FEET OF BOTH SIDES OF ALL BOUNDARIES OF SAID PROPERTY, THE LOCATION OF ALL VISIBLE UTILITIES LOCATED ON SAID PROPERTY, ALL UNDERGROUND UTILITIES FOR WHICH THERE IS VISIBLE SURFACE EVIDENCE, AND THE AVAILABLE FROM THE COUNTY CLERK AND RECORDER OR FOR WHICH INFORMATION WAS MADE AVAILABLE.

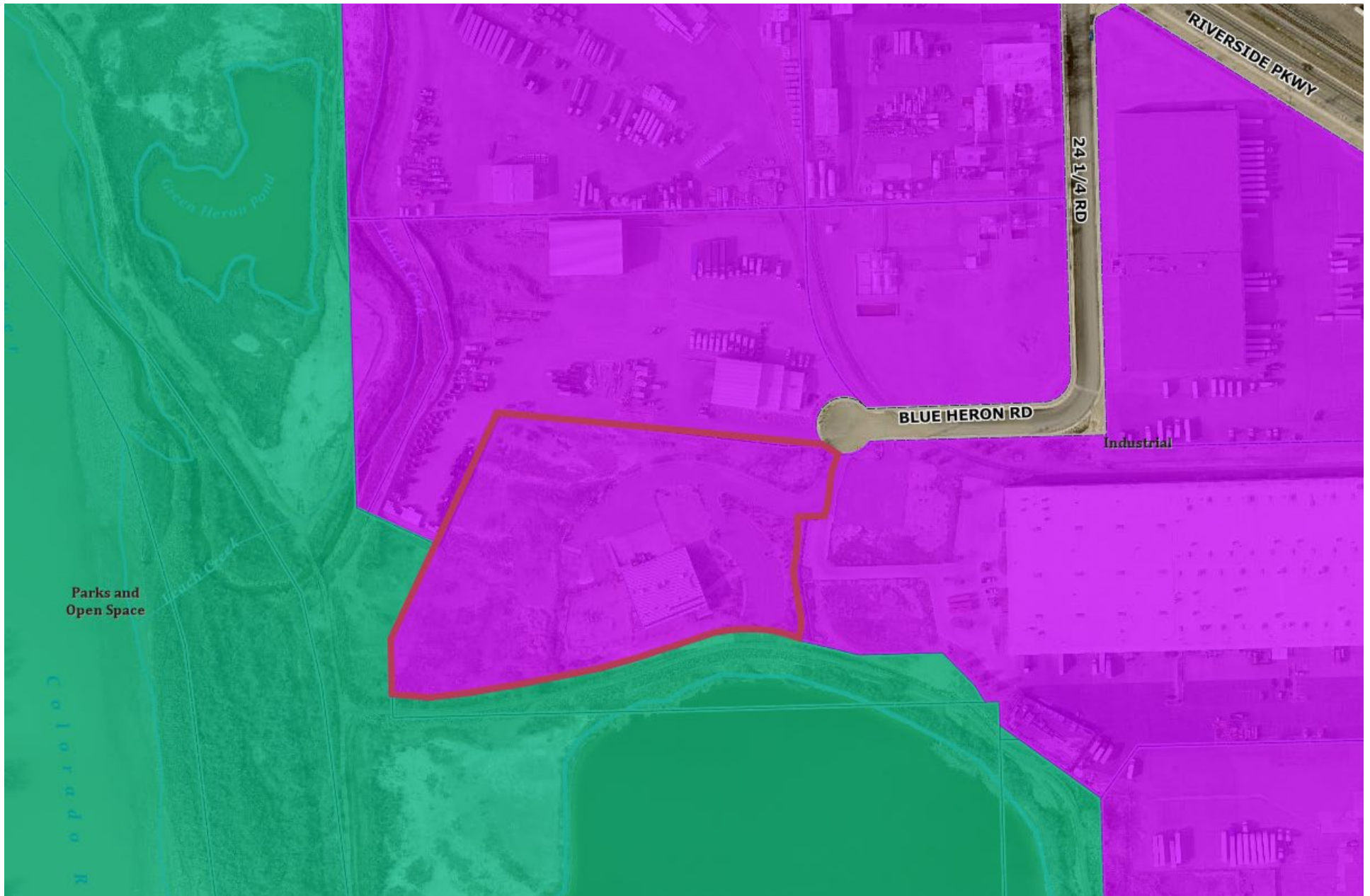


IMPROVEMENT SURVEY		
2415 BLUE HERON ROAD, GRAND JUNCTION, CO 81505		
FOR: ICSL HOLDING, LLC	 Q.E.D. SURVEYING SYSTEMS, Inc. 2718 SIERRA VISTA RD Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	SURVEYED BY: MSM
ACAD ID: 2415 Blue Heron Rd		DRAWN BY: MEM
SCALE:		CHECKED BY: DMM
DATE: 6/9/2022		SHEET NO.
		FILE: 2022-150

2415 Blue Heron Road Existing Zoning Map



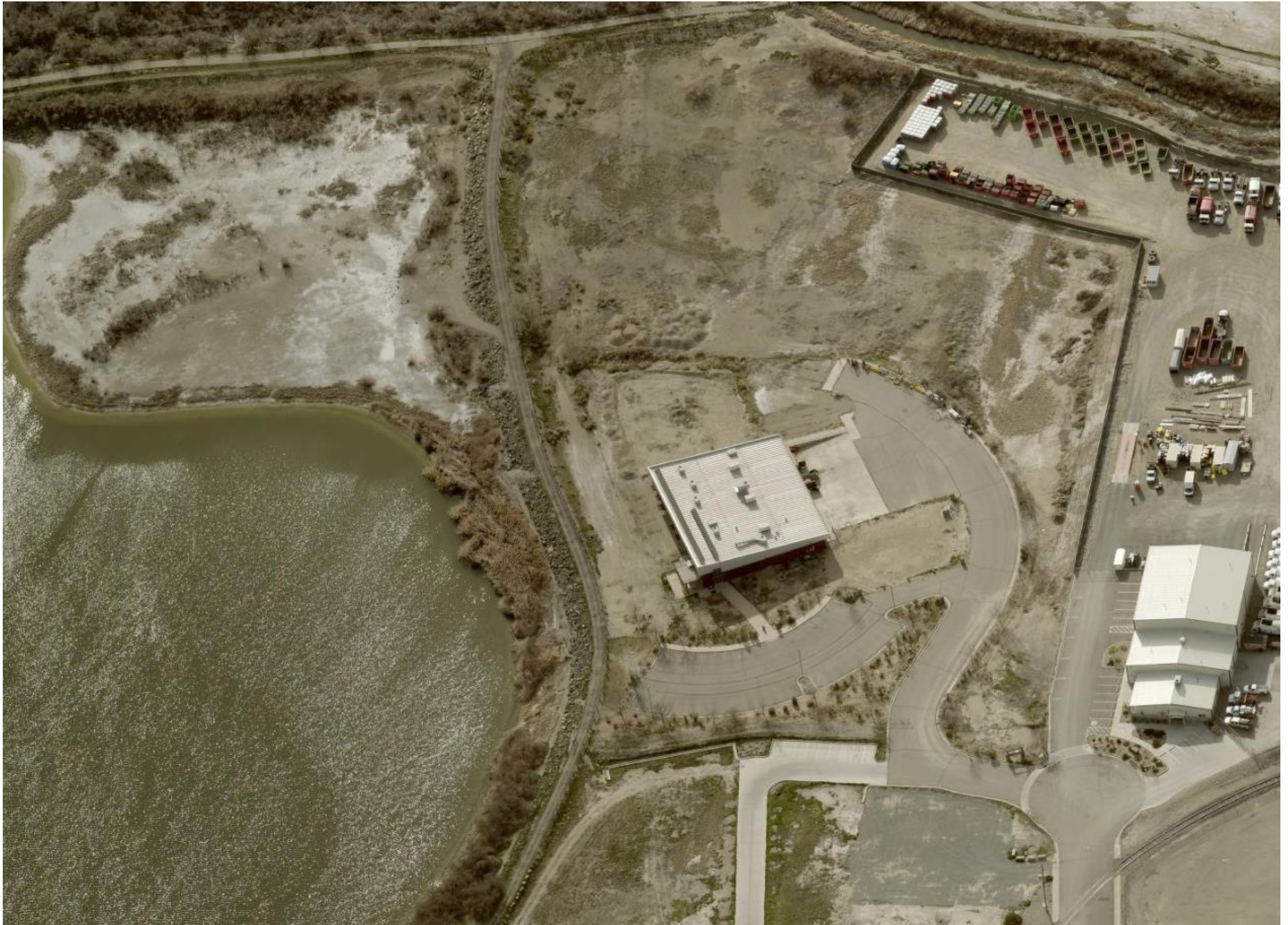
2415 Blue Heron Road Future Land Use Map



2415 Blue Heron Road Vicinity Map



2415 Blue Heron Road View from North at End of Blue Heron Road Cul-de-Sac



2415 Blue Heron Road Front of Existing Building



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE REZONING LOT 1 OF BLUE HERON LAKE INDUSTRIAL PARK,
RECORDED AT RECEPTION NUMBER 2230829 A 6.15-ACRE PARCEL
FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)
LOCATED AT 2415 BLUE HERON ROAD**

Recitals:

JGMS Government Services, LLC (Owner) owns the 6.15-acre parcel located at 2415 Blue Heron Road (referred to herein and more fully described below as the "Property"). The Property is designated on the Comprehensive Plan Land Use Map as Industrial. The Owner requests that the property be rezoned from I-2 (General Industrial) to I-1 (Light Industrial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Property to the I-1 (Light Industrial) zone district, finding that it conforms to and is consistent with the Comprehensive Plan Land Use designation of Industrial, the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the I-1 (Light Industrial) zone district is in conformance with at least one of the stated criteria of Section 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:

The following property shall be zoned I-1 (Light Industrial):

LOT 1 BLUE HERON LAKE INDUSTRIAL PARK RECORDED AT RECEPTION NUMBER 2230829, COUNTY OF MESA, STATE OF COLORADO.

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

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

ATTEST:

Amy Phillips
City Clerk

Anna Stout
President of City Council/Mayor



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: August 23, 2022
Presented By: Felix Landry, Planning Supervisor
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.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

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

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

The proposed changes occur in Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary

Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code.

BACKGROUND OR DETAILED INFORMATION:

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

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

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

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

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

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

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

NOTIFICATION REQUIREMENTS

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

ANALYSIS

Existing Standards

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

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

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

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

Fourth, when a landscape plan is approved for a property, a property owner must maintain the site in perpetuity. While challenging to enforce, maintenance is crucial to landscape health in the long-term. The proposed revisions retain the general approach of requiring maintenance per plan. However, the revisions add a requirement for a viable, long-term maintenance strategy as an element of the approved plan. This allows

for a more dynamic version of perpetual maintenance without allowing landscapes to fall into disrepair (see Plan Requirements below).

Balancing Goals

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

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

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

The proposed requirements achieve both canopy and conservation goals where possible. One clear pathway is by creating a substantial requirement to retain existing, mature trees. Water conservation goals are also served directly by requiring irrigation plans as part of development review. Furthermore, a maximum turf coverage percentage with exceptions for function turf areas limit the opportunity for landscaping which requires high water consumption.

Applicability

The existing landscaping regulations do not apply to landscaping on properties with single family dwelling units or duplexes. The new regulations do not propose to regulate landscaping on properties with single family dwelling units or duplexes. Furthermore, these regulations will not require anyone property owner with a use that does require landscaping to update their existing landscaping unless they're proposing significant redevelopment on their property.

Water Conservation

The proposed regulations would reduce the amount of turf required and allowed for landscaping projects. Turf has been capped city wide at 15% of the overall landscaped area with an exception for function turf areas which may exceed 15% of the site. Functional turf has been defined and represents the only opportunity to install turf

beyond the 15% maximum. Any language in this existing ordinance which allowed more than 15% turf has been removed or amended.

The proposed regulations also require that 90% of the proposed plants for any landscape plan have a xeric, xeric-low, xeric-medium, or low water need classification on the Suitable Plants List. Additionally, 25% of the plants proposed for a landscaping plan must have a native or native alternative classification on the Suitable Plants List. These changes aim to facilitate landscaping options which respect the natural environment of the Grand Valley and present water supply issues, while also providing a landscaped urban environment suitable for residents to thrive.

Flexibility

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

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

Significant Trees

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

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

This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development. No credit is proposed to be extended for retaining significant trees. Rather, a strong requirement is proposed to ensure that

more mature trees are retained or replaced. Because preserving significant trees may represent a substantial challenge for site design, this new regulation occurs alongside a minor reduction in the total number of trees required per area of disturbed property (see Flexibility above).

Suitable Plant List

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

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

The Suitable Plants List is proposed to become more important to the Zoning and Development Code. Substitutions of plants in the field would be restricted to those plants on the list. Perhaps most importantly, it is designed to serve as a menu for landscape architects. Landscape plans should consist of species found on the list. However, landscape plans can propose using plants that are not on the Suitable Plants List and provide adequate detail to substantiate the proposal. Plants approved by the Director 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.

Impervious Surfaces

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

The maximum lot coverage is also revised in GJMC 21.03 – Zoning Districts.

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

Diversity Requirements

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

Best Horticultural Practices

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

Plan Requirements

The proposed changes add an additional certification prior to the issuance of a certificate of occupancy or a release of DIA funds. Currently, the city requires that the Landscaped Architect who stamped the plans also certify that the installed landscaping complies with the approved landscaping plans. The proposed ordinance further requires that the property owner or irrigation installer certify that the irrigation system has adequate capacity to support the installed plants at installation as well as at maturity.

Attachments

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

SUGGESTED MOTION:

Mr. Chairman, on the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the

Grand Junction Municipal Code, file number ZCA-2022-170, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

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

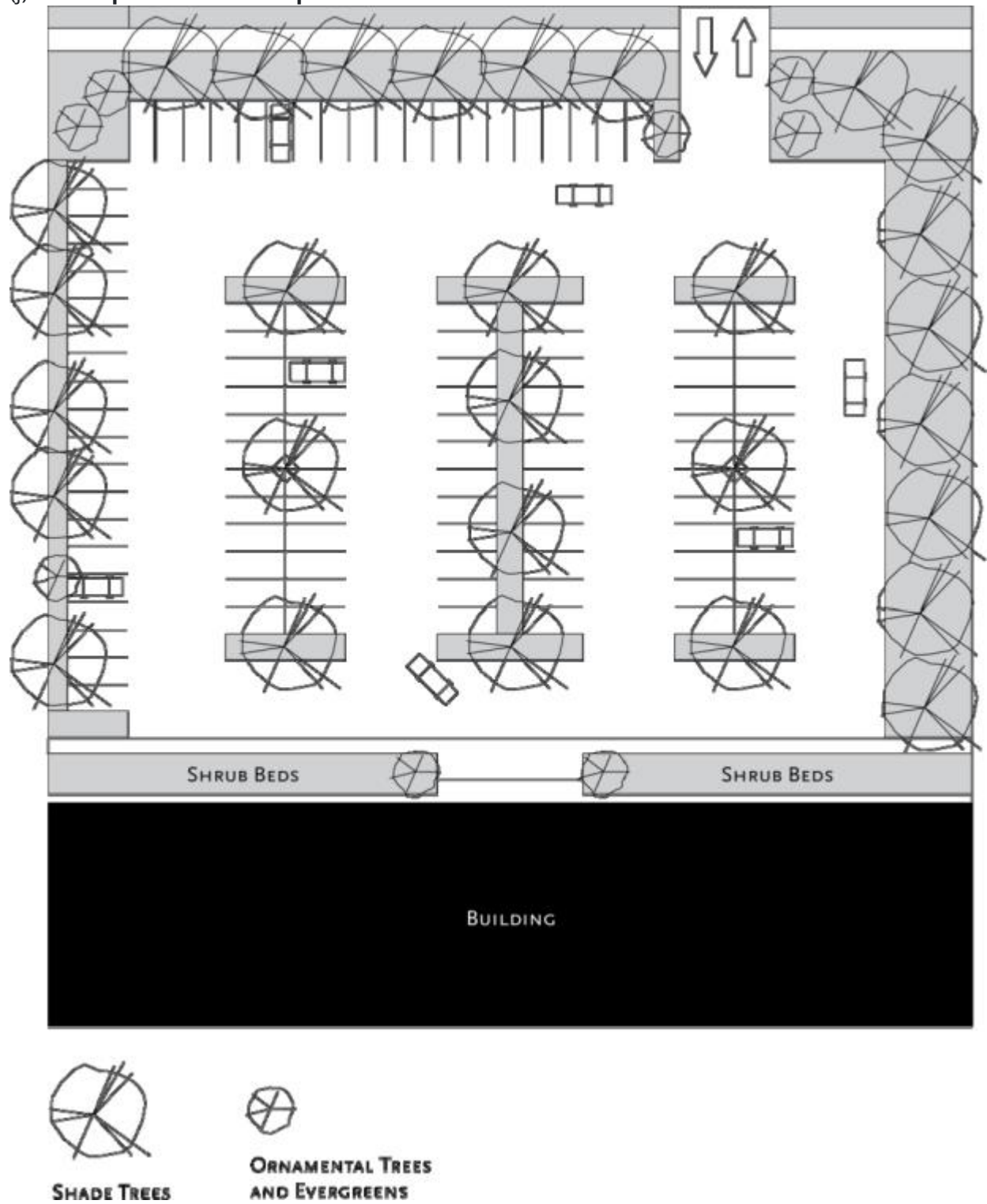
(4) Maintenance. Each owner or the owners' association shall maintain all landscaping.

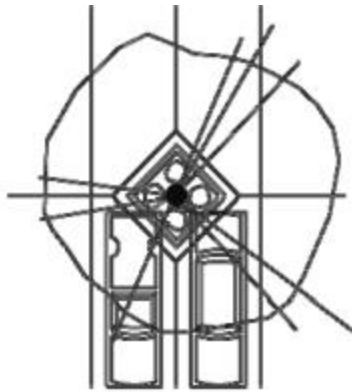
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

(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	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
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.

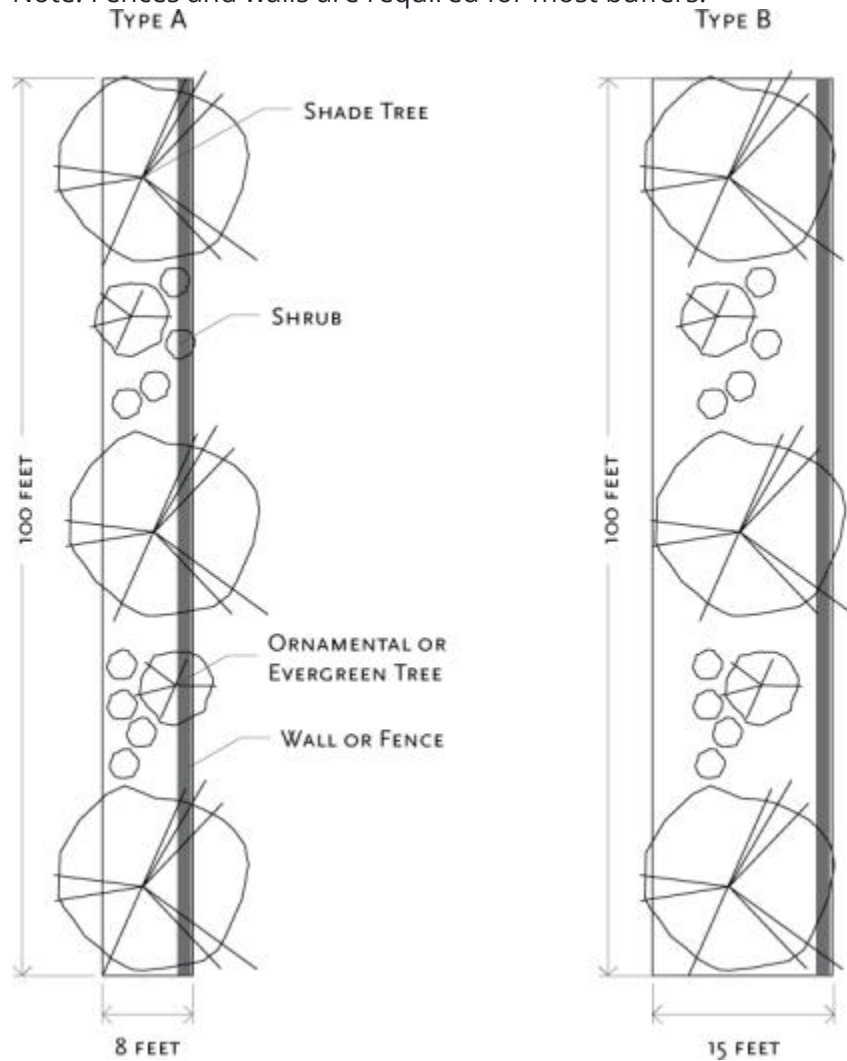
•The Director may modify this table based on the uses proposed in any zone district.

¹ Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

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

Note: Fences and walls are required for most buffers.



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

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees, 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.

Functional turf means an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

Graywater treatment works means an arrangement of devices and structures used to: (a) collect graywater from within a building or a Facility; and (b) treat, neutralize, or stabilize graywater within the same building or Facility to the level necessary for its authorized uses. C.R.S 25-8-103(8.4)

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 on the Suitable Plants List as a prohibited species, that has a diameter exceeding 15 caliper inches, and a water need identified on the Suitable Plants List as a low, xeric-medium, xeric-low, or xeric water need.

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

Turf means grasses planted to form a dense growth of leaf blades and roots, such as Kentucky Blue Grass and similar species used for planting lawns.

~~Water wise means landscape methods which conserve water through the use of drought-tolerant plants, planting and irrigation techniques.~~

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 Standards.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None

Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	<u>70%</u>	<u>80%</u> <u>100%</u>	<u>100%</u>	<u>80%</u> <u>100%</u>	<u>80%</u> <u>100%</u>	<u>75%</u> <u>100%</u> %	<u>80%</u> <u>100%</u> %	<u>80%</u> <u>100%</u> %	<u>80%</u> <u>100%</u> %	<u>90%</u> <u>100%</u> %	<u>90%</u> <u>100%</u> %
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	None	16	None	24	None	None	24	24	None	None	None
** Gross floor area	10,000	15,000	None	None	None	None	None	None	None	None	None
Notes											
B-1: Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											

B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.

C-1: Min. rear setback – 0 if an alley is present

CSR: Maximum building height abutting residential – 40 ft.

****** Gross floor area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.

21.04.030 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) A 30-inch-high by 10-foot-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.~~

(ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units when visible from the public right-of-way. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.

(45) Off-Street Parking and Driveways Standards.

- (i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.
- (ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(56) Architectural and Site Design Standards. All mini_-warehouses shall meet the following standards:

- (i) Mini_-warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

- (A) No parking shall be placed between the building and the street.
- (B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.
- (C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.
- (D) Two of the following features shall be utilized in the design of the primary entry structure:
 - a. Tower feature.
 - b. Facade articulations on the street-facing facade.
 - c. Roofline articulations in the street-facing facade.
 - d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

- (ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(67) Signage. All mini_-warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

- (i) Individual mini_-warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

- (ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and context sensitivity 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, provides shade for citizens shades cars and parking surfaces, reduces local and ambient temperatures, buffers and screens cars from adjacent properties, promotes natural percolation of surface waters, improves air quality, buffers and screens potentially incompatible uses from one another, and conserves and enhances the value of property and neighborhoods within the City.

(b) ~~General Landscape Standards.~~ 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)(1k)~~ 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 on which 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 by Section 21.06.040(b)(16) of 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, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plan List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

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

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

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

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(vi) Turf not meeting the definition of functional turf shall not exceed 15 percent of any required landscaping area in the City of Grand Junction.

(vii) Functional turf may exceed the 15 percent maximum.

(5) Minimum ~~pPlant s~~Sizes ~~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 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, two caliper inches and six feet tall at time of planting.

(iv) ~~Deciduous shrub~~ Shrub, #5 container.

(v) ~~Evergreen shrub, five-gallon container.~~

(vi) Perennials and ground covers, #5 container.

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

<u>Minimum Plant Sizes</u>	
<u>Planting Type</u>	<u>Size at Time of Planting</u>
<u>Shade Tree</u>	<u>Two caliper inches</u>
<u>Ornamental Tree</u>	<u>One-and-one-half caliper inches</u>
<u>Evergreen Tree</u>	<u>Two caliper inches and six feet tall</u>
<u>Shrub</u>	<u>#5 Container</u>
<u>Perennial</u>	<u>#1 Container</u>
<u>Groundcover</u>	<u>#1 Container</u>
<u>Turf</u>	<u>As seed, by plug, or as sod roll</u>

(~~6~~7) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system including a system supplied by water from an approved graywater treatment works.

(i) Non-potable irrigation water shall be used if available for 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.

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

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements in 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.

~~(ivii)~~ An equivalent species may be substituted in the field with prior written approval of the Director 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 as identified as the City of Grand Junction Suitable Plants List, and 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)~~ Landscape plans shall 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, or the release of DIA security funds. Additionally, the property owner or irrigation installer must provide a letter describing that adequate additional capacity exists in the irrigation system to support the landscaping materials at maturity prior to issuance of a certificate of occupancy or the release of DIA security funds.

(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~~Landscape Features.

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

(ii) All trees not identified as prohibited on the Suitable Plants List and that have a diameter that exceeds 15 caliper inches shall be considered significant. ~~During construction, fencing or similar barriers shall isolate and protect the landscape features to be preserved.~~

~~(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(h)(6) for credit applied to preserved trees. All protection measures shall be clearly identified on the construction and landscape plans.~~

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

~~(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 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 sightsite 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 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) Organic mMulch to a minimum of 3 inches and weed fabric areis 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 area and between parking bays, helps eliminate this conflict and should be considered.~~

(ii) Tree canopies may overlap by up to 2030 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.

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

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

~~(iiiiv)~~ At planting, tree 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.

(iv) 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).

(xvi) SpeciesTree 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 ten~~21~~ trees: No more than 50 percent of one species~~genus~~.

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

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

(xi) A minimum of 50 percent of proposed tree plantings shall be identified as 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. A minimum 25~~

percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

~~(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) ShrubSpecies Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:

(A) ~~Ten~~10 through 19 shrubs: 50 percent per genus.

(B) ~~Twenty~~20 through 39 shrubs: 33 percent per genus.

(C) ~~40~~Forty or more through ~~59~~ shrubs: 25 percent per genus.

~~(D) 60 or more shrubs: 15 percent.~~

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

~~(iv) 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. The minimum area for planting 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:

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

~~(ii) (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.

~~(iii) (B)~~ Any plant that dies or substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of notification plant death 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. 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.~~

~~(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. 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~~ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for

maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with turf, 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. No more than 15% of the right-of-way shall be landscaped with turf.~~

(iii) For the purpose of meeting minimum plant quantities, 50 percent 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.~~

(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. 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) ~~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. 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 requirements surfaces included in lot coverage calculations.

~~(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.** 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.

(vi) 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.

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

(vii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants 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. The perimeter of a parking lot is defined as the curb line defining the outer boundaries of the parking lot, including dumpster enclosures, bike racks, or other support facilities that are adjacent to the outer curb. Entry drives between a parking lot and the street, drives connecting two internal parking lots or building entry plazas are not included in the perimeter area. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales, Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

(i) Screening shall occur between a street and a parking lot. When screening is required, ~~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~~8 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.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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 with appropriate groundcover 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 ~~40/75~~ percent covered in plant material including tree canopy coverage, shrubs, 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 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 ~~shall~~must be planted on the street side of the wall.

(viii) 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.~~

(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.

(x) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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.~~

(35) 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.

(4) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent

of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

~~(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~~75 percent of each buffer area shall be landscaped with ~~turf,~~
~~low~~ shrubs or ground cover at maturity.

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

(iii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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\(i\)](#)~~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 [Director](#)~~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) 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.

(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.

(vi) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide (on average) 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;

~~(iiv) 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) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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 ~~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~~21.06.060, ~~the final approval~~ approved plans shall ~~note~~specify the type and size of materials, placement of fence posts, and length of sections, ~~and the like~~.

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

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

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

(1) Required 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 30 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.

(6) Existing trees preserved during development shall count toward the total tree requirement at a ratio of two caliper inches of preserved tree to one caliper inch of required tree plantings.

	<u>Tree</u>	<u>Shrub</u>	<u>Groundcover/Perennials</u>	<u>Wall</u>
<u>Tree</u>	<u>Two caliper inches preserved tree to one caliper inch required</u>	<u>Three shrubs for one caliper inch of tree</u>	<u>n/a</u>	<u>n/a</u>
<u>Shrub</u>	<u>Three shrubs for one caliper inch of tree</u>	<u>n/a</u>	<u>Three #1 container perennials and/or ground cover for one #5 container shrub</u>	<u>Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall</u>
<u>Groundcover/Perennials</u>	<u>n/a</u>	<u>Three #1 container perennials and/or ground cover for one #5 container shrub</u>	<u>n/a</u>	<u>n/a</u>
<u>Wall</u>	<u>n/a</u>	<u>Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall</u>	<u>n/a</u>	<u>n/a</u>

(iH) 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, and groundcover at maturity.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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, 870 percent of which must be shade trees.~~

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Public Right-of-Way Landscape. Landscaping for the public right-of-way shall be per subsection (b)(17~~6~~) of this section.

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

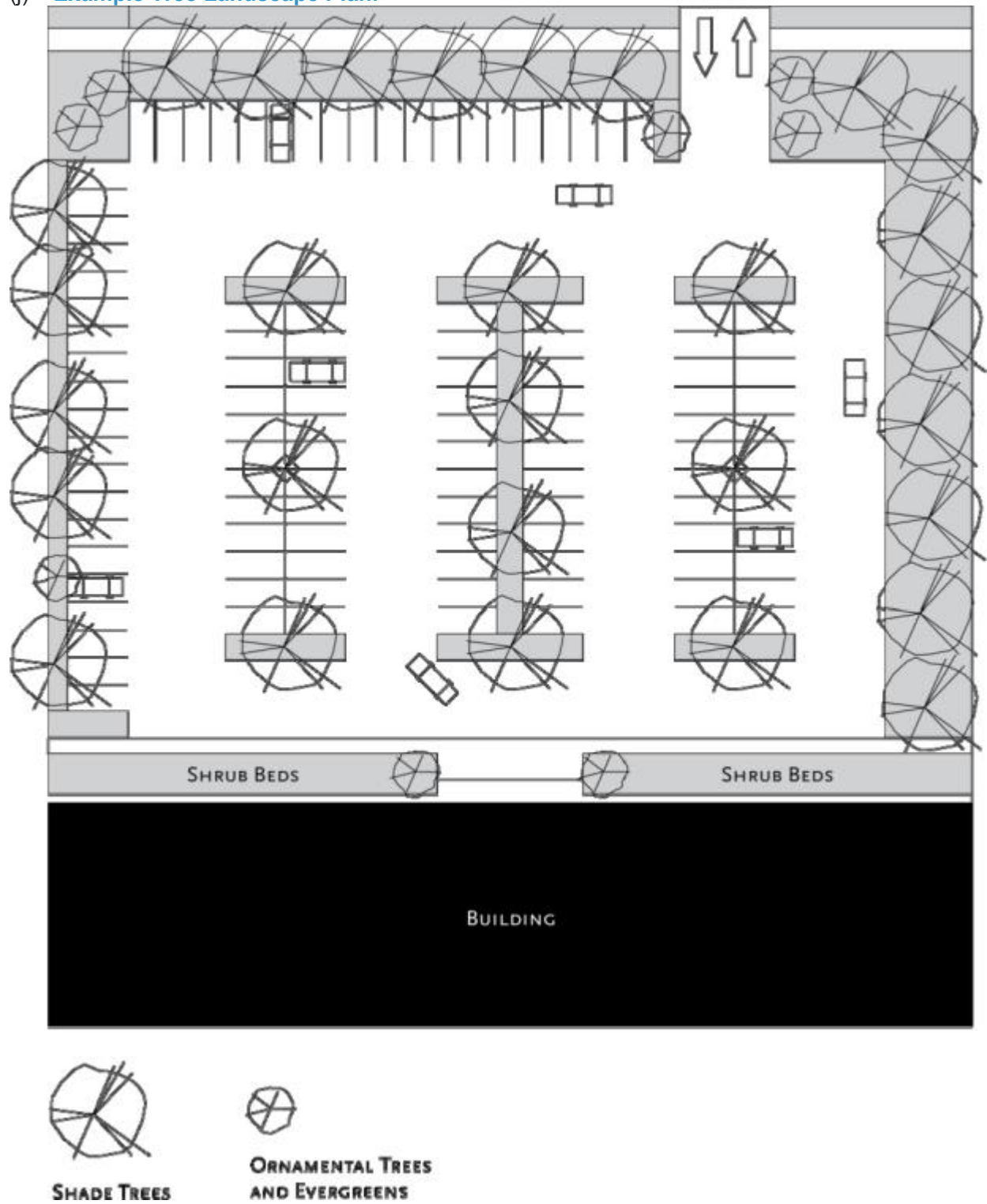
(5) Other Applicable Sections. The requirements of subsections ~~(i)~~, (j), ~~(k)~~ and ~~(k)~~ of this section shall also apply.

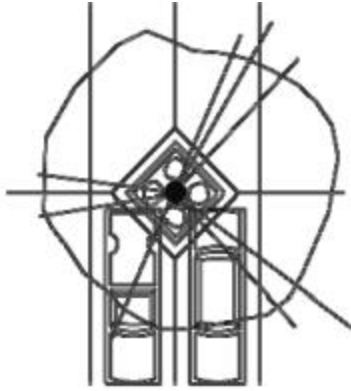
(i) Landscaping Requirements.

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 Two caliper inches of tree per 2,500 3,000 square feet of improved area, with no more than 24 0 percent of the total being ornamental trees or evergreens. One five-gallon #5 container shrub per 450 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	One Two caliper inches of tree per 2,500 3,000 square feet of improved area, with no more than 24 0 percent of the total being ornamental trees or evergreens. One five-gallon #5 container shrub per 450 300 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 Two caliper inches of tree per 3,000 square feet of improved area, with no more than 42 0 percent of the total being ornamental trees or evergreens. One five-gallon #5 container 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	One Two caliper inches of tree per 5,000 square feet of improved area. One five-gallon #5 container shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
surface passenger terminal, pasture		

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





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

ORCHARD-STYLE LANDSCAPE ISLAND

(k) Buffering Between Zoning Districts.

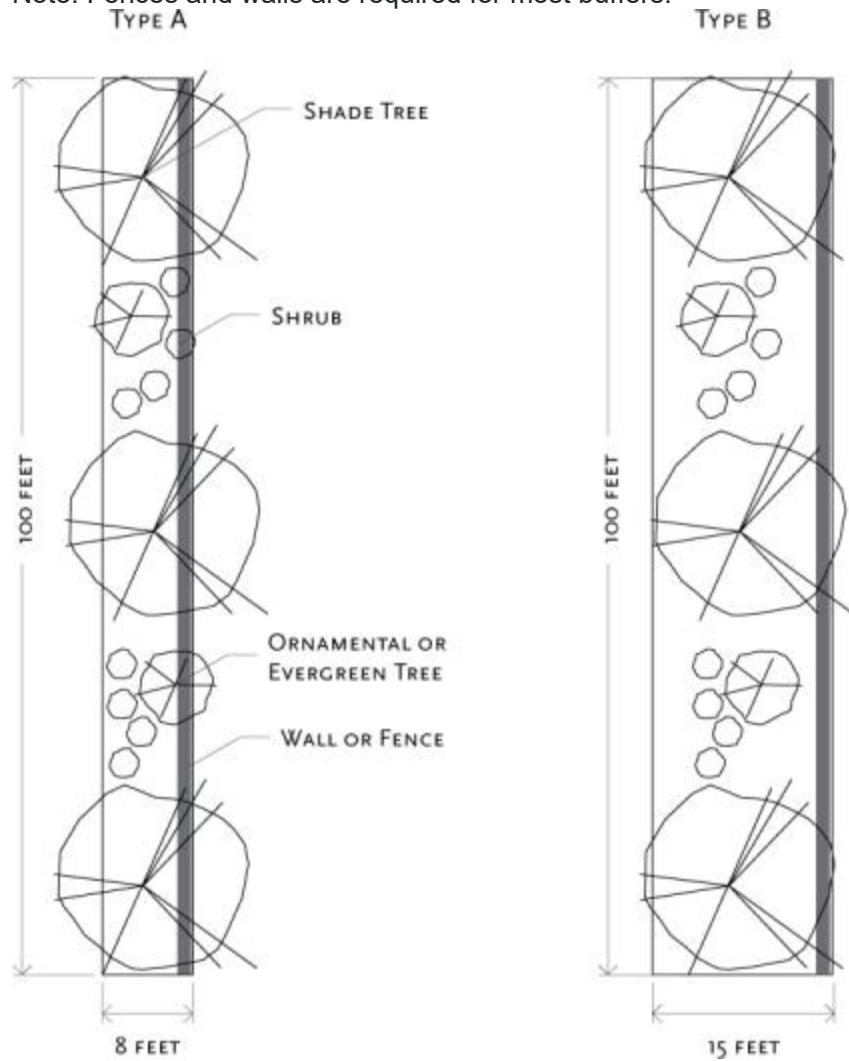
Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-
CSR ^{3 1}	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
Notes •A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet. •Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence. •The Director may modify this table based on the uses proposed in any zone district. ¹ Gravel operations subject to buffering adjacent to residential.																		

(l) **Buffer Requirements.**

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

Note: Fences and walls are required for most buffers.



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

21.10.020 Terms defined.

Approved Street Trees for Grand Junction's Rights-of-Way means the list of trees, 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.

Functional Turf means an area of turf measuring no less than 30 feet in width and length with a minimum area 1,500 square feet for the purposes of common recreational uses open to the public, members of a neighborhood, or clients and/or customers of a commercial or office use.

Graywater treatment works means an arrangement of devices and structures used to: (a) collect graywater from within a building or a Facility; and (b) treat, neutralize, or stabilize graywater within the same building or Facility to the level necessary for its authorized uses. C.R.S 25-8-103(8.4)

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 on the Suitable Plants List as a prohibited species, that has a diameter exceeding 15 caliper inches, and a water need identified on the Suitable Plants List as a low, xeric-medium, xeric-low, or xeric water need.

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

Turf means grasses planted to form a dense growth of leaf blades and roots, such as Kentucky Blue Grass and similar species used for planting lawns.

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 Standards.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
Setback											

Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	<u>70%</u>	80%	<u>100%</u>	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:
 - (ii) For outdoor mini-warehouse units, landscaping islands shall be provided at the end of each row of storage units when visible from the public right-of-way. Landscape islands shall be planted with shrubs that reach at least five feet of height at maturity.
- (45) Off-Street Parking and Driveways Standards.
 - (i) Drive aisles within outdoor mini-warehouse facilities shall be a minimum of 26 feet wide for single-load aisles and 30 feet for double-load aisles.

(ii) A minimum of two parking spaces shall be provided adjacent to the primary entry structure.

(56) Architectural and Site Design Standards. All mini warehouses shall meet the following standards:

(i) Mini warehouses that front public rights-of-way shall provide a primary entry structure at the entrance of the development that meets the following standards:

(A) No parking shall be placed between the building and the street.

(B) Windows or similar architectural features shall cover at least 30 percent of the street-facing facade.

(C) Building materials such as brick, stone, wood, architectural-grade metal, or similar exterior shall be used.

(D) Two of the following features shall be utilized in the design of the primary entry structure:

a. Tower feature.

b. Facade articulations on the street-facing facade.

c. Roofline articulations in the street-facing facade.

d. Decorative lighting on the street-facing facade. This lighting must comply with all standards found in GJMC 21.06.080.

(ii) Any street-facing facade of each storage unit must be covered with building materials such as brick, stone, wood, architectural-grade metal, or similar exterior.

(67) Signage. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.070:

(i) Individual mini warehouses shall be clearly marked with numbers or letters identifying the individual units and a directory of the unit locations shall be posted at the entrance or office of the facility.

(ii) Signs or other advertising shall not be placed upon, attached to, or painted on any walls or fences required for landscaping and buffering in the mini-warehouse development.

21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and context sensitivity 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, provides shade for citizens, 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. (See subsection (k) of this section for an example of the landscaping requirements of this section.)

(i) The landscaping requirements of this code shall not apply to a lot on which 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 by Section 21.06.040(b)(16) of 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, to be maintained by the Director. Applicants may petition the inclusion of plants not found on the Suitable Plant List and shall provide sufficient information about the proposed species to facilitate review. The Suitable Plant List identifies the anticipated water needs of each plant species. The Director may allow the use of any plant if sufficient information is provided to show suitability including salt tolerance, sun and shade requirements based on planting locations, growth habit, etc. Noxious or invasive species are not allowed to be planted in development but may be preserved in development.

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

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

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

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(vi) Turf not meeting the definition of functional turf shall not exceed 15 percent of any required landscaping area in the City of Grand Junction.

(vii) Functional turf may exceed the 15 percent maximum.

(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 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, two caliper inches and six feet tall at time of planting.

(iv) Shrub, #5 container.

(v) Perennials and ground covers, #5 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

<u>Minimum Plant Sizes</u>	
<u>Planting Type</u>	<u>Size at Time of Planting</u>
<u>Shade Tree</u>	<u>Two caliper inches</u>
<u>Ornamental Tree</u>	<u>One-and-one-half caliper inches</u>
<u>Evergreen Tree</u>	<u>Two caliper inches and six feet tall</u>
<u>Shrub</u>	<u>#5 Container</u>
<u>Perennial</u>	<u>#1 Container</u>
<u>Groundcover</u>	<u>#1 Container</u>
<u>Turf</u>	<u>As seed, by plug, or as sod roll</u>

(7) Irrigation. All vegetation and landscaped areas must be provided with a permanent irrigation system including a system supplied by water from an approved graywater treatment works.

(i) Non-potable irrigation water shall be used if available for 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.

(8) Landscape Plans.

(i) All applications for development shall identify the required landscaped areas and include a landscape plan in accordance with the requirements in 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 as the City of Grand Junction Suitable Plants List, and thrive in the same microclimate, soils and water conditions.

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

(vi) Landscape plans shall identify the species and sizes of vegetation.

(vi) 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, or the release of DIA security funds. Additionally, the property owner or irrigation installer must provide a letter describing that adequate additional capacity exists in the irrigation system to support the landscaping materials at maturity prior to issuance of a certificate of occupancy or the release of DIA security funds.

(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 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 prohibited on the Suitable Plants List and that have a diameter that exceeds 15 caliper inches shall be considered significant.

(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(h)(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 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.

(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 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) Organic mulch to a minimum 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 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, tree 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).

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

(A) 0 through 5 trees: No limitation.

- (B) 6 to 10 trees: No more than 50 percent of one genus.
 - (C) 11 to 20 trees: No more than 33 percent of one genus
 - (C) 21 or more trees: No more than 20 percent of one genus.
- (xi) A minimum of 50 percent of proposed tree plantings shall be identified as 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) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.
 - (ii) Shrub Diversity. The percent of any one type of shrub that can be planted in a development shall be as follows:
 - (A) 10 through 19 shrubs: 50 percent per genus.
 - (B) 20 through 39 shrubs: 33 percent per genus.
 - (C) 40 or more shrubs: 25 percent per genus.
 - (iii) When calculating shrub quantities, any fraction of a shrub is rounded up to the next whole number.
 - (iv) The minimum area for planting 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 substantially damaged due to improper maintenance must be replaced with an equivalent live plant within 90 days of plant death or by the next April 1st.

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

(v) The Director or designee may 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.

(vi) 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 ten-year capital plan to be improved must be landscaped. All right-of-way landscaping shall be irrigated and maintained by the adjoining private property owner, unless the City agrees to accept it for maintenance. If it is to be maintained by the City, a separate irrigation system shall be provided.

(ii) At least 75 percent of the unpaved adjacent right-of-way shall be landscaped with low shrubs or ground cover. No more than 15% of the right-of-way shall be landscaped with turf.

(iii) For the purpose of meeting minimum plant quantities, 50 percent 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, or similar natural materials.

(v) 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 surfaces included in lot coverage calculations.

(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

(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) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

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

(2) Parking Lot Perimeter. Landscaping is required around the entire perimeter of a parking lot to assist in the abatement of heat 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. The requirements of this subsection are applicable to all public and private parking areas but not to automobile display areas for automobile dealerships (General Retail Sales,

Outdoor Operations, Display or Storage) and self-service storage as defined in GJMC 21.04.

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

(ii) The minimum dimension allowed for the parking lot perimeter landscape strip is 8 feet.

(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.

(v) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(3) Screening. All parking lots abutting rights-of-way, entry drives, and adjacent properties must be screened. For this subsection, a "screen" means a berm with appropriate groundcover 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 75 percent covered in plant material including tree canopy coverage, shrubs, and groundcover at maturity

(iv) 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.

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

(vi) Shrubs shall 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.

(x) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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) 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.

(4) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(e) **Buffers.**

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

(i) 75 percent of each buffer area shall be landscaped with shrubs or ground cover at maturity.

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

(iii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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 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.

(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 more than six feet in height is a structure and requires a building permit.
- (v) A perimeter wall must have a column or other significant architectural feature every 30 feet.
- (vi) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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.

(5) Residential Subdivision Landscape Buffer. On the outside of a perimeter enclosure adjacent to a right-of-way, a 14-foot-wide (on average) 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.

(iv) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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 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 the type and size of materials, placement of fence posts, and length of sections.

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

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

(1) Required 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 30 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.

(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.

Commented [FL1]: If we keep the lower overall significant tree requirement of 30% should we lower this percentage?

	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	Two #5 container shrubs (minimum 30 inches in height) for four linear feet of wall

			container shrub	
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

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

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

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

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90 percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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.

(ii) A minimum 25 percent of the proposed shrubs and ground cover shall be identified as native or native alternative on the Suitable Plants List, and 90

percent of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low water on the Suitable Plants List.

(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.

(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	Two caliper inches of tree 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 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 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 300 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 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)

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

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

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-
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	-	-	-

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) **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)

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

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

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

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

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

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

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

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

Parking Lot Island Tree

Yes

Yes

Yes
Yes

Yes
Yes

Yes
Yes
Yes

Yes
Yes
Yes

Yes

Yes

Yes

Yes

Yes

Yes

Common

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

Technical

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

Notes

Existing mature elms may be of value for preservation

Exception of Single leaf ash; *Fraxinus anomala*

Threat of thousand canker disease

lm

ik ramosissima

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



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: August 23, 2022
Presented By: David Thornton, Principal Planner
Department: Community Development
Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Request an amendment to an existing CUP for Phase 2 of a 500 kw ground mounted solar energy facility on 3.78 acres, part of a 14.34 Acre site, in a CSR (Community Services and Recreation) zone district.

RECOMMENDATION:

Staff recommends approval of this request.

EXECUTIVE SUMMARY:

The Applicant, Pivot Energy 27, LLC with authorization from the property owner, City of Grand Junction, has requested to develop Lot 2 of the Girardi Subdivision (2940 D ¼ Road) for the second phase of the original solar energy project that is currently built and producing power. While the entire 14.34 acre (Lot 1 and Lot 2) was included in the CUP approved June 25, 2013 by Planning Commission, application and consideration by Planning Commission is required for the second phase.

The Applicant is proposing this amendment to construct solar energy facilities on Lot 2, Girardi Subdivision (3.78 acres), located at 2940 D ¼ Road, land owned by the City of Grand Junction to complete the solar facility land use envisioned in 2013 for the entire 14.34-acre site. In 2013 Lot 2 land area was approved for access and landscaping improvements for the entire solar facility with the requirement that additional solar energy infrastructure although envisioned for Lot 2 would require final review by Planning Commission when formally applied for. Thus, an amendment to the original CUP is required.

BACKGROUND OR DETAILED INFORMATION:

On June 25, 2013 Ecoplexus, a solar energy development firm, received approval for a utility scale ground-mounted solar energy collection and generation system with the approval of a Conditional Use Permit (CUP-2013-202) on 14.34-acres for phase 1 located on Lot 1 (10.56 acres) and Lot 2 (3.78 acres), Girardi Subdivision at 2930 and 2940 D ¼ Road. A solar generation facility is classified as a Basic Utility under Grand Junction Municipal Code (GJMC) Section 21.04.020(I) and requires a Conditional Use Permit (CUP) in the R-8 (Residential 8 du/ac) zone district pursuant to the Use Table found in Section 21.04.010. Lot 1 is zoned R-8 necessitating the CUP requirements. A Basic Utility is an allowed use in the CSR (Community Services and Recreation) zone district.

Although Lot 2 is zoned CSR and the proposed land use does not require a CUP, it was included in the 2013 CUP to provide access to the solar facility on Lot 1 as well as provide the location and quantity of the required landscaping for the entire 14.34-acre site. The 2013 CUP considered solar energy land uses for both Lot 1 and Lot 2 to allow for expansion of solar in the future on Lot 2. The 2013 CUP approval by Planning Commission required that when Lot 2 is developed it come back to Planning Commission for a CUP amendment and provide specific details for phase 2.

Proposed Phase 2

Pivot Solar 27 LLC, proposes to build a 500kW AC solar array using single axis tracking equipment. The project will be located at 2940 D 1/4 Road on 3.78 acres. The disturbance to the site will be limited to the construction of the access road, the equipment pads, electrical trenching and the installation of steel driven H piles 6-8' deep. No structures, occupied or otherwise, are proposed.

Approximately 1,000 solar panels will be mounted to steel and aluminum racks, supported by steel foundations, above the ground to the height of 10 feet. The racks will be oriented in rows that span the site in a north-south orientation, and the racks will tilt to the east in the morning, be flat at midday, and tilt to the west in the afternoon. This is to capture the most energy possible from the sun. The equipment is quiet, produces no emissions or odors, does not impact site imperviousness or drainage, and has negligible impacts on traffic.

The Applicant has submitted a site plan and associated documents for review with the requested CUP. The land surrounding the property is vacant to the south, residential to the east and north and Phase 1 of the solar energy facility is located adjacent to the west. The abutting properties to the north, east, west and southeast are zoned R-8, the large undeveloped property to the south is in unincorporated Mesa County and zoned RSF-Rural.

Access to the site will be on the south side of the property off D ¼ Rd at Chert Drive. Once construction is complete, crews will access the site only 4–8 times annually, resulting in negligible impacts to area roads. No on-site personnel are required once the project is operational. The site is not available to the general public so it will

not increase pressure on roads, parks, and schools, nor impact privacy of the surrounding neighborhood. Necessary trips to the site would include a standard pickup truck for routine operations and maintenance.

The Applicant is proposing a perimeter 8 feet tall fence for security and screening purposes. A decorative wildlife friendly fence consistent with Colorado Parks and Wildlife standards is proposed. This is a thin wire mesh game fence with wood posts designed to be more aesthetically pleasing than a typical chain link or other security fencing. Along with a drought resistant native seed mix, the game fence helps the solar array recede into the landscape rather than the abrupt contrast of fence types.

Signage is required by the National Electric Code to inform emergency responders of the location of power shutoffs, etc. These include two small signs proposed with sizes of 6 inches by 8 inches, and 7 inches by 1 foot in size respectively.

Required landscaping was established with Phase 1 in 2013 for the entire 14.34 acre site. No additional landscaping is proposed with Phase 2. The prior CUP's approved landscaping plan was installed and received a compliance letter demonstrating its satisfactory installation and maintenance. Any landscaping that has not survived will be required to be replaced by the applicant as part of Phase 2 construction.

Public Benefit

The project is being built as part of Xcel Energy's Solar*Rewards Community program. The program allows Xcel Energy customers to subscribe to the energy created by the solar array. Each subscription generates a monthly credit on their energy bills which results in monetary savings for subscribers during the life of the solar array, which is a minimum of 20 years. In addition to the benefits to subscribers, the community will benefit from the addition of clean energy generation to the Grand Valley, helping to reduce emissions and other impacts from fossil-fuel based energy.

Neighborhood Meeting

A Neighborhood Meeting was held on April 4, 2022, via the Zoom virtual platform. City staff and the Applicant's representative were the only attendees.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on August 1, 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 on August 12, 2022. The notice of this public hearing was published August 16, 2022 in the Grand Junction Daily Sentinel.

ANALYSIS

General Approval Criteria:

21.02.080(d) General Approval Criteria. No permit may be approved unless all of the following criteria are satisfied:

- (1) Compliance with the Comprehensive Plan and any applicable adopted plan.
- (2) Compliance with this zoning and development code.
- (3) Conditions of any prior approvals.
- (4) Public facilities and utilities shall be available concurrent with the development.
- (5) Received all applicable local, State and federal permits.

In accordance with Section 21.02.080(d) the CUP Application has satisfied the criteria for general approval and is consistent with the adopted 2020 One Grand Junction Comprehensive Plan. The proposal meets the General Approval Criteria for all proposals requiring a public hearing, it meets the CSR zone district standards, the use specific standards, in this case for a basic utility use, has available concurrent public facilities and utilities, and will be required to receive all applicable local, State and federal permits

Pursuant to Section 21.02.110(f) of the Grand Junction Municipal Code, an expansion/change on a site that is subject to a Conditional Use Permit, shall be reviewed in accordance with the same criteria as the original Conditional Use Permit found in Section 21.02.110(c) of the Code.

- (1) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c);

The concept plan/site sketch included with the CUP amendment application indicates that all standards of the CSR zone district can be met. Concurrent with this CUP request, the development has been through a Site Plan Review and is in compliance with all district standards. Thus, Staff finds this criterion has been met.

- (2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC.

The use specific standards is for “basic utility” uses and this proposal meets these specific standards related to proposed type of utility facility. This criterion is being met.

- (3) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

Other uses complementary and pertinent to the proposed expansion of the solar energy facility are available, including Emergency services, City Fire Department, with the existing access designed and proposed new construction to accommodate expected

service vehicles and emergency vehicles. In addition, the property is bordered by unbuilt right-of-way (D ¼ Road), a local collector street section that will be constructed by the City in the future per existing City policy. Thus, Staff finds this criterion has been met.

(4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

Details of the design that implement the standards were addressed as part of the 2013 CUP approval for the entire site. At that time the landscaping was determined to be best placed at the SE corner of the site for screening and buffering purposes from the existing residential neighborhood. This location is at the entrance to the solar facility for both phases. The amount of landscaping was also determined with phase 1 and has been installed and constructed. No additional landscaping is required for Phase 2 as proposed except replacement of landscaping that has died.

Proposed 8 ft. tall fencing/screening of the solar facility equipment will wrap around the entire site screening it from neighboring residential homes. Staff finds this criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

With the fencing and landscaped screening of the property discussed above, the existing use and the proposed expansion to it will have minimal negative impact on the use and enjoyment on adjoining properties. Crews will access the site only 4–8 times annually, resulting in negligible impacts to adjoining property and area roads. No on-site personnel are required once the project is operational. The site is not available to the general public so additional traffic and noise will not occur from that. Staff finds this criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The site development standards implemented with the establishment of the existing

use, along with the proposed expansion of solar facilities the historical operational plan for phase I has been compatible with adjacent uses. It is anticipated that the CUP amendment to expand the solar use will continue to be compatible. Staff finds this criterion has been met.

Findings of Fact and Staff Recommendation

After reviewing the Pivot Energy 27, LLC request, file number CUP-2022-290, for expansion/change to the site of the approved Conditional Use Permit for a Community Solar Farm - solar energy facility (CUP-2013-202) at 2940 D ¼ Road, the following findings of fact have been made:

1. In accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of the request for expansion/change to site, development of Phase 2 of the Community Solar Farm at 2940 D ¼ Road with the Findings of Fact listed in the staff report.

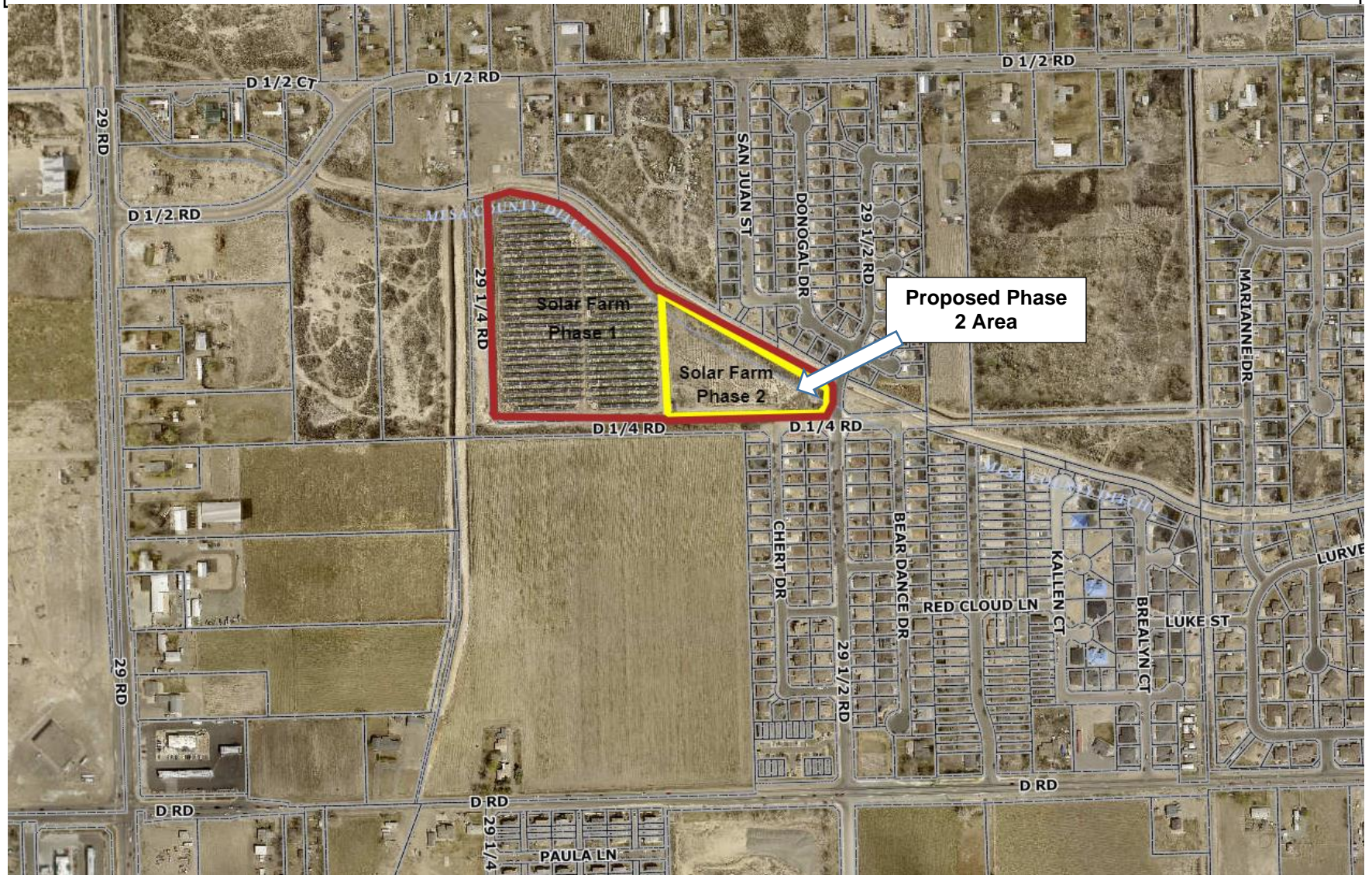
SUGGESTED MOTION:

Mr. Chairman, on the Pivot Energy 27, LLC request to amend a Conditional Use Permit, file number CUP-2022-290, I move that the Planning Commission approve the expansion/change to site, development of Phase 2 of the Community Solar Farm at 2940 D ¼ Road with the Findings of Fact listed in the staff report.

Attachments

1. Aerial Photo-Location-Zoning Maps
2. ProposedSiteDevelopmentPlan-Phase 2
3. Phase 2 - Development Application
4. Approved 2013 CUP Site-Landscaping Plans
5. Phase 1 - CUP-2013-202 Information

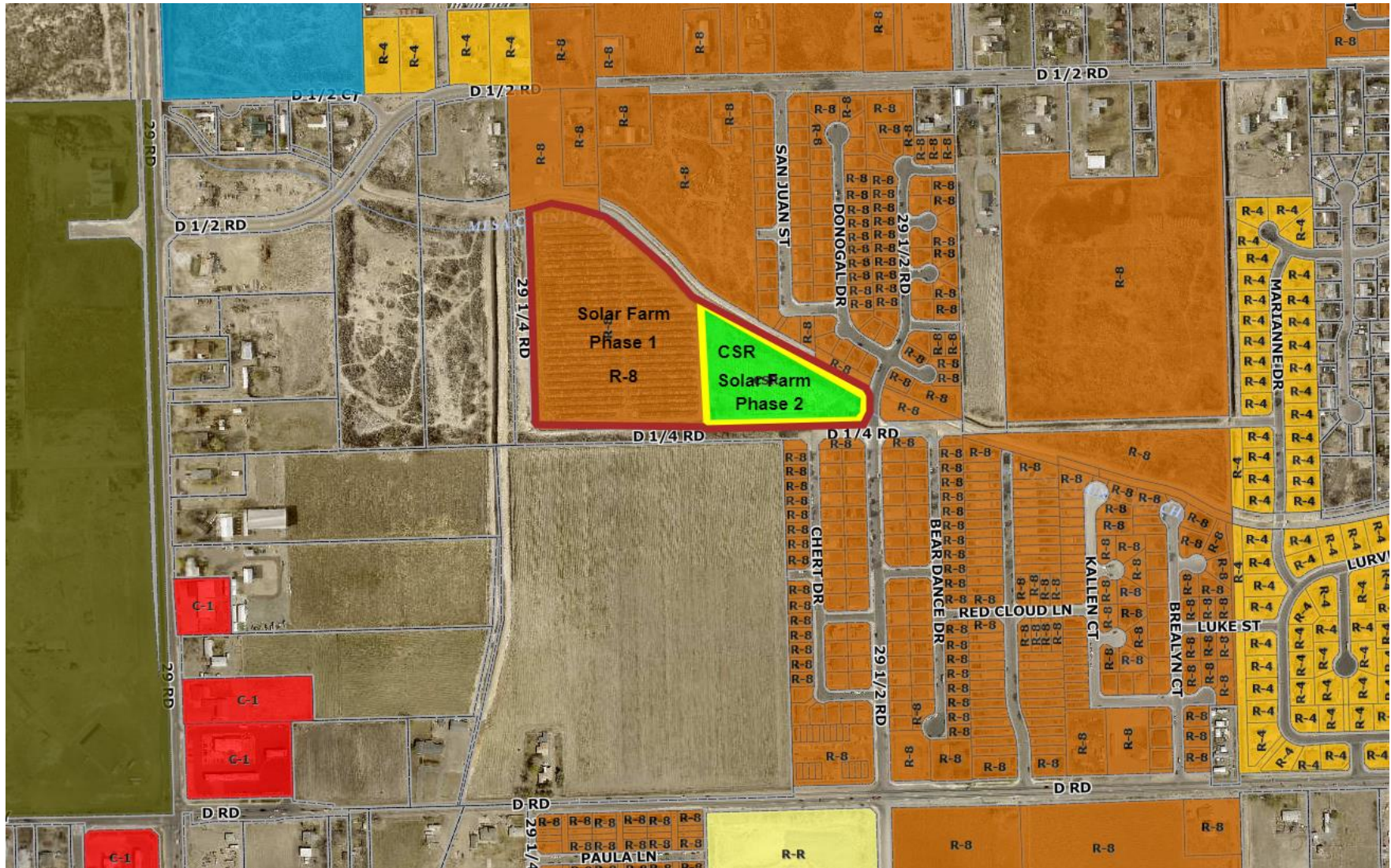
Solar Energy Facility Conditional Use Permit Site Location Map



Solar Energy Facility Conditional Use Permit Aerial Photo Map



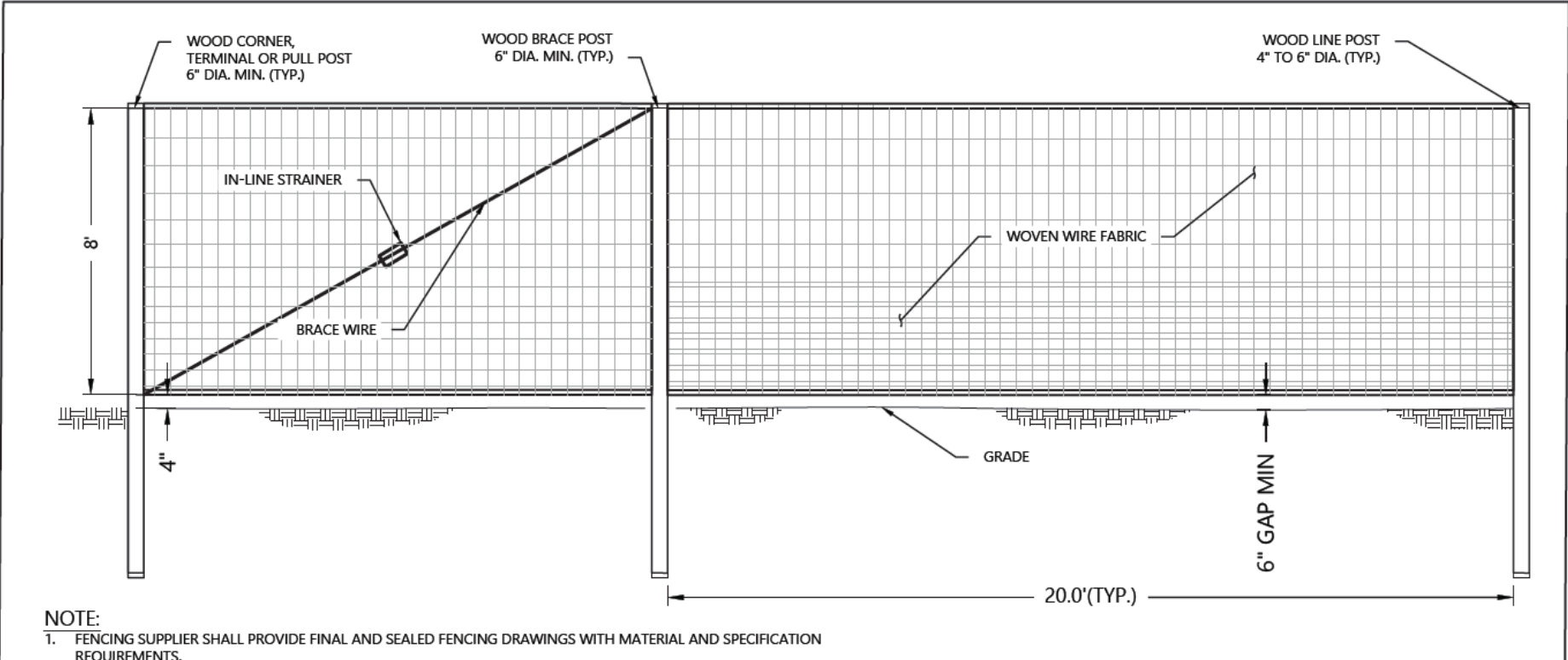
Solar Energy Facility Conditional Use Permit Zoning Map





Proposed Phase 2 - Solar Energy Facility

Proposed Wildlife Security Fence



- NOTE:
1. FENCING SUPPLIER SHALL PROVIDE FINAL AND SEALED FENCING DRAWINGS WITH MATERIAL AND SPECIFICATION REQUIREMENTS.
 2. A KNOX PAD LOCK WILL BE PLACED ON CHAINED GATE OR KNOX BOX WITH GATE ACCESS KEYS WILL BE MOUNTED AT THE MAIN ENTRANCE FOR FIRE DEPARTMENT ACCESS.

Westwood



DECORATIVE WILDLIFE FENCE DETAIL



Existing Landscaped Area 29 ¼ Road and D ¼ Road



Existing Landscaped Area 29 ¼ Road and D ¼ Road

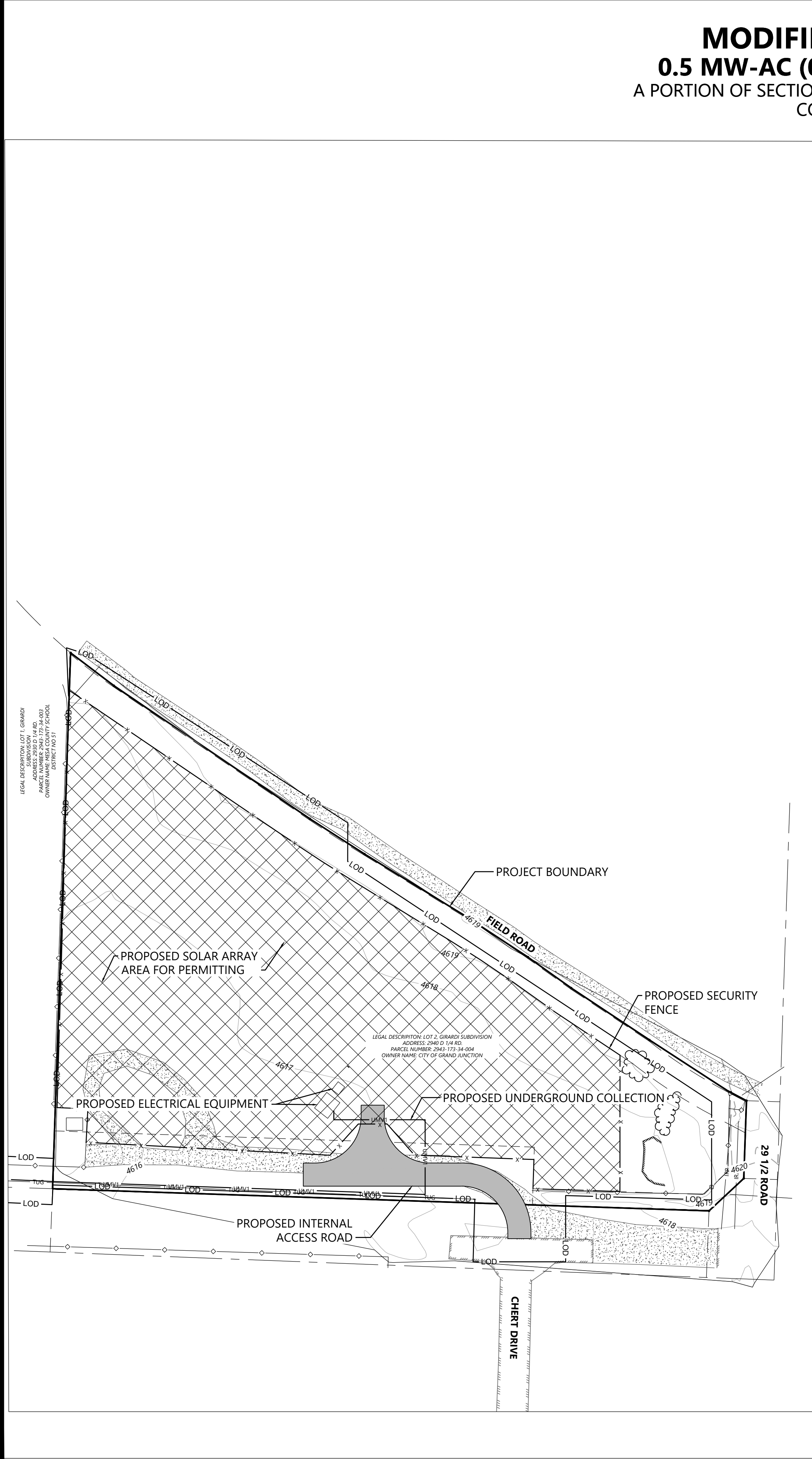


View of Phase 2 Area from 29 ¼ Road and D ¼ Road



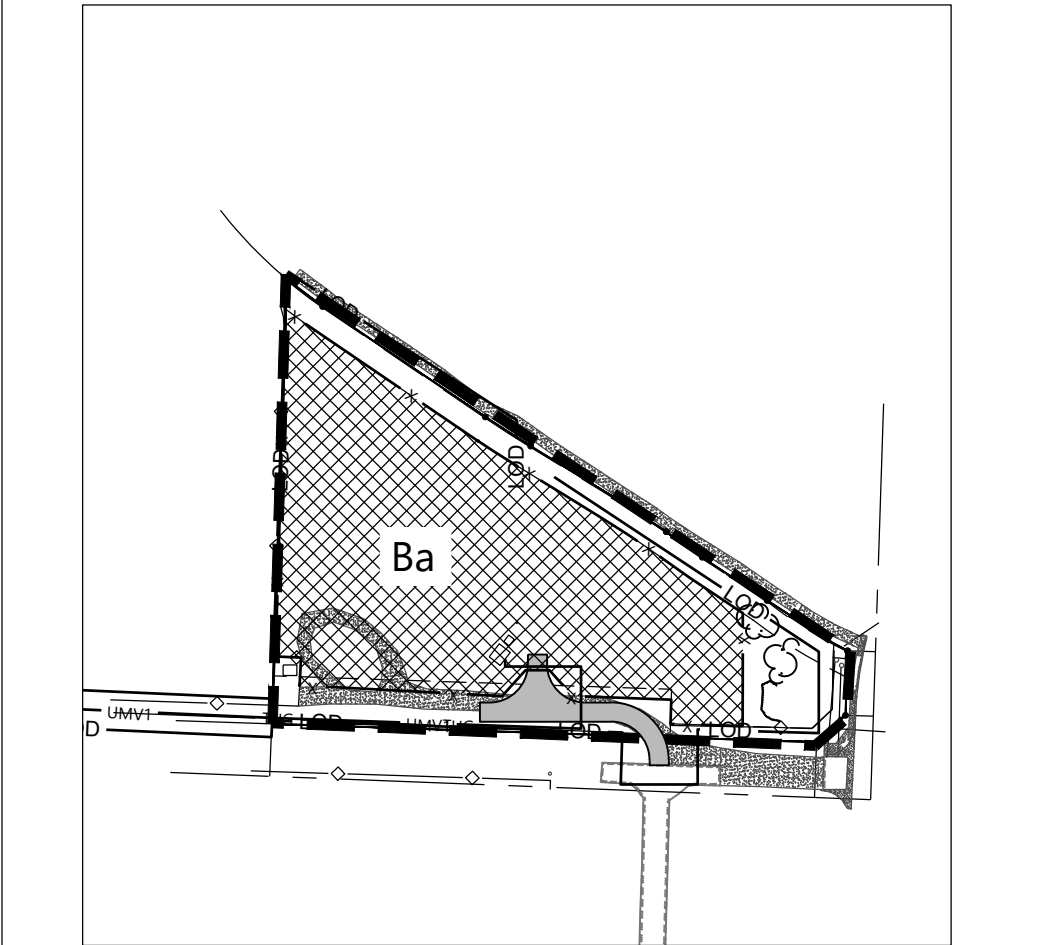
**View of Phase 2 Area at entrance to Site from D ¼ Road
Phase 1 constructed in background**



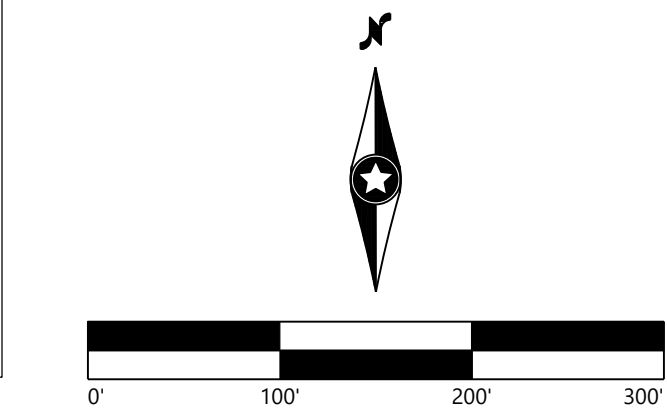


LEGEND

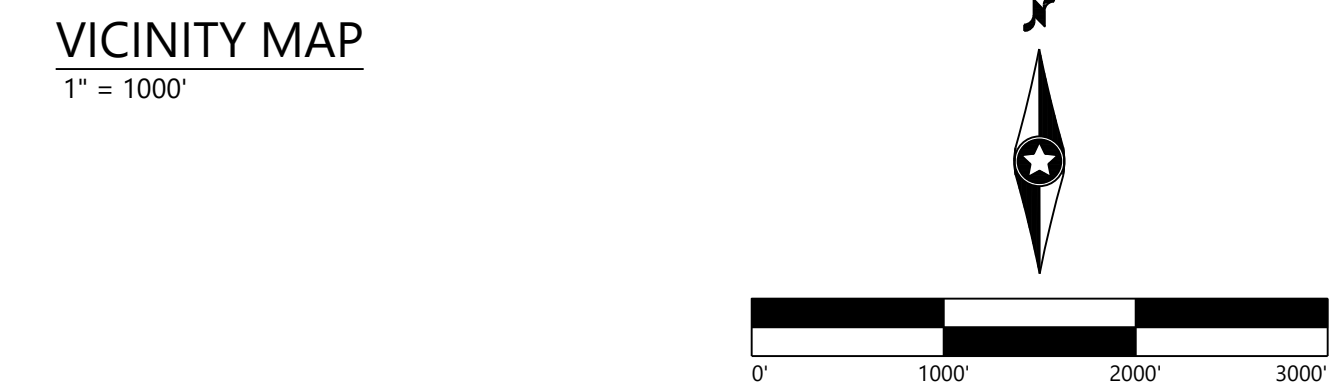
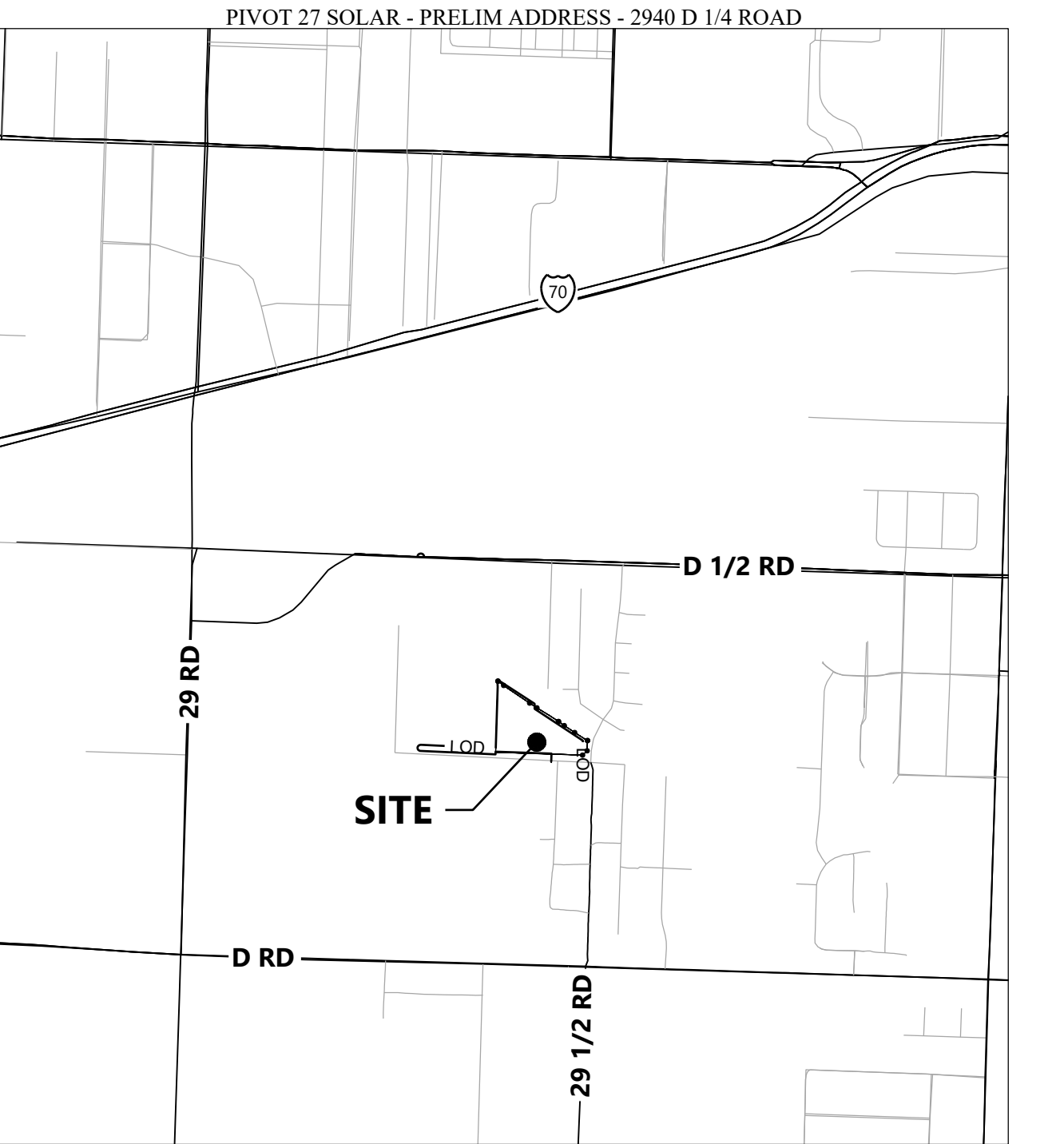
	PROPOSED PROPERTY LINE
	SECTION LINE
	EXISTING FENCE LINE
	EXISTING ROAD
	EXISTING ASPHALT ROAD
	EXISTING EASEMENT
	EXISTING UNDERGROUND TELEPHONE LINE
	EXISTING UNDERGROUND IRRIGATION
	SETBACK LINE
	PROPOSED SECURITY FENCE
	PROPOSED SOLAR ARRAY PERMIT AREA
	PROPOSED ACCESS ROAD
	PROPOSED UNDERGROUND COLLECTION
	EXISTING TREE LINE



MAP UNIT SYMBOL	SOIL TYPES
Ba	MASSADONA SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES



Sheet List Table	
Sheet Number	Sheet Title
T.100	Cover
C.100	Site Plan and Existing Site Conditions
C.101	Section Plan
C.102	Landscaping and Screening Plan
E.101	Signs and Details



Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:

Pivot Energy

1750 15th St Suite 400
Denver, CO 80202

REVISIONS:

#	6/29/2022	INITIAL SUBMITTAL
#	7/26/2022	REVISED SUBMITTAL

Pivot 27 Solar

Mesa County, Colorado

Cover

DATE: 07/26/2022

SHEET: T.100

Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.



REVISIONS:		
#	6/29/2022	INITIAL SUBMITTAL
#	7/26/2022	REVISED SUBMITTAL



- ## NOTES

1. NO PROPOSED PARKING.
2. NO PROPOSED OUTDOOR LIGHTING.
3. NO DRAINAGE FEATURES PROPOSED ONSITE.
4. NO ARRAY GRADING PROPOSED ONSITE.

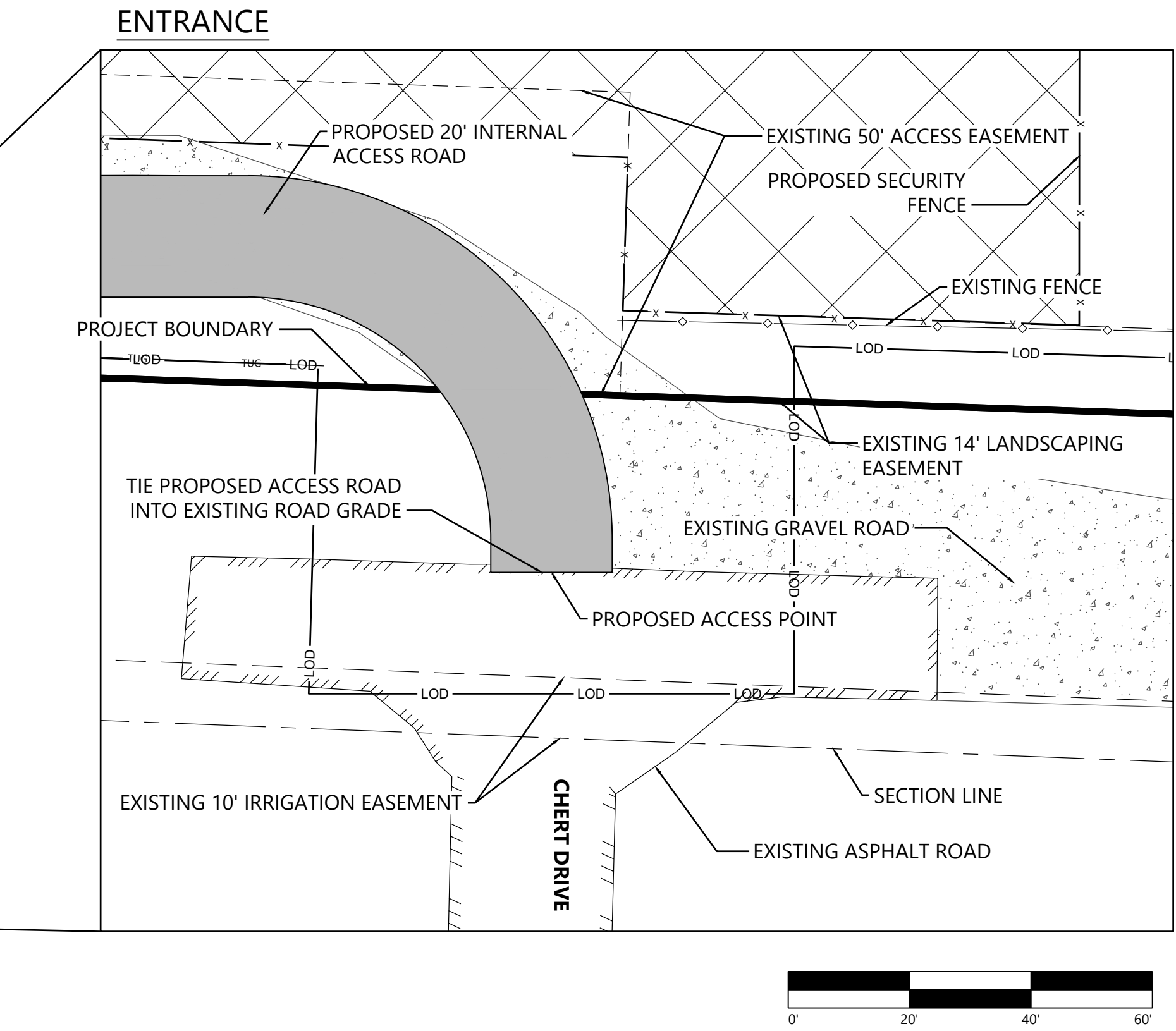
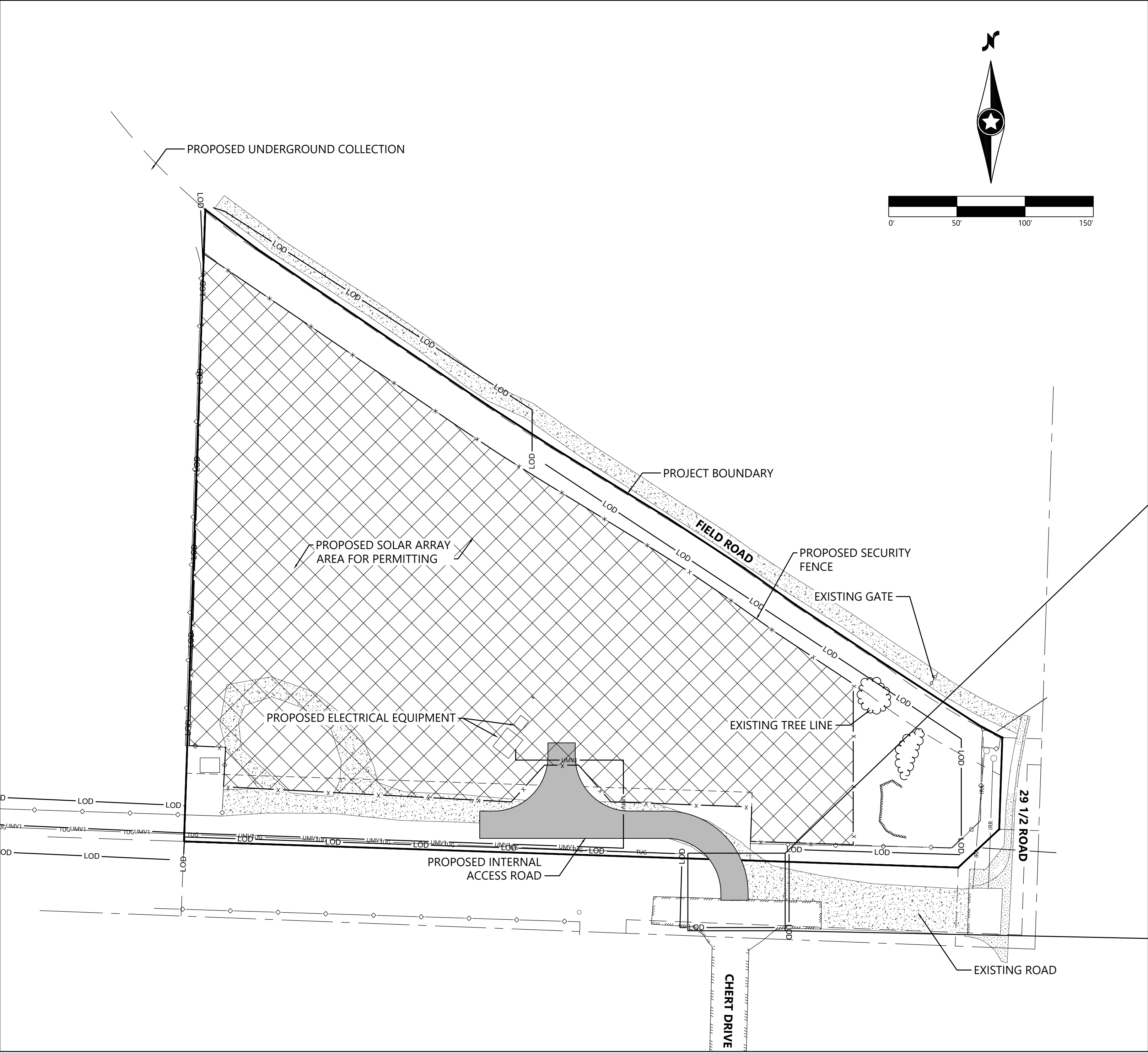
Site Plan and Improvement Survey

SHEET: C.100

MODIFIED SITE DEVELOPMENT PLAN
0.5 MW-AC (0.581 MW-DC) SOLAR ARRAY PROJECT
A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE P.M.,
COUNTY OF MESA, STATE OF COLORADO

LEGEND

- PROPOSED PROPERTY LINE
- SECTION LINE
- EXISTING FENCE LINE
- EXISTING GRAVEL ROAD
- EXISTING ASPHALT ROAD
- EXISTING EASEMENT
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING UNDERGROUND IRRIGATION
- SETBACK LINE
- PROPOSED SECURITY FENCE
- APPROXIMATE LOCATION OF PROPOSED SOLAR ARRAY
- PROPOSED ACCESS ROAD
- PROPOSED UNDERGROUND COLLECTION
- EXISTING TREE LINE
- PROPOSED SOLAR ARRAY AREA FOR PERMIT



Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

PREPARED FOR:



1750 15th St Suite 400
Denver, CO 80202

REVISIONS:		
#	6/29/2022	INITIAL SUBMITTAL
#	7/26/2022	REVISED SUBMITTAL



Pivot 27 Solar
Mesa County, Colorado

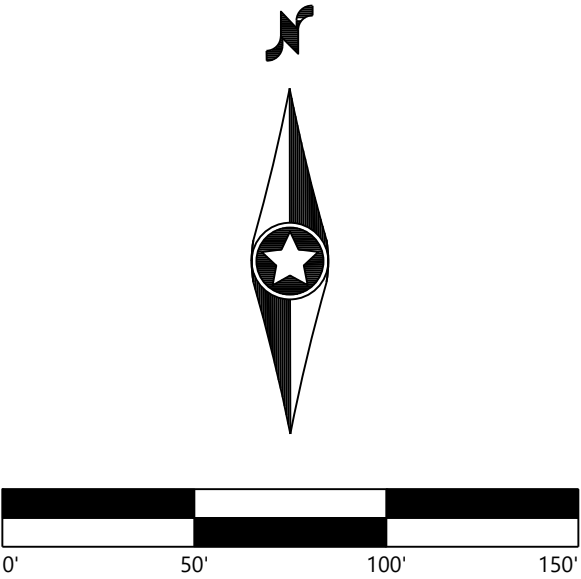
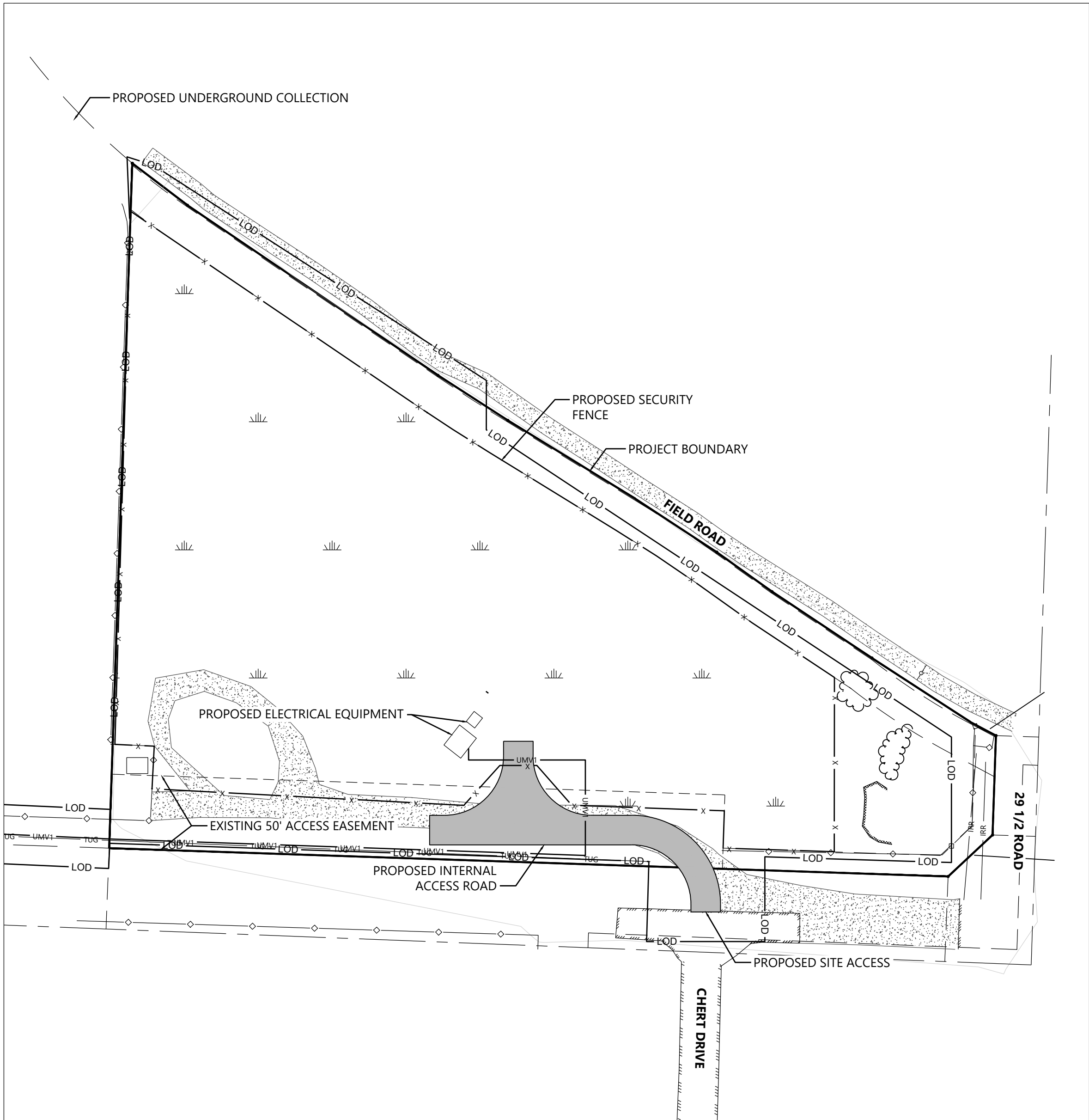
Section Plan

DATE: 07/26/2022

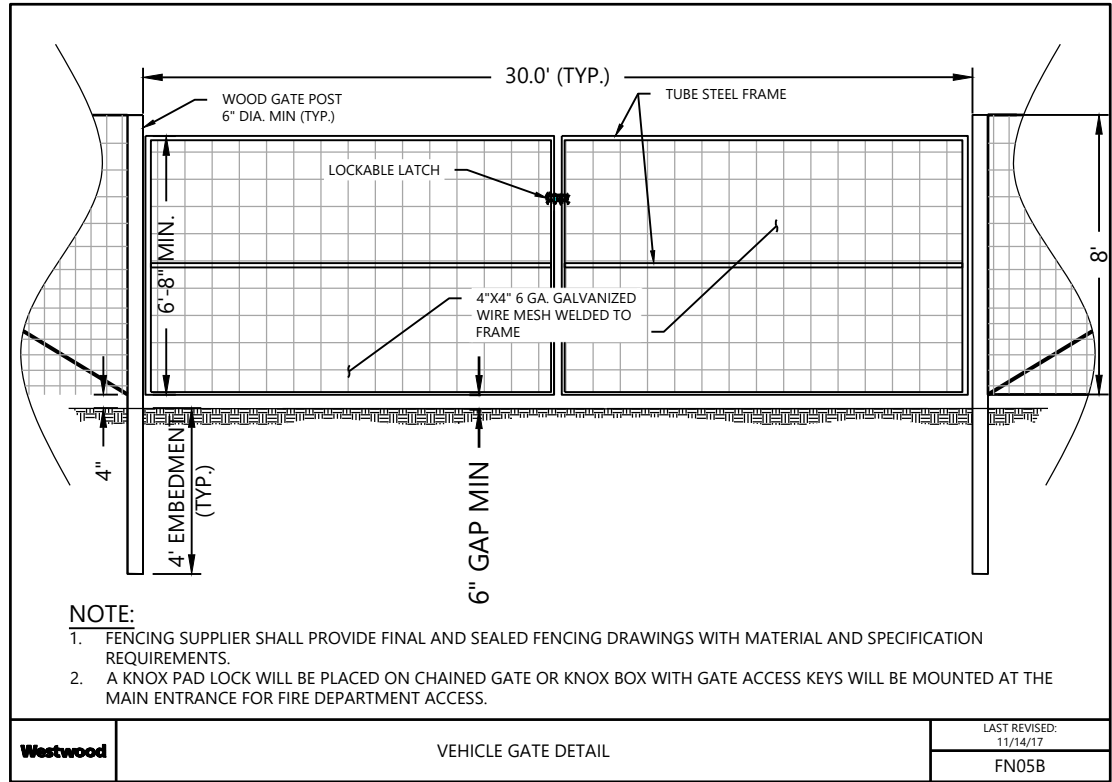
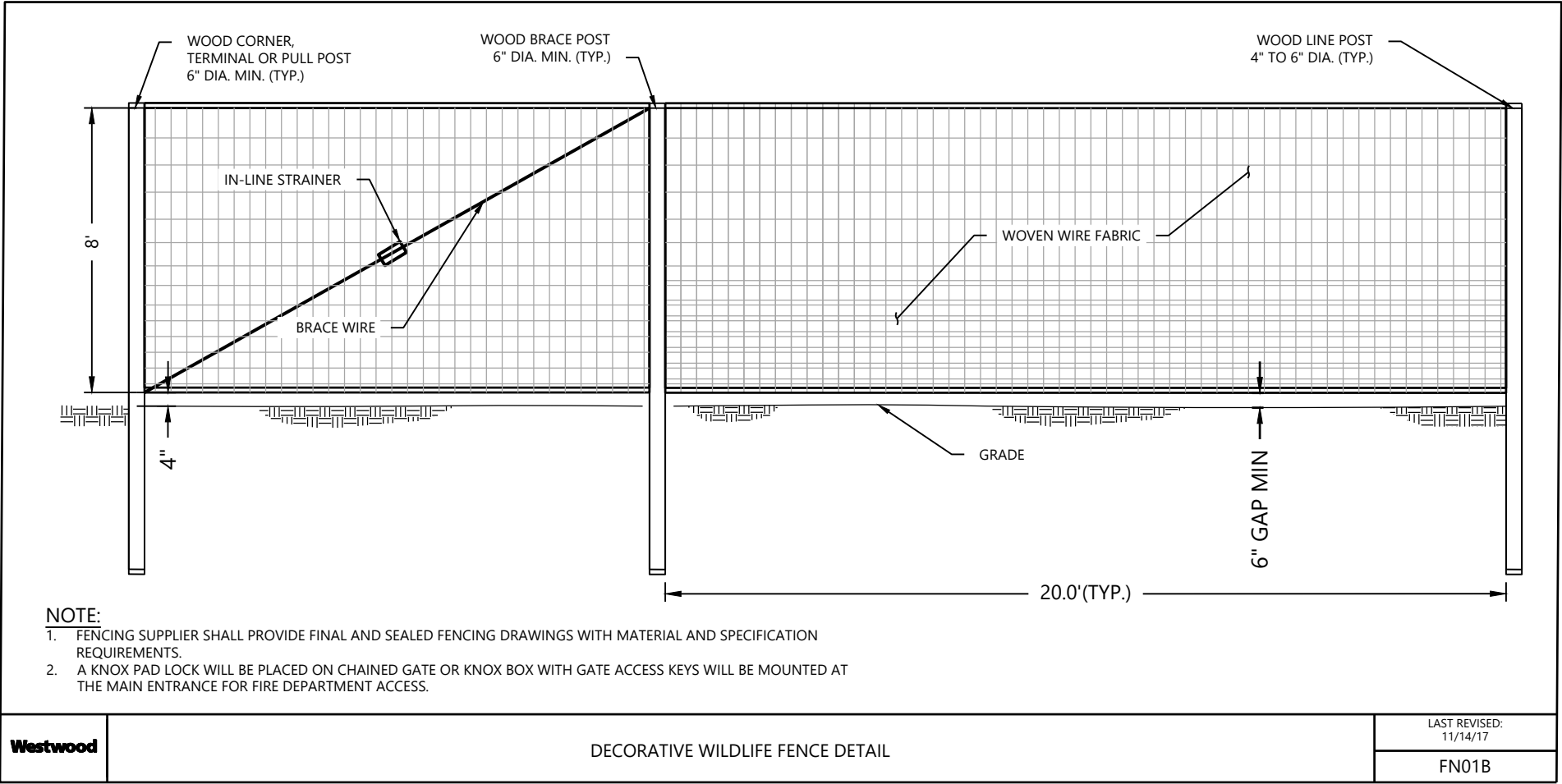
SHEET: C.101

S:\015858100_CAD\015858100_P&ID.dwg 7/26/2022 2:17 PM John Sedam

MODIFIED SITE DEVELOPMENT PLAN
0.5 MW-AC (0.581 MW-DC) SOLAR ARRAY PROJECT
A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE P.M.,
COUNTY OF MESA, STATE OF COLORADO



- LEGEND:
- AREA TO BE RESEEDED IF/WHEN DISTURBED (2.65 ACRES)
 - PROPOSED SECURITY FENCE
- NOTE:
- A LOW-GROW NATIVE SEED MIX SHALL BE USED FOR RESEEDING
 - EXISTING VEGETATION MAY BE TRIMMED IF NECESSARY TO BE CONSISTENT WITH SOLAR EASEMENT IN SOLAR LEASE AGREEMENT BETWEEN PIVOT AND THE CITY OF GRAND JUNCTION



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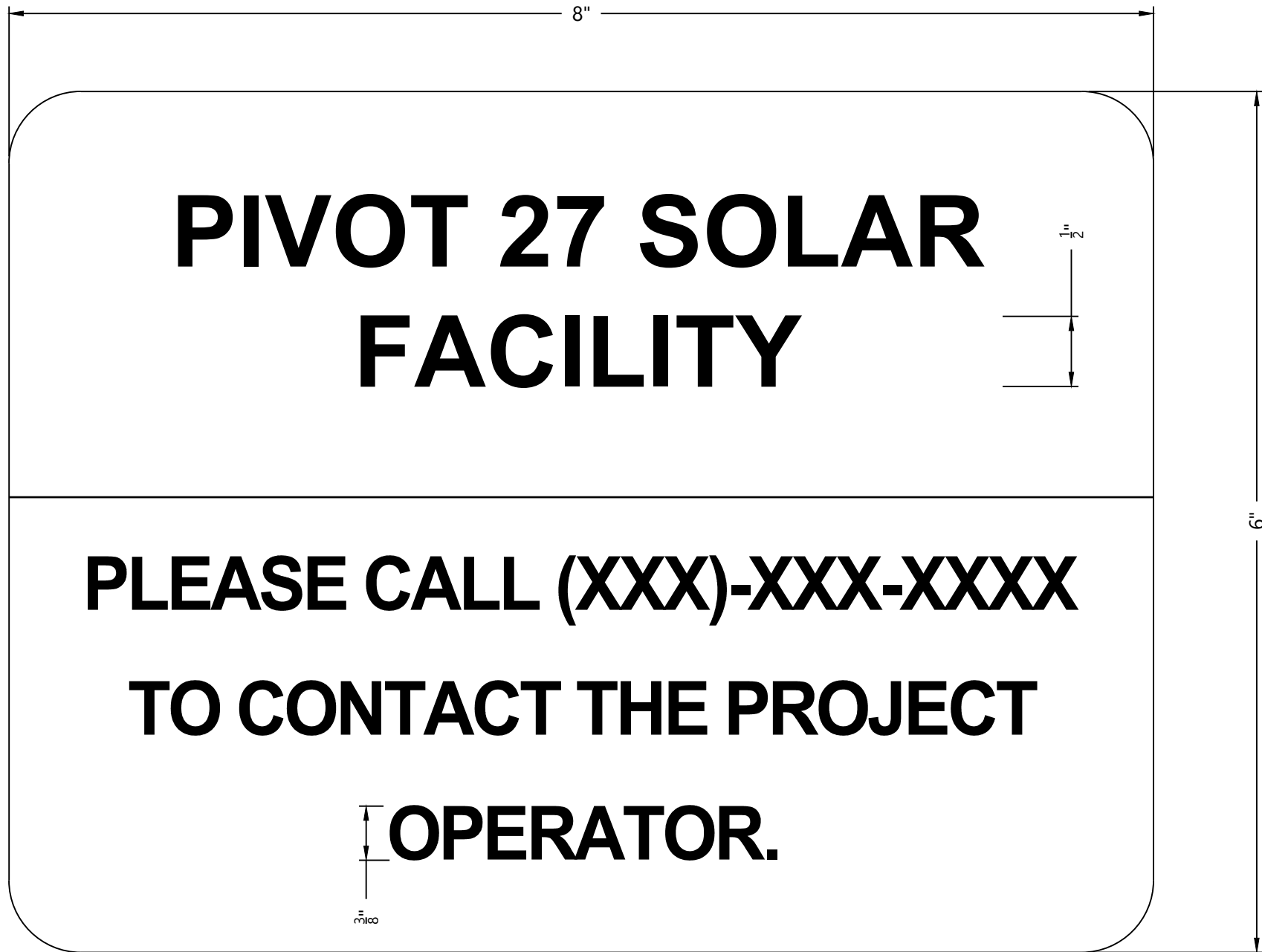
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Pivot 27 Solar
Mesa County, Colorado

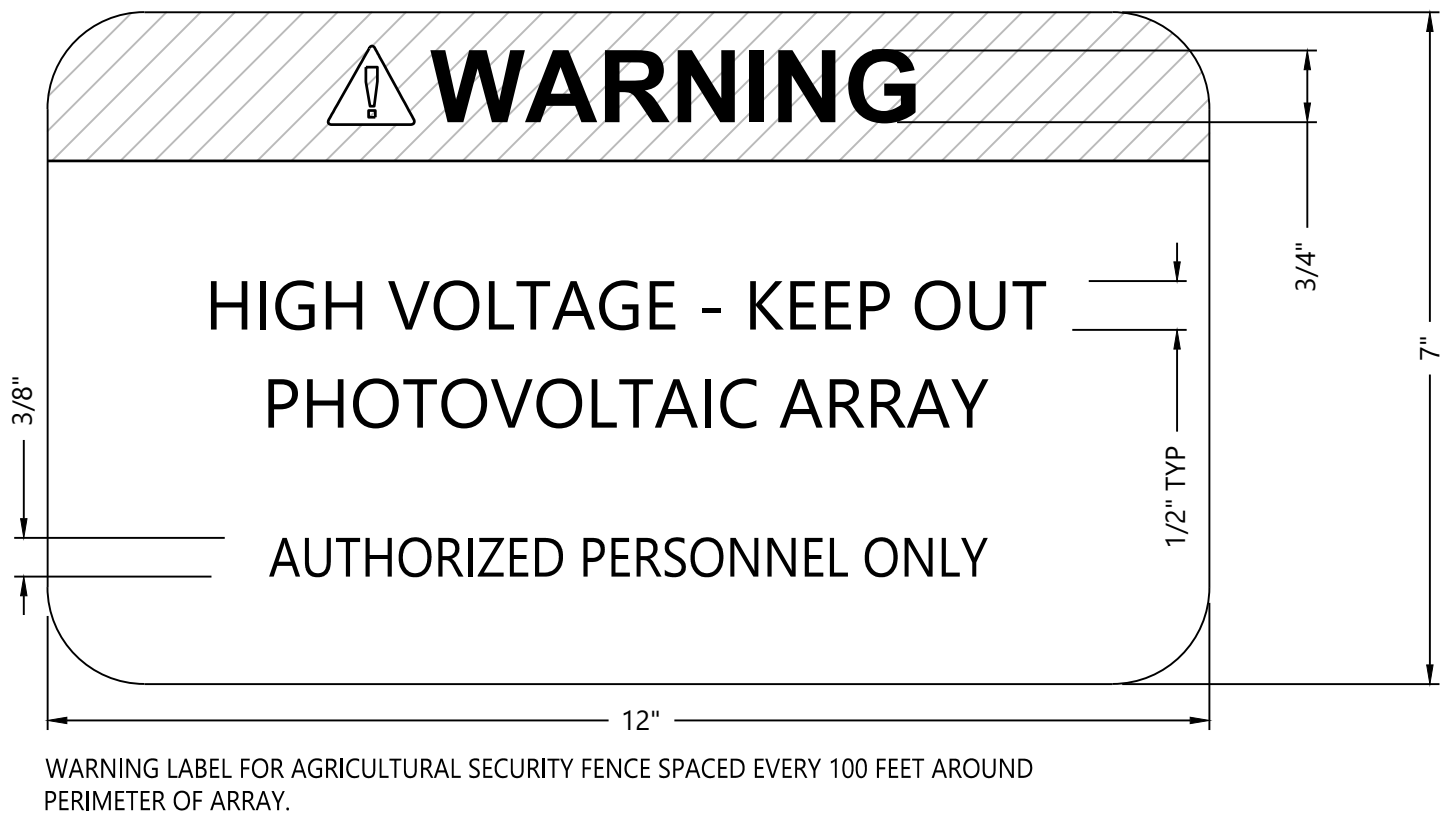
Landscaping and
Screening Plan

DATE: 07/26/2022
SHEET: C.102

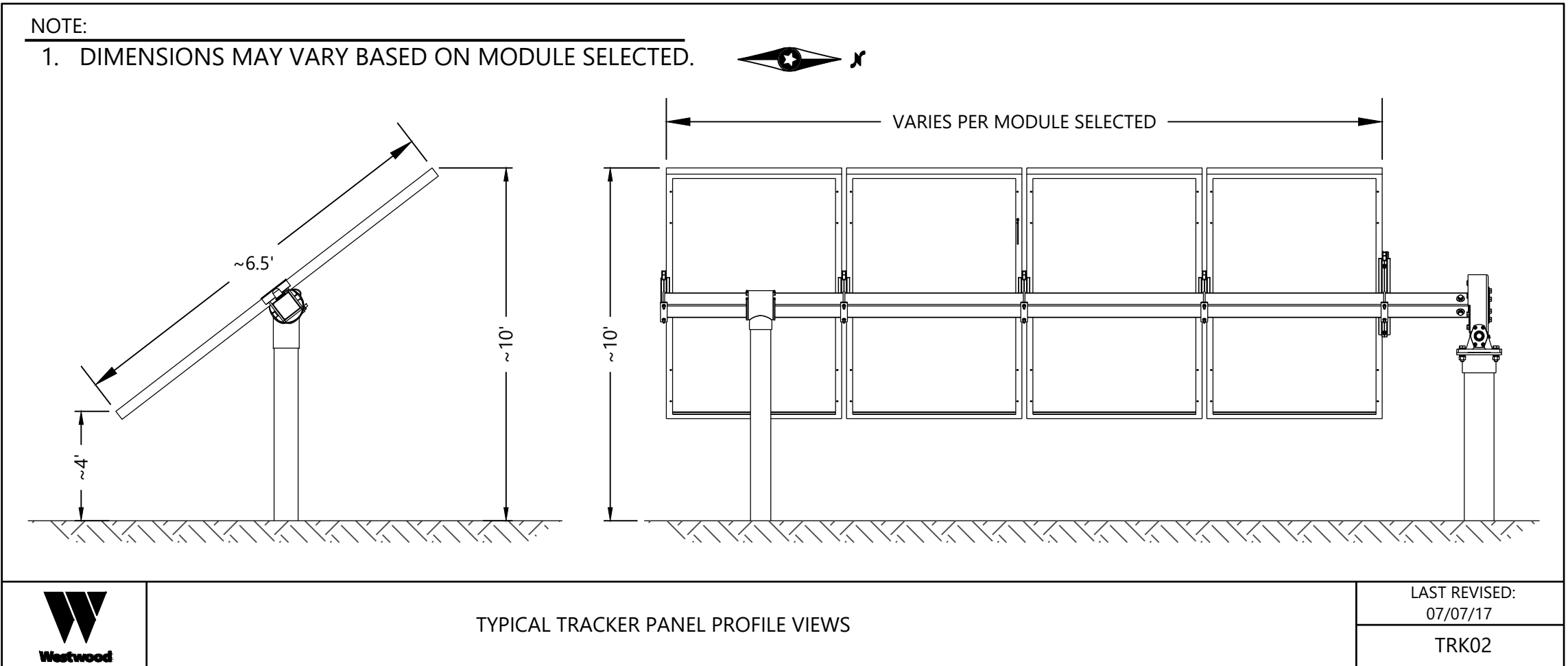
MODIFIED SITE DEVELOPMENT PLAN
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COUNTY OF MESA, STATE OF COLORADO



PLANT IDENTIFICATION AT SITE ENTRANCE. CONTACT INFO WILL BE REVISED PRIOR TO CONSTRUCTION.



WARNING LABEL FOR AGRICULTURAL SECURITY FENCE SPACED EVERY 100 FEET AROUND PERIMETER OF ARRAY.



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Pivot 27 Solar
Mesa County, Colorado

Signs and Details

DATE: 07/26/2022

SHEET: E.101

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: Site Plan Review - Major

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

Existing Land Use Designation: _____

Existing Zoning: _____

Proposed Land Use Designation: _____

Proposed Zoning: _____

Property Information

Site Location: 2940 D 1/4 Rd

Site Acreage: 3.78

Site Tax No(s): 2943-173-34-004

Site Zoning: CSR

Project Description: 500kw community solar energy facility built as Phase 2 adjacent to an existing project developed in 2013/2014.

Property Owner Information

Name: City of Grand Junction

Street Address: 250 N 5th St

City/State/Zip: _____

Business Phone #: _____

E-Mail: jayva@gjcity.org

Fax #: _____

Contact Person: Jay Valentine

Contact Phone #: 970-244-1517

Applicant Information

Name: Pivot Solar 27 LLC c/o Pivot Ener

Street Address: 1750 15th St

City/State/Zip: Denver, CO 80202

Business Phone #: 8887343033

E-Mail: ksundman@pivotenergy.net

Fax #: _____

Contact Person: Kyle Sundman

Contact Phone #: 719-233-4322

Representative Information

Name: Kyle Sundman

Street Address: 1750 15th St

City/State/Zip: Denver, CO 80202

Business Phone #: 8887343033

E-Mail: ksundman@pivotenergy.net

Fax #: _____

Contact Person: Kyle Sundman

Contact Phone #: 719-233-4322

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: _____

eSigned via SeamlessDocs.com
Kyle Sundman
Key: d25338019d45c8d817e77a4de279555b

Date: 03/18/2022

Signature of Legal Property Owner: _____

Date: _____

April 15, 2022

Jay Valentine, Dave Thornton
City of Grand Junction
250 North 5th St
Grand Junction, CO 81501

RE: Site Plan Review – Major, General Project Report (Amending existing CUP # 2013-202)

Dear Mr. Valentine & Mr. Thornton,

For consideration of our Major Site Plan Review/Amendment to CUP #2013-202, the following General Project Report is being submitted to the City of Grand Junction for consideration.

A. Project Description

1. Location: The project will be located at 2940 D 1/4 Road, Grand Junction, CO.
2. Acreage: The parcel is 3.78 acres. The disturbance to the site will be limited to the construction of the access road, the equipment pads, electrical trenching and the installation of steel driven H piles 6-8' deep. No structures, occupied or otherwise, are proposed.
3. Proposed use: Pivot Solar 27 LLC, proposes to build a 500kW AC solar array using single axis tracking equipment. Approximately 1,000 solar panels will be mounted to steel and aluminum racks, supported by steel foundations, above the ground. The racks will be oriented in rows that span the site in a north-south orientation, and the racks will tilt to the east in the morning, be flat at midday, and tilt to the west in the afternoon. This is to capture the most energy possible from the sun. The equipment is quiet, produces no emissions or odors, does not impact site imperviousness or drainage, and has negligible impacts on traffic.

B. Public Benefit

1. The project is being built as part of Xcel Energy's Solar*Rewards Community program. The program allows Xcel Energy customers to subscribe to the energy created by the solar array. Each subscription generates a monthly credit on their energy bills which results in monetary savings for subscribers during the life of the solar array, which is a minimum of 20 years. In addition to the benefits to subscribers, the community will benefit from the addition of clean energy generation to the Grand Valley, helping to reduce emissions and other impacts from fossil-fuel based energy.

C. Neighborhood meeting

1. A virtual neighborhood meeting was conducted on 4/4/2022 at 5:30pm. The following individuals were in attendance: Kyle Sundman (applicant), David Thornton (City Staff), and Nicole Galehouse (City Staff). There were no public attendees, or public comments

recorded before, during or after the neighborhood meeting. The notice is submitted along with the application.

D. Project Compliance, Compatibility, and Impact

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code): N/A, proposed project is an allowed use in the CRS zone district.
2. Land use in the surrounding area: Mostly vacant, open space, residential, and an existing solar project to the East.
3. Site access and traffic patterns: Access to the site will be on the south side of the property off D ¼ Rd, Chert Drive. Once construction is complete, crews will access the site only 4 – 8 times annually, resulting in negligible impacts to area roads. In addition, there will be 24/7 unescorted access to Xcel equipment.
4. Availability of utilities, including proximity of fire hydrants: The project will include extension of electrical utilities from Xcel's existing 3 phase grid infrastructure surrounding the solar site via underground Medium Voltage lines to the solar equipment. The exact interconnection point is in discussion with Xcel Energy. No additional utilities are required. Existing hydrants were deemed adequate for providing water to the project area in the existing CUP, we expect that remains true for the second half of the development of this parcel.
5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.): No special demands
6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.): Minimal impacts to public facilities are anticipated. No on-site personnel are required once the project is operational. The equipment is almost entirely fire resistant (glass, steel, aluminum), and site vegetation is kept low to the ground to minimize fire hazards from vegetation. No sanitation is required, and the site is not available to the general public so it will not increase pressure on roads, parks, schools, or irrigation.
7. Hours of operation: sunlight will automatically energize the system daily
8. Number of employees: zero
9. Signage plans (required with Conditional Use Permits and Planned Development): Signage is required by the National Electric Code to inform emergency responders of the location of power shutoffs, etc. Please see site plan packet for example.
10. Site soils and geology (such as Soils Conservation Service (SCS) soils mapping): A Geotech report has been completed and is included in this submittal.
11. Impact of project on site geology and geological hazards, if any: There are no geological hazards, and the project will not impact site geology. No grading is required, and the project is supported by driven steel foundation posts, minimizing disturbance.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted:

1. **Landscaping:** No additional landscaping is proposed, but the prior CUP's approved landscaping plan is included for reference, as well as the compliance letter demonstrating its satisfactory installation and maintenance. See note G below.
2. **Fencing:** A decorative wildlife friendly fence consistent with Colorado Parks and Wildlife standards is proposed. This thin wire mesh game fence with wood posts is far more aesthetically pleasing than a chain link or other security fence. Along with a pollinator

friendly, low growth, drought resistant seed mix, the game fence helps the solar array recede into the landscape rather than the abrupt contrast of any sort of chain link or opaque fence. Pivot has allocated the necessary budget for this fence and the revegetation under the panels.

3. Compatibility with adjoining properties: Solar is a good neighbor as it does not produce any noise, odor, or traffic.
4. Protection of Privacy: Once constructed, we expect less than 1 trip per month to site in a standard pickup truck for routine operations and maintenance. This is also not a public facility, so it should attract no additional people or traffic that could impact privacy of the community.
5. Protection of Use and Enjoyment: the solar farm is very low impact both in its construction and operation and is a good, quiet, neighbor. By utilizing this property for solar instead of another use, it is protecting the community from a more obtrusive neighbor.
6. Compatible Design and Integration: Pivot practices holistic land management to the extent possible in our solar facilities. This includes a low growth, native, pollinator friendly seed mix under the panels, a decorative wildlife friendly game fence, and if possible, we utilize sheep grazing within the fence as a means of vegetation management. This ensures that when the solar facility is decommissioned and recycled at the end of its useful life, the soil under the panels will be in a commercially similar or improved state to present.

F. **Development Schedule and Phasing:** Upon approval, project will proceed with building permit submission to City of Grand Junction, and equipment procurement with goal to start unphased construction as soon as possible. Goal to have the system energized by 12/31/22.















G. **Other notes regarding the project:**

1. Landscape Plan: A decorative wildlife friendly game fence will be installed around the perimeter of the site. Please see attached CUP landscaping plan approved for existing Ecoplexus solar facility and letter of landscaping compliance from 2013/2014; Pivot proposes no additional landscaping, but to the extent the large deciduous tree to the East of the array is tall enough to cause shading on the equipment, Pivot will professionally trim (but not remove) the tree to be in compliance with the Lease Agreement between the City of Grand Junction and Pivot Solar 27 LLC which guarantees a “solar easement” (i.e. no obstruction that will shade the panels). Pivot Energy intends to remove the invasive Russian oak tree closest to the NE corner of the fence.
2. Stormwater Management Plan/Permit: Preliminary drainage report is attached provided by Westwood Professional Services; Stormwater permit will be pursued with Mesa County. Site prep and erosion control notes can be found on page 2 of the “Site Plan – civil” document included in this submittal.
3. Detail Sheet: can be found at the end of the “Site Plan – civil” document.

H. Pivot has not submitted a Fire Flow Form as there are no structures on site and requests a waiver of such from the Grand Junction Fire Department.

If upon review there are any additional concerns, please do not hesitate to contact me.

Attachments:

-  AdjacentPropOrder_PS27_20220318.pdf
-  DevApp(PX)_PS27_20220318.pdf
-  Girardi Subdivision Plat.pdf
-  NarrativeFinalClean_PS27_20220414
-  NeighborhoodMtgNoticeFinal_PS27_20220322
-  PreAppNotesfromPlanner_PS27_20211129.pdf
-  PreliminaryDrainageReport_PS27_20220414.pdf
-  SiteImprovementPlan_Rev0_PS27_20220414.pdf
-  Submittal Requirements Email_PS27_20211214
-  z - 06-25-2013 PC MINUTES (Previous CUP, For Reference).pdf
-  z - Approved Landscaping Plan for...te (Previous CUP, For Reference).pdf
-  z - Landscaping Letter of Compliance (Previous CUP, For Reference).pdf
-  z - PC Staff Report for CUP (Previous CUP, For Reference).pdf
-  z - Record of Decision for CUP for 2930 D-4 Road.pdf

Sincerely,

Kyle Sundman

Director, Project Development

Pivot Energy

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2255461 BK 3903 PG 684-685
05/24/2005 12:42 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

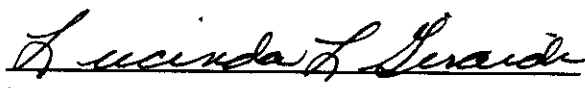
Victor J. Girardi, Jr. and Lucinda L. Girardi, Grantors, for and in consideration of the sum of Eight Hundred Ninety Thousand and /100 Dollars (\$890,000.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20th day of May, 2005.


Victor J. Girardi, Jr.

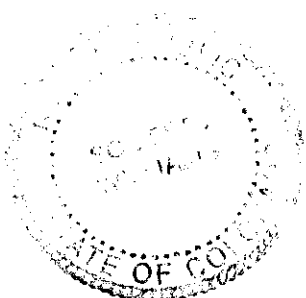

Lucinda L. Girardi

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by Victor J. Girardi, Jr. and Lucinda L. Girardi.

My commission expires: 4/13/07

Witness my hand and official seal.



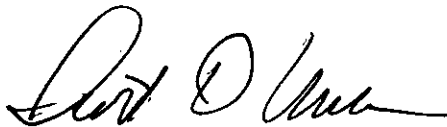

Notary Public

EXHIBIT "A"**Legal Description**

Parcel No. 1: Beginning at a point 181 feet West of the Northeast Corner of the W $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian; thence South 360 feet; thence East 181 feet; thence South to the South line of the right of way of the Grand Valley Canal; thence Southeasterly along said right of way to a point 135 feet North of the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 17; thence South 135 feet; thence West 1320 feet; thence North 1320 feet; thence East to the point of beginning. AND commencing at a point 130 feet West of the Northeast Corner of the W $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian; thence South 170 feet to the point of beginning; thence West 51 feet; thence South 190 feet; thence East 51 feet; thence North 190 feet more or less to the point of beginning. TOGETHER WITH easement as stated in instrument recorded December 10, 1975, in Book 1053 at Page 950. AND TOGETHER WITH easement as stated in instrument recorded December 26, 1980, in Book 1291 at Page 3.

Known by street and number as 2927 D $\frac{1}{2}$ Road and identified by Mesa County Tax Schedule Number 2943-173-00-189.

AND ALSO

Parcel No. 2: Beginning 130 feet West of the Northeast Corner, W $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 1 South, Range 1 East of the Ute Meridian; thence West 51 feet; thence South 170 feet; thence East 51 feet; thence North to the Point of Beginning.

Known by street and number as 2927 $\frac{1}{2}$ D $\frac{1}{2}$ Road and identified by Mesa County Tax Schedule Number 2943-173-00-190.

Together with Nineteen (19) Shares of Capital Stock in the Grand Valley Irrigation Company
AND ALSO

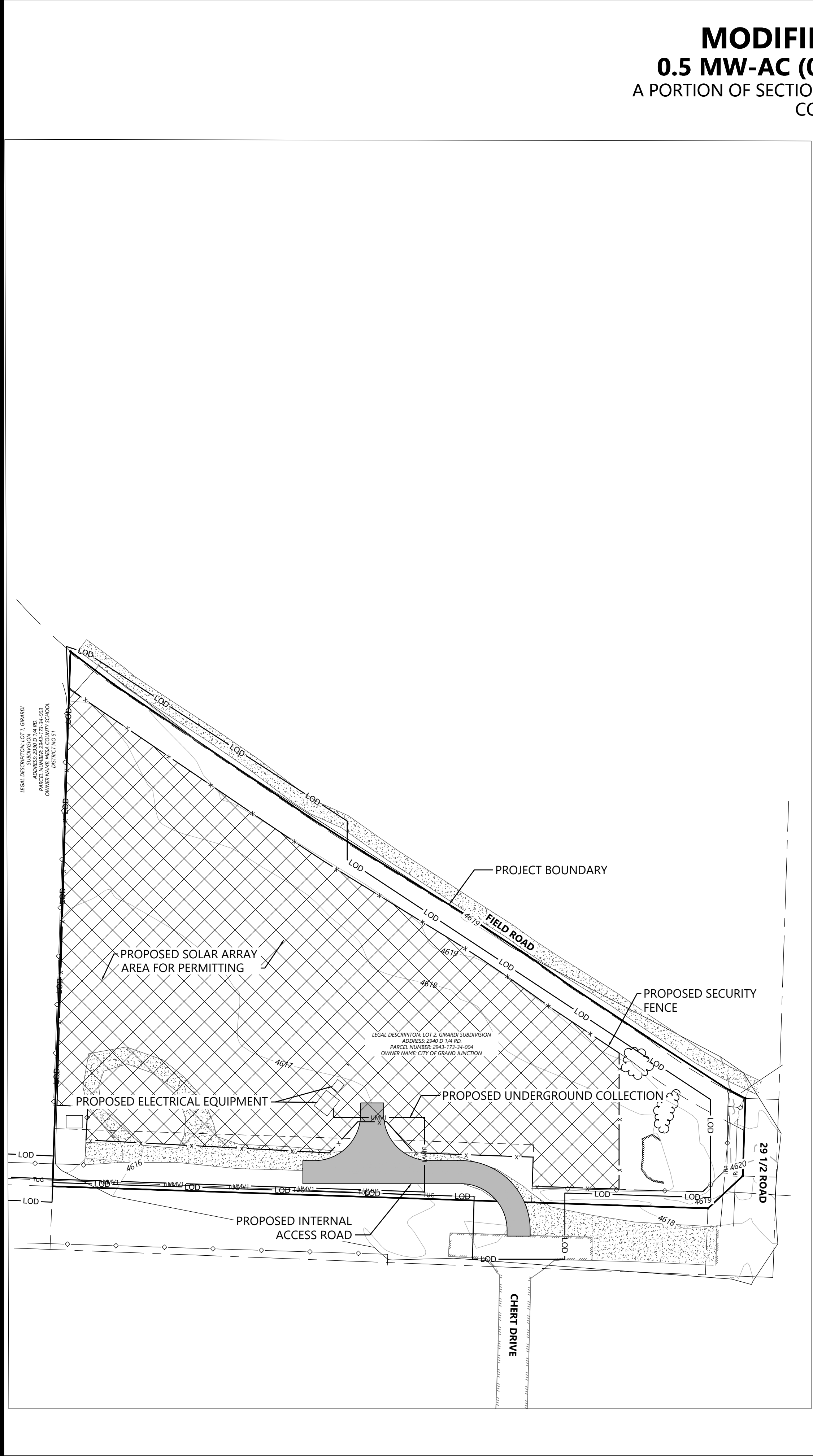
Together with two (2) Shares of Stock in the Tilton Lateral.

All in the County of Mesa, State of Colorado.

END OF EXHIBIT "A"

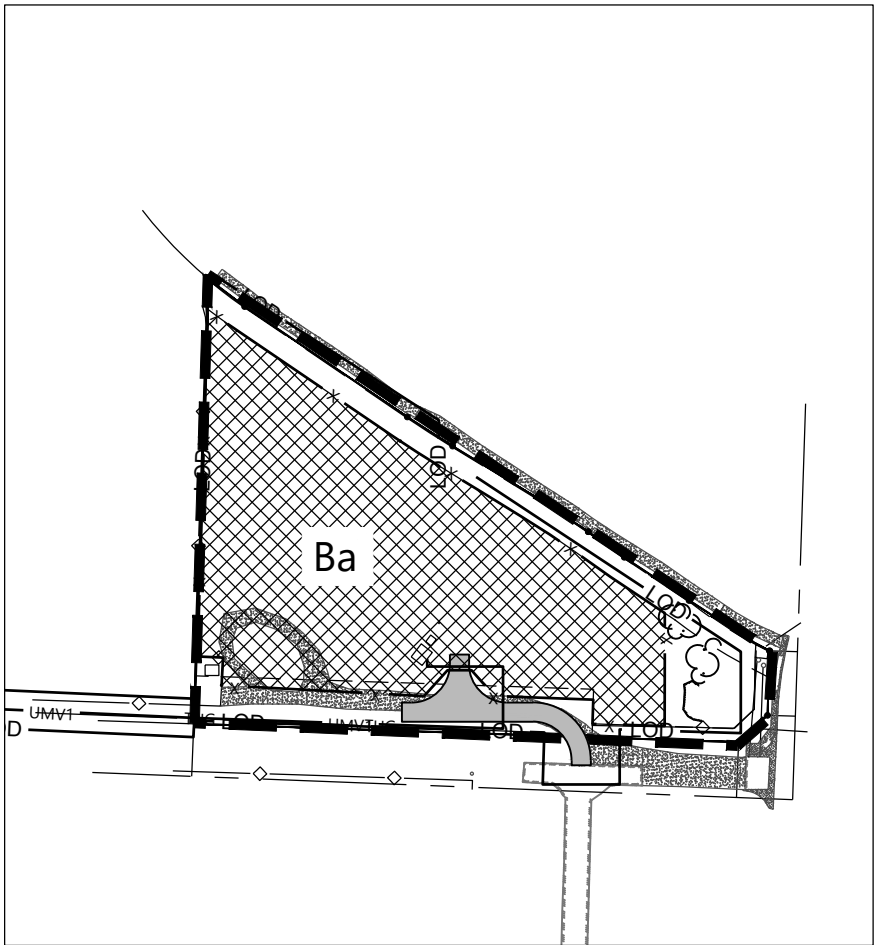


The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.



LEGEND

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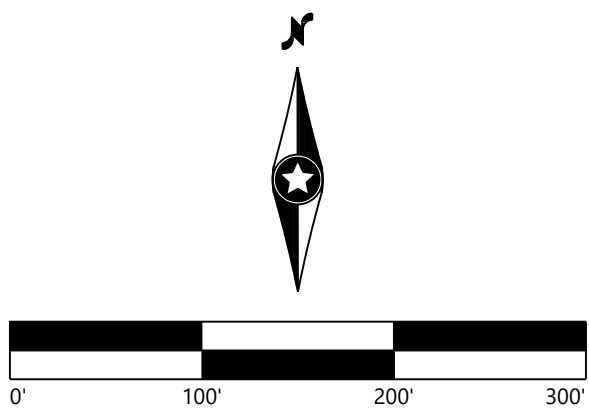


SOILS MAP

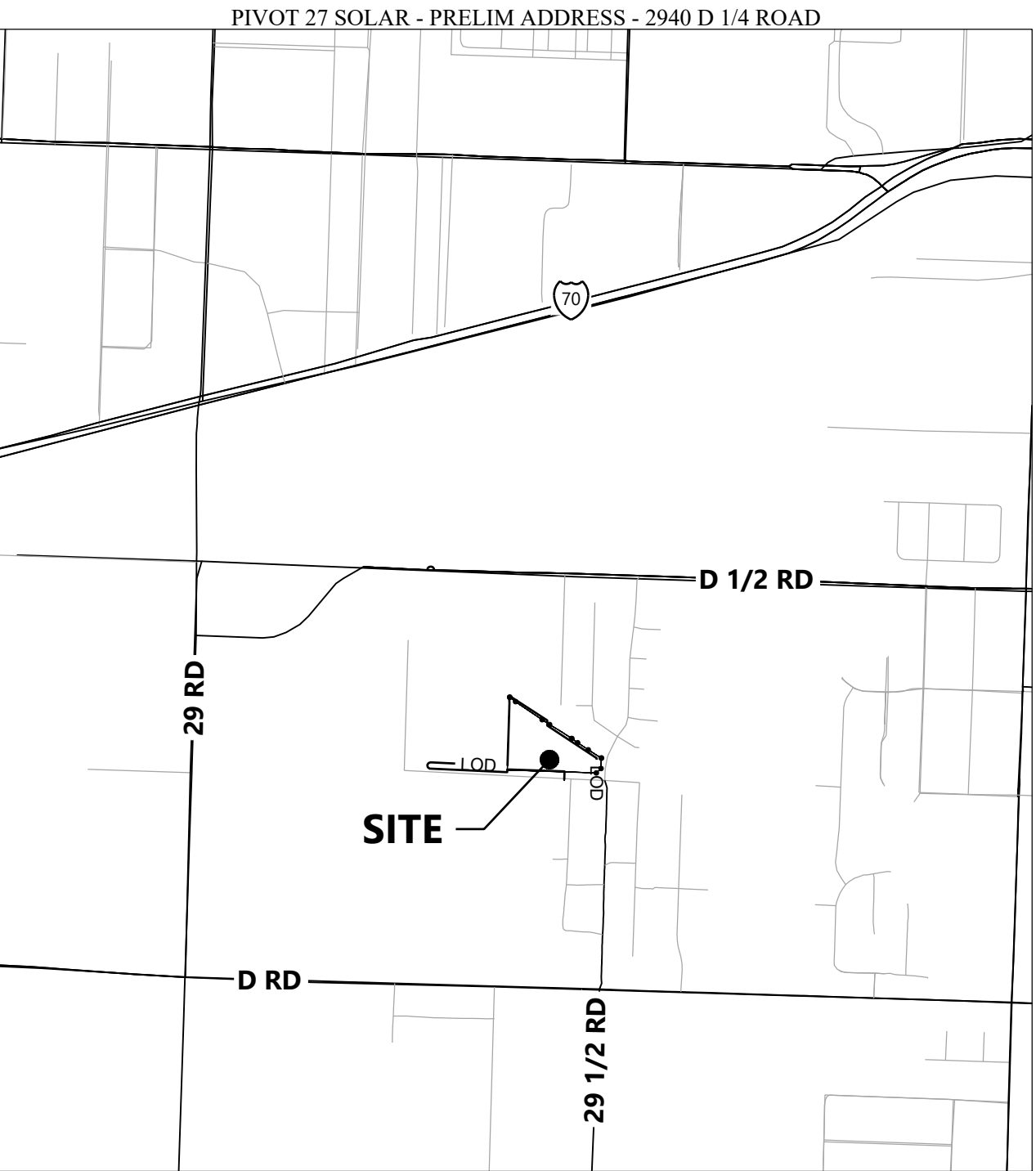
N.T.S.

IMPORT DATA FROM U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE, WELD CO. COLORADO, SOUTHERN PART

MAP UNIT SYMBOL	SOIL TYPES
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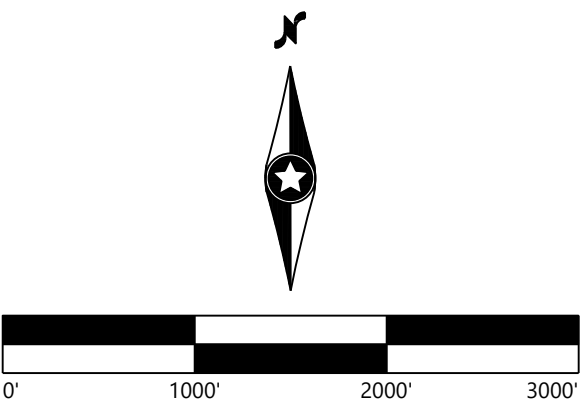


Sheet List Table	
Sheet Number	Sheet Title
T.100	Cover
C.100	Site Plan and Existing Site Conditions
C.101	Section Plan
C.102	Landscaping and Screening Plan
E.101	Signs and Details



VICINITY MAP

1" = 1000'



Westwood

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Pivot 27 Solar

Mesa County, Colorado

Cover

DATE: 07/26/2022

SHEET: T.100

Westwood Professional Services, Inc.

750 15th St Suite 400
Denver, CO 80202

7/26/2022 REVISED SUBMITTAL

1. NO PROPOSED PARKING.
2. NO PROPOSED OUTDOOR LIGHTING.
3. NO DRAINAGE FEATURES PROPOSED ONSITE.
4. NO ARRAY GRADING PROPOSED ONSITE.

Site Plan and Improvement Survey

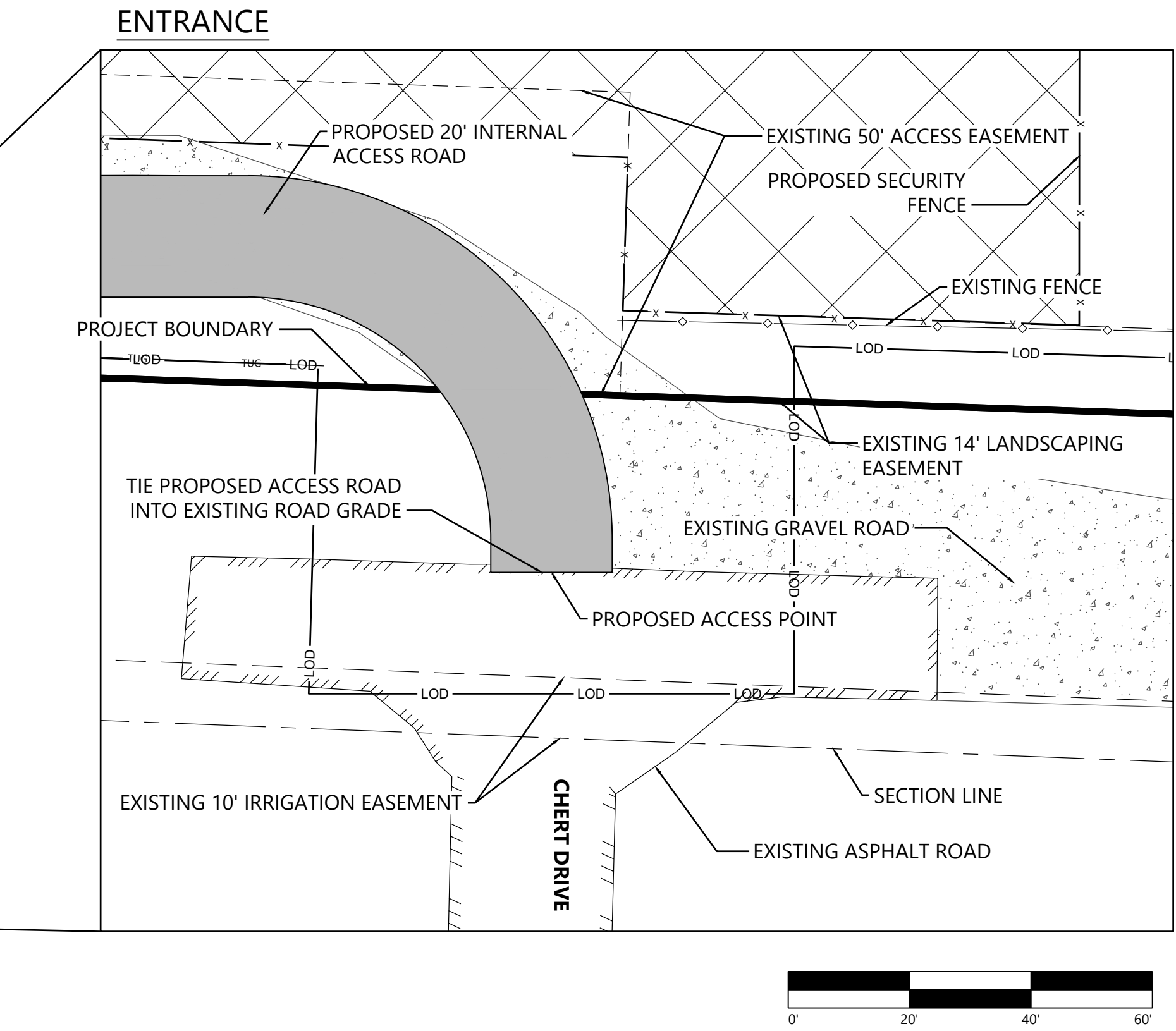
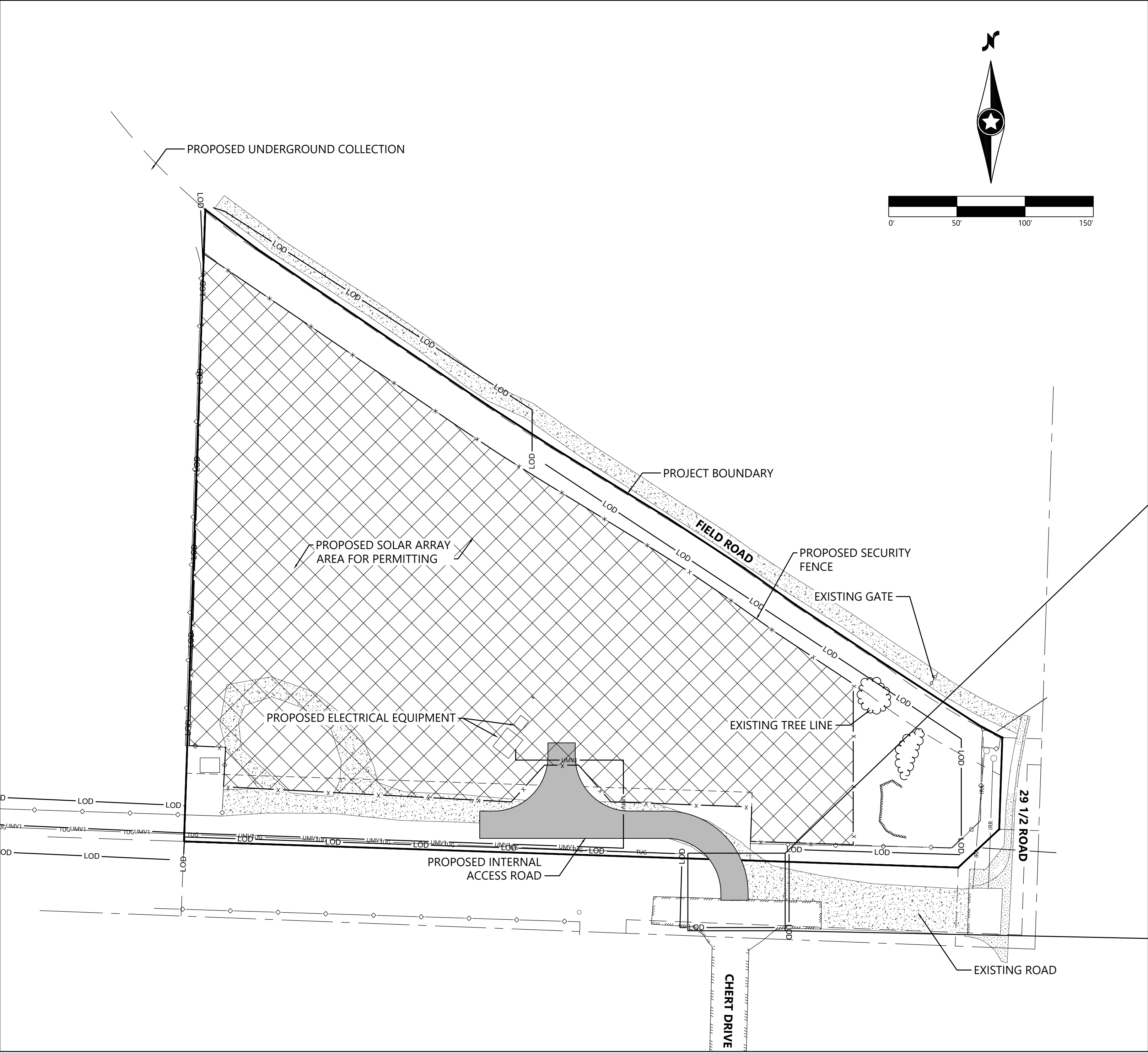
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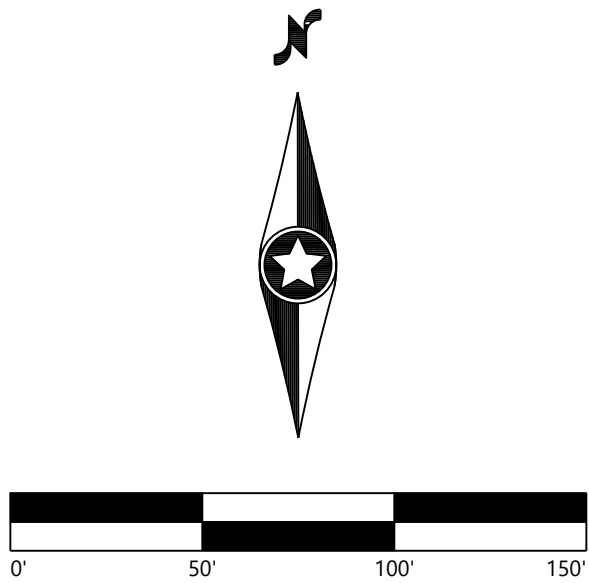
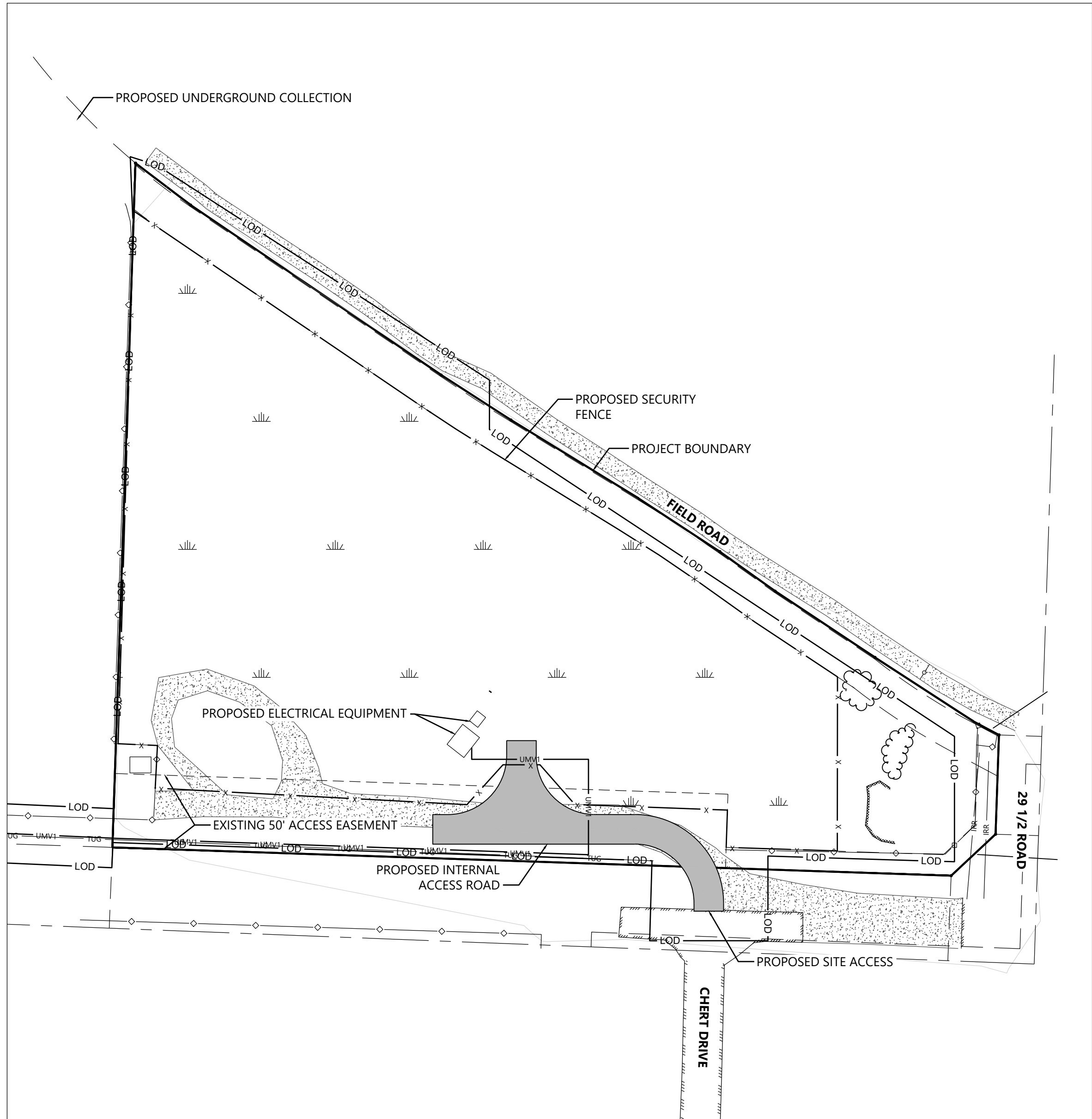
Pivot 27 Solar
Mesa County, Colorado

Section Plan

DATE: 07/26/2022
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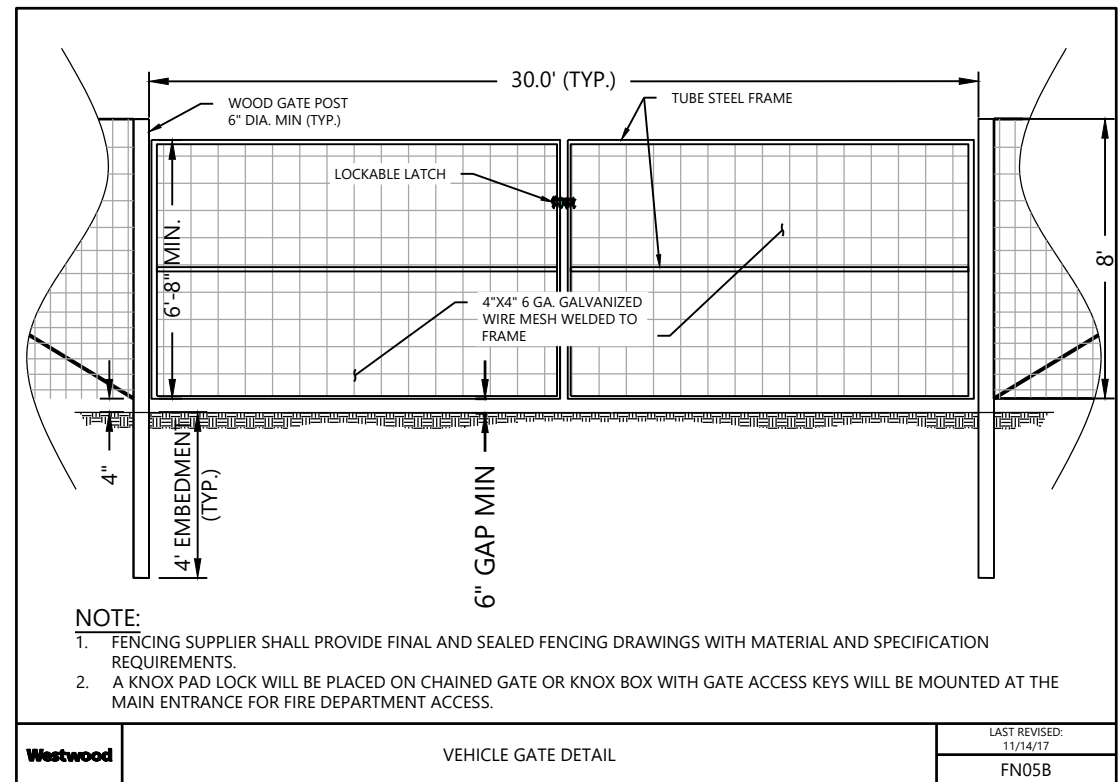
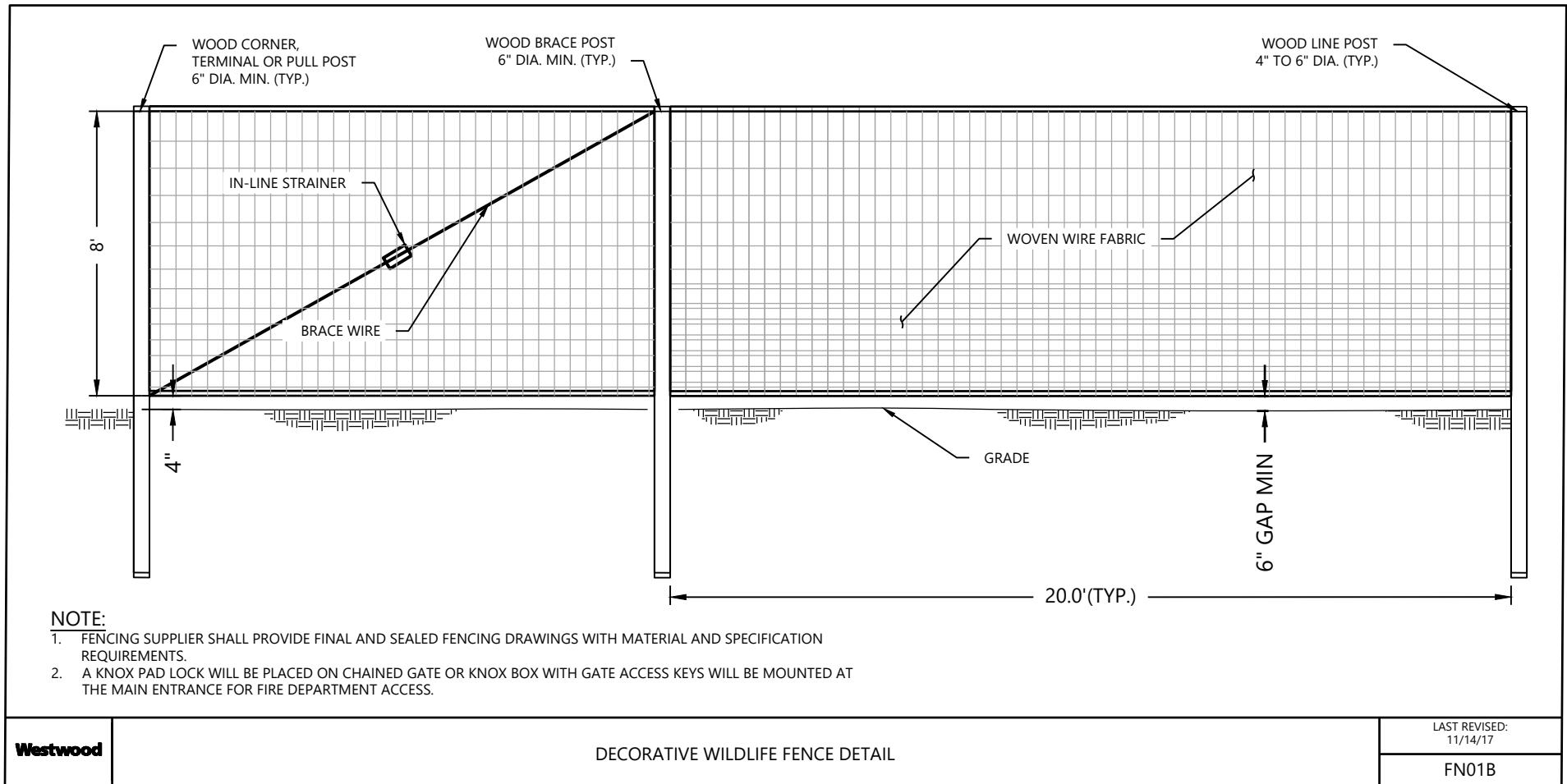
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Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com

Westwood Professional Services, Inc.

PREPARED FOR:



1750 15th St Suite 400
Denver, CO 80202

REVISIONS:

6/29/2022 INITIAL SUBMITTAL
7/26/2022 REVISED SUBMITTAL

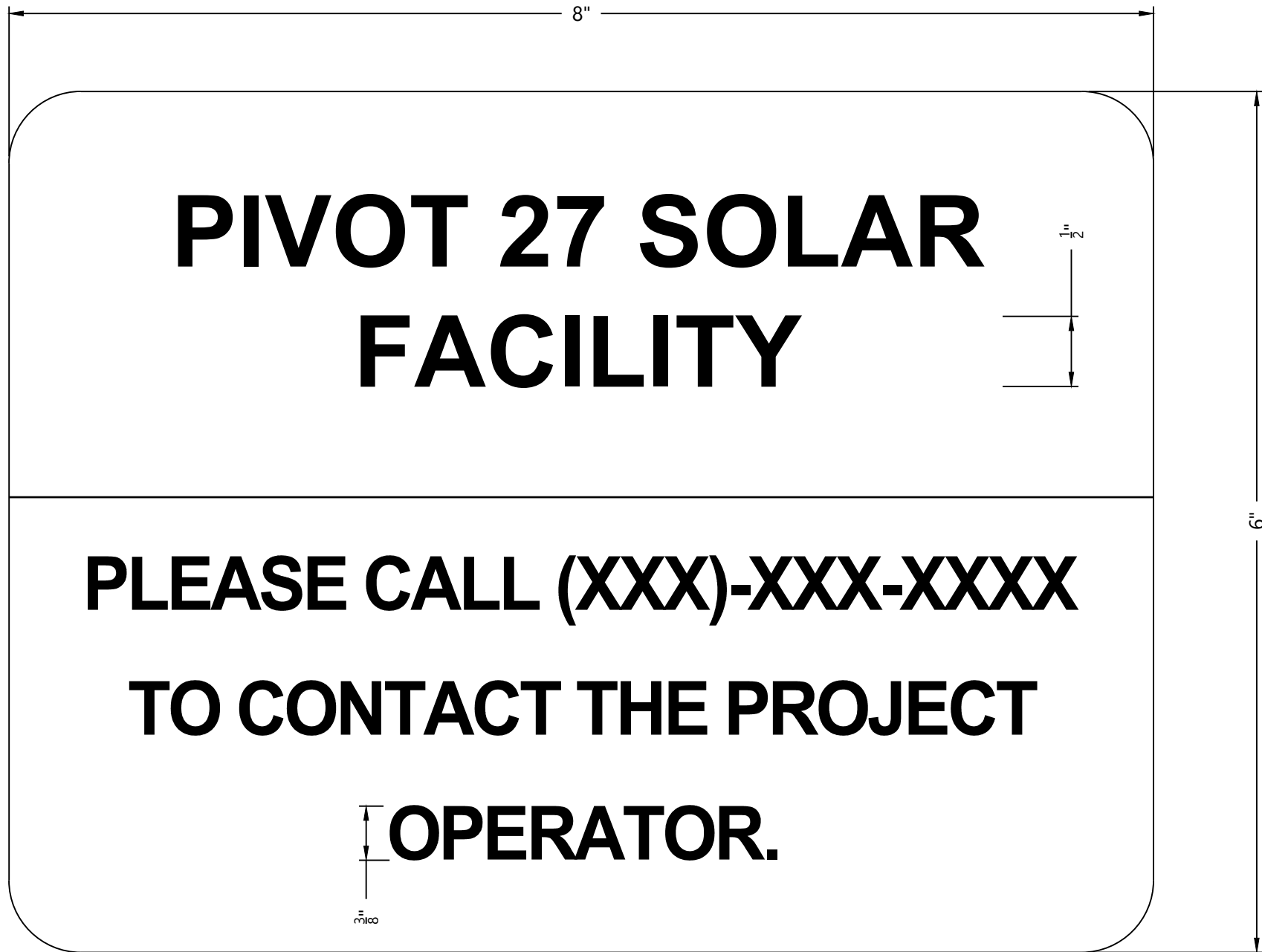
Pivot 27 Solar
Mesa County, Colorado

Landscaping and
Screening Plan

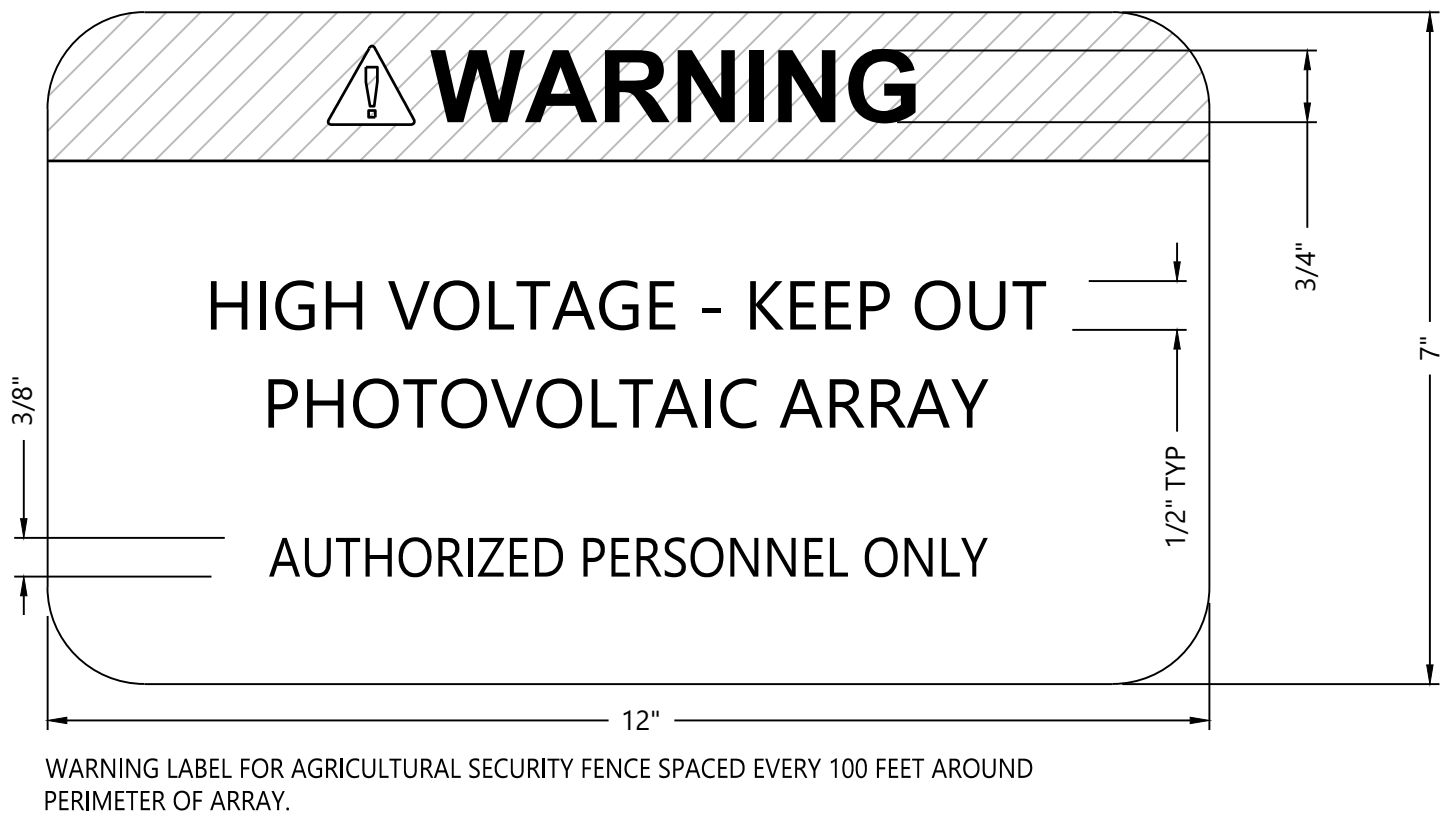
DATE: 07/26/2022

SHEET: C.102

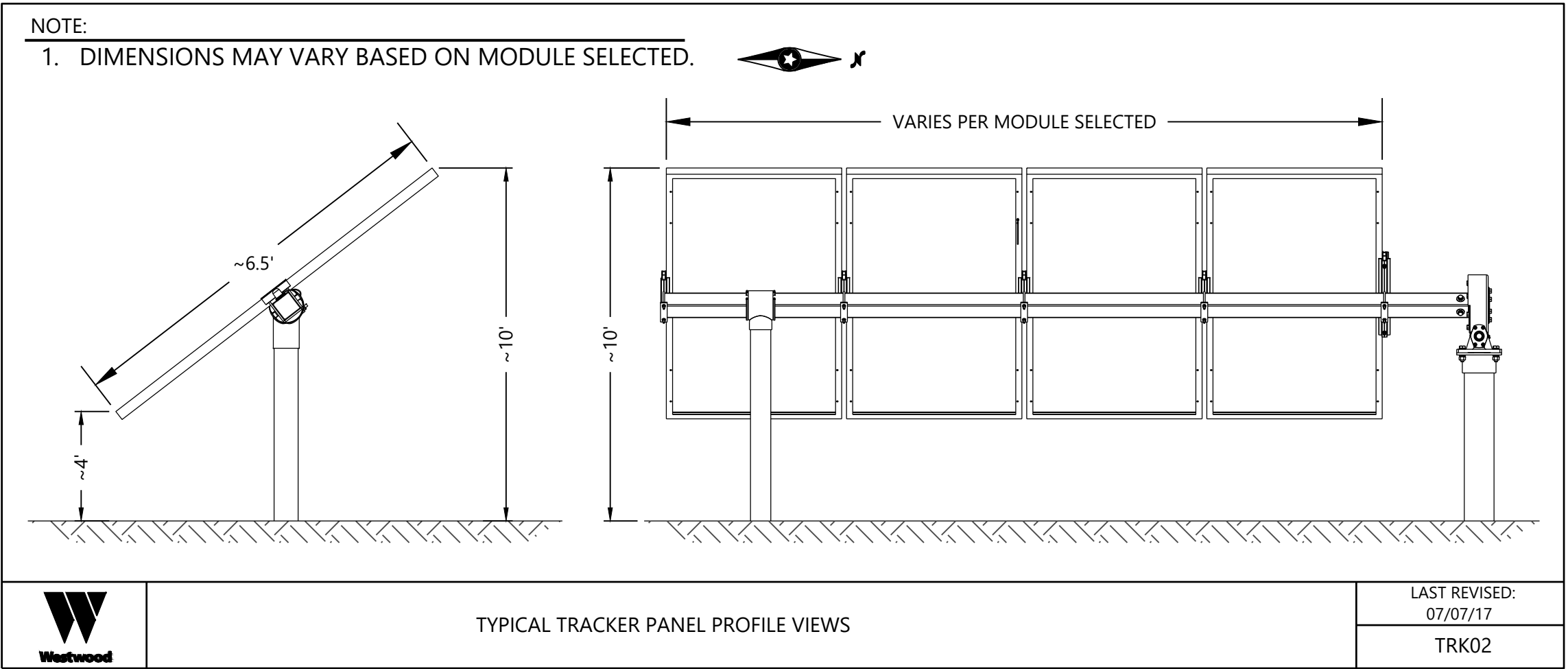
MODIFIED SITE DEVELOPMENT PLAN
0.5 MW-AC (0.581 MW-DC) SOLAR ARRAY PROJECT
A PORTION OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE P.M.,
COUNTY OF MESA, STATE OF COLORADO



PLANT IDENTIFICATION AT SITE ENTRANCE. CONTACT INFO WILL BE REVISED PRIOR TO CONSTRUCTION.



WARNING LABEL FOR AGRICULTURAL SECURITY FENCE SPACED EVERY 100 FEET AROUND PERIMETER OF ARRAY.



Westwood

Phone (720) 531-8350 10170 Church Ranch Way, Suite #201
Toll Free (888) 937-5150 Westminster, CO 80021
westwoodps.com
Westwood Professional Services, Inc.

PREPARED FOR:



1750 15th St Suite 400
Denver, CO 80202

REVISIONS:

#	6/29/2022	INITIAL SUBMITTAL
#	7/26/2022	REVISED SUBMITTAL

Pivot 27 Solar
Mesa County, Colorado

Signs and Details

DATE: 07/26/2022

SHEET: E.101

GIRARDI SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

The City of Grand Junction, is the owner of a parcel of land being that certain tract of land in the NE1/4SW1/4 of Section 17, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3903 at Page 684 of the Mesa County real property records, and a portion of which is more particularly described as follows:

All that part of the NE1/4 SW1/4 of said Section 17 lying south of the south right-of-way line of the Mesa County Ditch, described as follows:

Commencing at a Mesa County Survey Marker for the Center West 1/16 Corner of said Section 17, from whence a Mesa County Survey Marker for the Center 1/4 Corner of said Section 17 bears N89°59'52"E, according to the Mesa County Local Coordinate System, for a distance of 1321.37 feet; thence S00°07'27"E, on the westerly line of the NE1/4SW1/4 of said Section 17, for a distance of 447.39 feet to a point on the southerly line of a sixty-foot wide Mesa County Ditch right-of-way line and the point of beginning; thence continuing on said southerly line for the following seventeen courses and distances:

1. N82°02'55"E for a distance of 106.34 feet to a point of curvature;
 2. 167.20 feet on the arc of a 425.00-foot radius curve to the right, the central angle of which is 22°32'27" and the chord of which bears S86°40'51"E for a distance of 166.12 feet;
 3. S75°24'37"E for a distance of 37.04 feet to a point of curvature;
 4. 124.75 feet on the arc of a 240.00-foot radius curve to the right, the central angle of which is 29°46'56" and the chord of which bears S60°31'09"E for a distance of 123.35 feet;
 5. S45°37'41"E for a distance of 110.18 feet;
 6. S45°24'32"E for a distance of 72.47 feet to a point of curvature;
 7. 72.27 feet on the arc of a 650.00-foot radius curve to the right, the central angle of which is 06°22'15" and the chord of which bears S42°13'25"E for a distance of 72.24 feet;
 8. S39°02'18"E for a distance of 39.13 feet to a point of curvature;
 9. 155.19 feet on the arc of a 475.00-foot radius curve to the left, the central angle of which is 18°43'09" and the chord of which bears S48°23'52"E for a distance of 154.50 feet;
 10. S57°45'27"E for a distance of 204.74 feet to a point of curvature;
 11. 56.26 feet on the arc of a 1225.00-foot radius curve to the left, the central angle of which is 02°37'52" and the chord of which bears S59°04'23"E for a distance of 56.25 feet;
 12. S60°23'19"E for a distance of 101.25 feet to a point of curvature;
 13. 66.07 feet on the arc of a 975.00-foot radius curve to the right, the central angle of which is 03°52'57" and the chord of which bears S58°26'50"E for a distance of 66.06 feet;
 14. S56°30'21"E for a distance of 45.67 feet;
 15. S58°16'01"E for a distance of 81.19 feet to a point of curvature;
 16. 79.17 feet on the arc of a 440.00-foot radius non-tangent curve to the left, the central angle of which is 10°18'34" and the chord of which bears S59°14'56"E for a distance of 79.06 feet;
 17. S64°00'45"E for a distance of 51.74 feet to a point on the easterly line of the NE1/4SW1/4 of said Section 17;
- thence leaving said southerly line S00°01'11"E for a distance of 140.48 feet to a Mesa County Survey Marker for the Center South 1/16 Corner of said Section 17; thence S89°59'40"W, on the southerly line of the NE1/4SW1/4 of said Section 17, for a distance of 1318.96 feet to a Mesa County Survey Marker for the SW1/16 Corner of said Section 17; thence N00°07'27"W, on the westerly line of the NE1/4SW1/4 of said Section 17, for a distance of 873.68 feet to the beginning.

[17.27 Acres]

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as GIRARDI SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby reserve the following dedications and grants:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

19th day of October A.D., 2005

By Kelly Arnold, City Manager
for City of Grand Junction

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this 19th day of OCTOBER A.D., 2005

By Kelly Arnold, City Manager
for City of Grand Junction

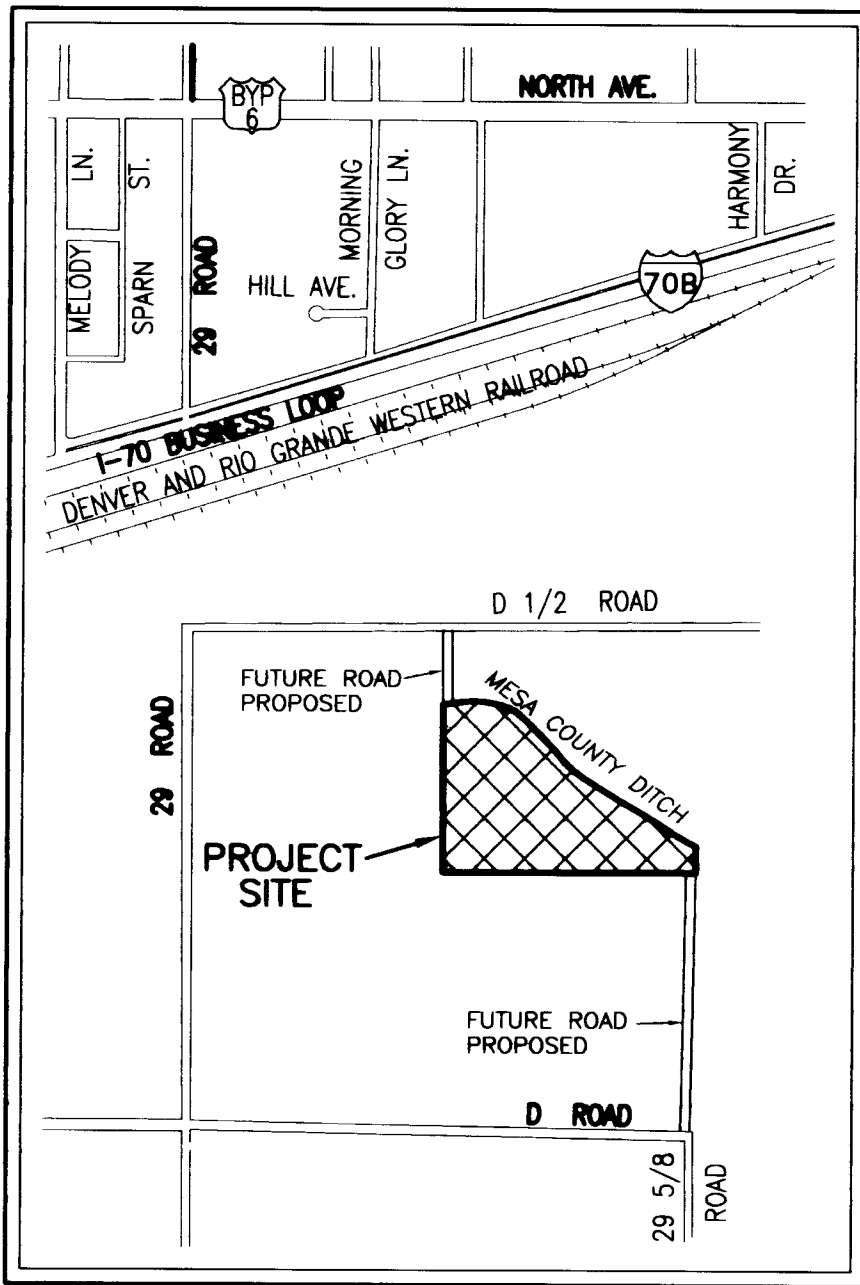
My commission expires: 10/09/2007

WITNESS MY HAND AND OFFICIAL SEAL.



Michael Grizenko
Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VICINITY MAP

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

AREA SUMMARY

DESC:	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

GENERAL NOTES:

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
3. The abutting landowner asserts a claim for a certain portion of the subject tract along, over and across the common line between the abutting property and those of the subject tract. This assertion may effect the dedication of D1/4 Road. The size of the potential conflict is illustrated on Improvement Survey Plat, duly deposited with the Mesa County Surveyor. This Plat does not purport to resolve the claim.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:45 o'clock A.M., this 19th day of OCTOBER A.D., 2005 and is duly recorded as Reception

Number 2281001 in Book 4017, Page 108 + 109 through

inclusive. Drawer No. RR-56

Janice Wall
Clerk and Recorder

Lucia M. Gray
Deputy

20th 1st
Fees

TITLE CERTIFICATION

We Abstract & Title Co. of Mesa County Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to City of Grand Junction; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: Oct 18, 2005

by: Daniel K. Davis
for Abstract and Title Co. of Mesa County, Inc.

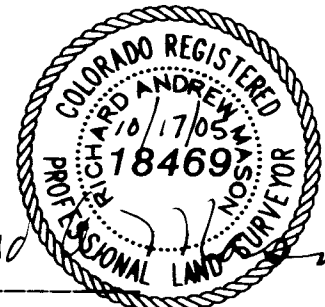
CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 18th day of October A.D. 2005

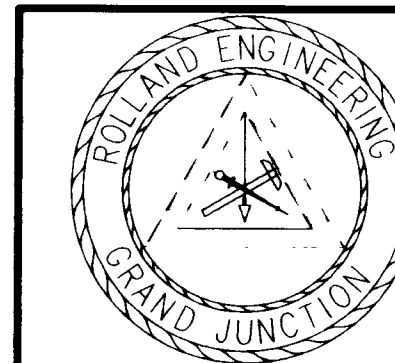
Mayor: Ben Hill City Manager: Kelly Arnold
for City of Grand Junction

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Girardi Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



ROLLAND ENGINEERING
405 Ridges Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECTS\5048\5048plot.DWG

GIRARDI SUBDIVISION

IN THE NE1/4 SW1/4 OF SECTION 17
T1S, R1E OF THE UTE MERIDIAN,
IN THE CITY OF GRAND JUNCTION
MESA COUNTY COLORADO

Designed	Checked	Proj# 5048	Sheet 1
Drawn	Date 10/13/05	Rv:	Of 2

GIRARDI SUBDIVISION

DEDICATION AND OWNERSHIP STATEMENT

The City of Grand Junction, is the owner of a parcel of land being that certain tract of land in the NE1/4SW1/4 of Section 17, Township One South, Range One East of the Ute Meridian, Grand Junction, Colorado, recorded in Book 3903 at Page 684 of the Mesa County real property records, and a portion of which is more particularly described as follows:

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[17.27 Acres]

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IN WITNESS WHEREOF, said owner has caused its name to be hereunto subscribed this

19th day of October, A.D., 2005

By Kelly Arnold, City Manager
for City of Grand Junction

STATE OF COLORADO) ss

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of October, A.D., 2005

By Kelly Arnold, City Manager
for City of Grand Junction

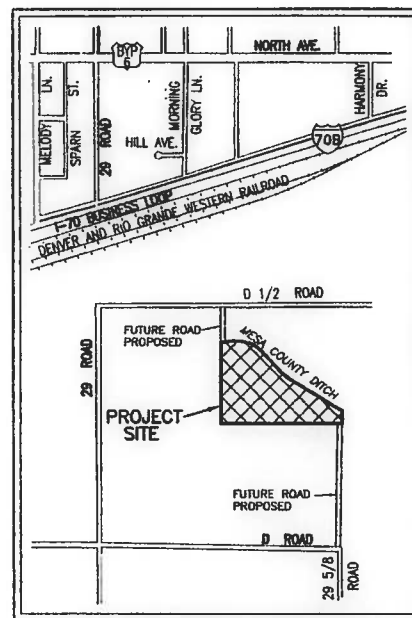
My commission expires: 10/09/2007

WITNESS MY HAND AND OFFICIAL SEAL.



Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



VICINITY MAP

FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of others relative to the lands platted hereon are recorded as follows:

AREA SUMMARY

DESC:	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

GENERAL NOTES:

1. Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
2. Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
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CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO) ss

COUNTY OF MESA)

I hereby certify that this instrument was filed in my office at 10:45 o'clock A.M., this 19th day of October, A.D., 2005 and is duly recorded as Reception Number 2291001 in Book 4017, Page 168,169 through _____ Inclusive. Drawer No. KR-510

Clerk and Recorder

Deputy

Fees

TITLE CERTIFICATION

We Abstract & Title Co. of Mesa County Inc., a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to City of Grand Junction; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: Oct. 18, 2005

by: Daniel & Paris
for Abstract and Title Co. of Mesa County, Inc.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 18th day of October, A.D. 2005

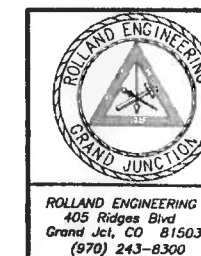
Mayor: Dan Hill City Manager: Kelly Arnold
for City of Grand Junction

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of Girardi Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

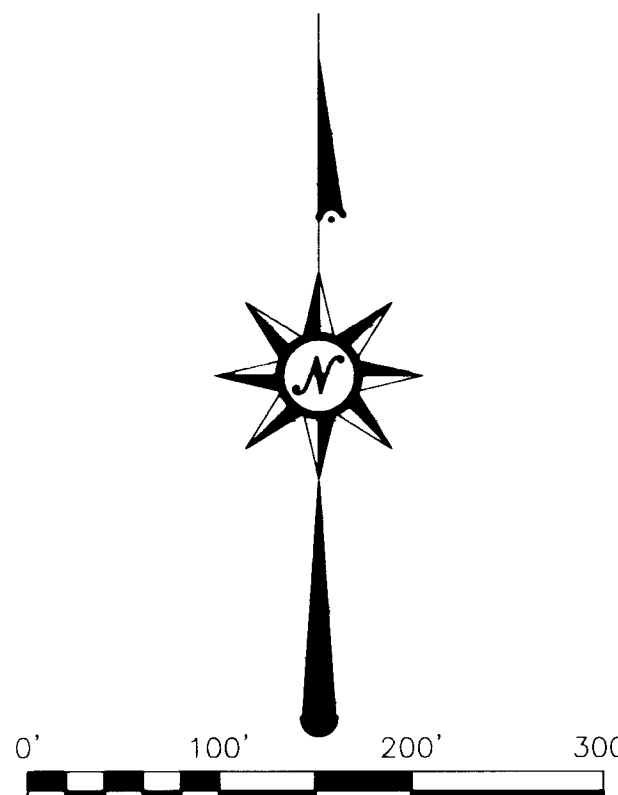
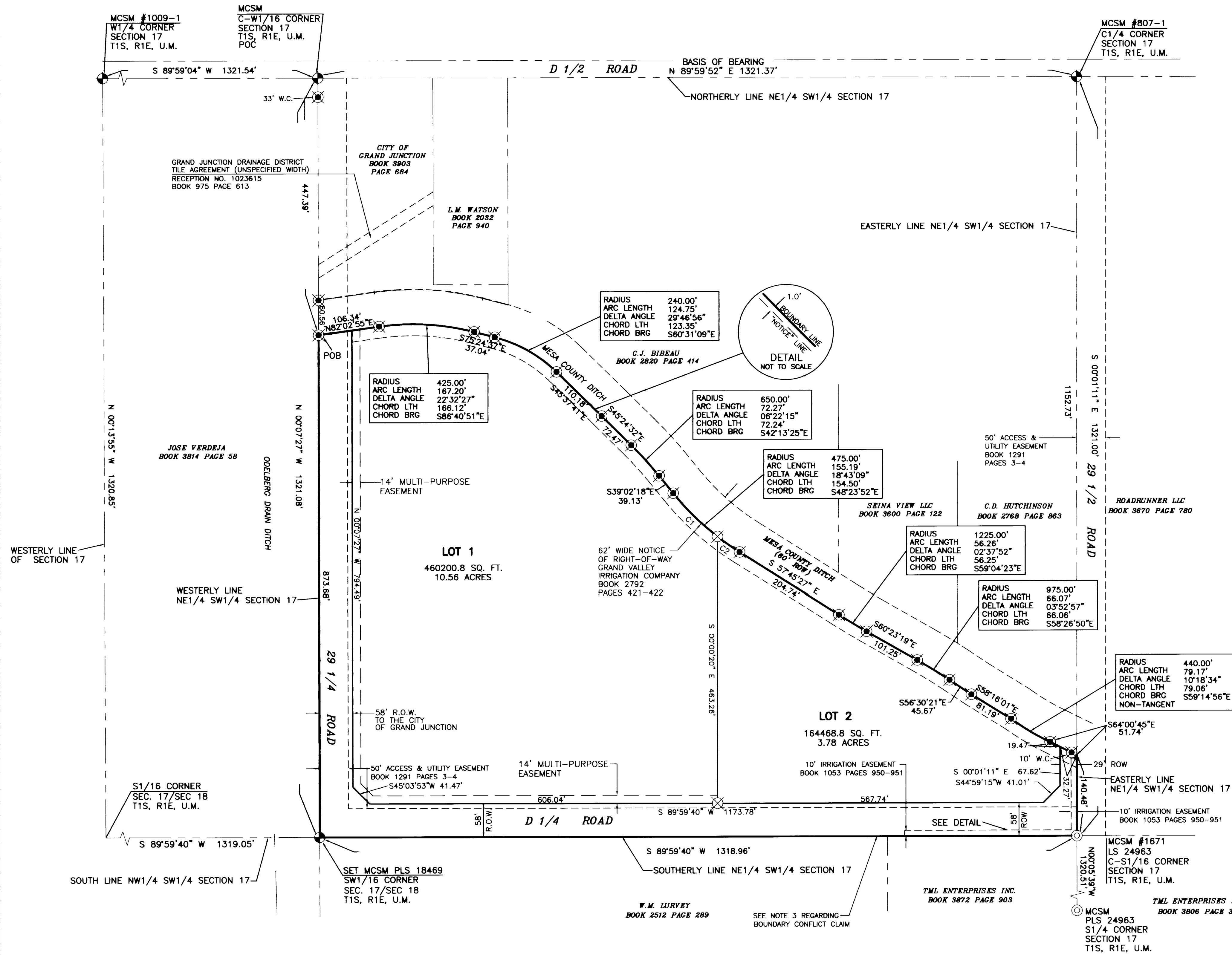


Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

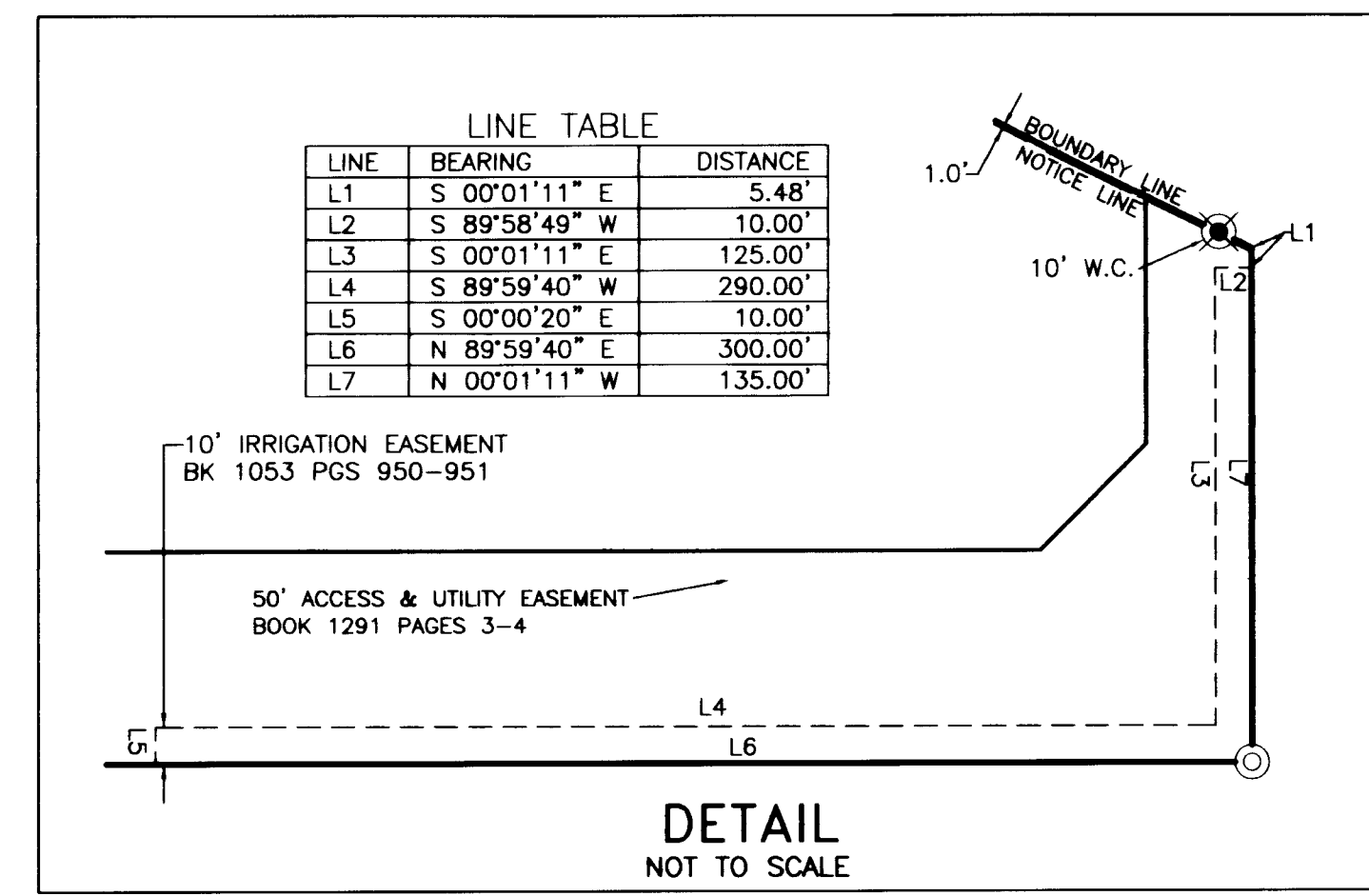


File Name: C:\PROJECTS\5048\5048plot.DWG			
GIRARDI SUBDIVISION			
IN THE NE1/4 SW1/4 OF SECTION 17 T1S, R1E OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj	Sheet
		5048	1
Drawn	Date	By	Of
	10/13/05		2

GIRARDI SUBDIVISION



- LEGEND**
- BLM MONUMENT
 - MESA COUNTY SURVEY MARKER
 - FOUND REBAR (NO CAP)
 - FOUND 3/4 REBAR & CAP PLS-24306
 - FOUND 3/4" REBAR & CAP PLS-24963
 - FOUND 5/8" REBAR & CAP PLS-9331
 - FOUND 5/8" REBAR & CAP PLS-4307
 - FOUND 5/8 REBAR & CAP PLS-18480
 - FOUND 5/8 REBAR & CAP PLS-18469
 - SET 5/8 REBAR & CAP PLS-18469
 - BLM BUREAU OF LAND MANAGEMENT
 - BRG BEARING
 - C CENTER
 - LTH LENGTH
 - MCSM MESA COUNTY SURVEY MARKER
 - PLS PROFESSIONAL LAND SURVEYOR
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RANGE
 - ROW RIGHT-OF-WAY
 - T TOWNSHIP
 - U.M. UTE MERIDIAN
 - W.C. WITNESS CORNER



AREA SUMMARY

DESC:	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

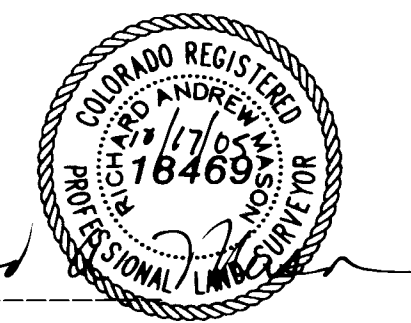
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	108.22'	107.98'	S 45°33'54" E	13°03'13"
C2	475.00'	46.97'	46.95'	S 54°55'29" E	05°39'56"

- GENERAL NOTES:**
- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
 - Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
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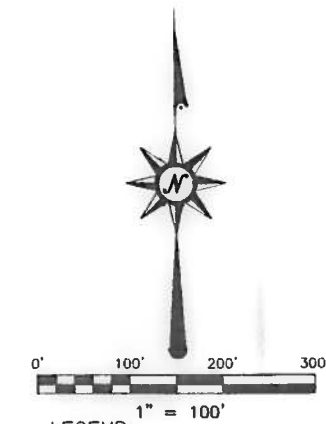
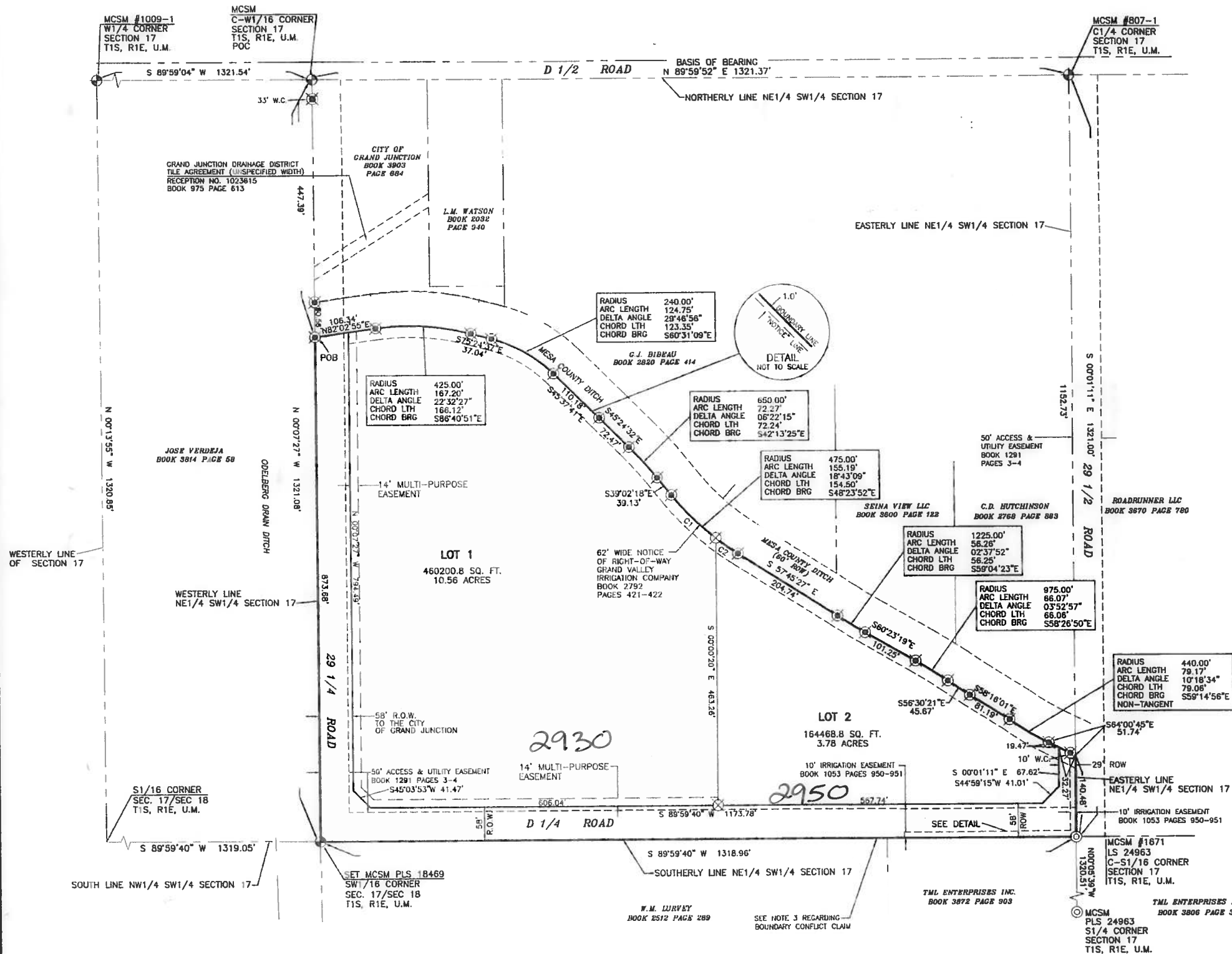


Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

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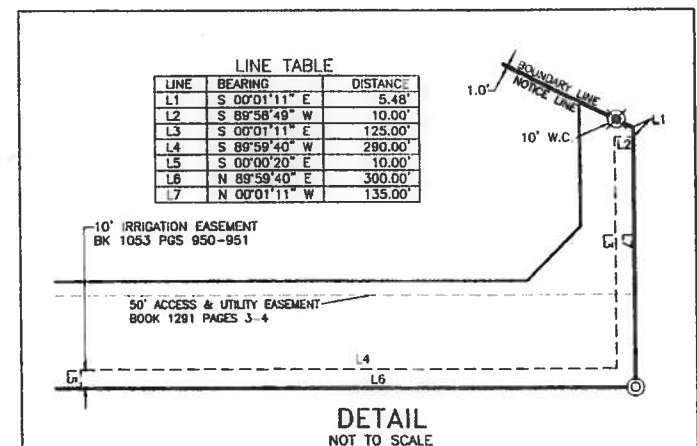
 ROLLAND ENGINEERING 405 Ridges Blvd Grand Jct, CO 81503 (970) 243-8300	File Name: C:\PROJECTS\5048\5048PLAT.DWG		
	GIRARDI SUBDIVISION		
IN THE NE1/4 SW1/4 OF SECTION 17 T1S, R1E OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj# 5048	Sheet 2
Drawn	Date 10/13/05	Rv.	Of 2

GIRARDI SUBDIVISION



LEGEND

- BLM MONUMENT
- ⊙ MESA COUNTY SURVEY MARKER
- FOUND REBAR (NO CAP)
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- C CENTER
- LTH LENGTH
- MCSM MESA COUNTY SURVEY MARKER
- PLS PROFESSIONAL LAND SURVEYOR
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R RANGE
- ROW RIGHT-OF-WAY
- T TOWNSHIP
- U.M. UTE MERIDIAN
- W.C. WITNESS CORNER



AREA SUMMARY

DESC.	ACRES	PERCENT
LOT 1	10.56	61.1%
LOT 2	3.78	21.9%
DEDICATED R.O.W.	2.93	17.0%
TOTAL	17.27	100.00%

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	475.00'	108.22'	107.98'	S 45°33'54" E	13°03'13"
C2	475.00'	46.97'	46.95'	S 54°56'26" E	05°39'56"

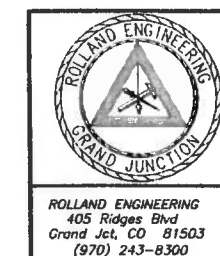
GENERAL NOTES:

- Title information from Mesa County real property records and from Abstract & Title Co. of Mesa County Inc., File No. 00915113 C, effective date March 24, 2005.
- Basis of bearings derived from "Mesaco LCS" with a bearing of N89°59'52"E 1321.37 feet between Mesa County Survey Markers for the Center West 1/16 Corner and the Center 1/4 Corner of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado.
- The abutting landowner asserts a claim for a certain portion of the subject tract along, over and across the common line between the abutting property and those of the subject tract. This assertion may effect the dedication of D1/4 Road. The size of the potential conflict is illustrated on Improvement Survey Plot, duly deposited with the Mesa County Surveyor. This Plot does not purport to resolve the claim.

SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plot of Girardi Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direct supervision and accurately represents a field survey of the same.

Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469



File Name: C:\PROJECTS\5048\5048PLAT.DWG			
GIRARDI SUBDIVISION			
IN THE NE1/4 SW1/4 OF SECTION 17 T1S, R1E OF THE UTE MERIDIAN, IN THE CITY OF GRAND JUNCTION MESA COUNTY COLORADO			
Designed	Checked	Proj#	Sheet
Drawn	Date	10/13/05	2

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

VIA: US Mail

Virtual Neighborhood Meeting

March 24, 2022

Adjacent Property Owner
Grand Junction, CO

RE: Notification of Application for Development, Pivot Solar 27 LLC Major Site Plan Review

Dear Property Owner,

Pivot Solar 27 LLC, c/o Pivot Energy, is putting forth an application to amend an existing Conditional Use Permit (CUP) at 2940 D ¼ Rd to develop the second phase of the original solar energy project that is currently built and producing power. While the entire property was included in the CUP approved June 25, 2013, formal application to the City and consideration by City Planning Commission is required for this second phase. A neighborhood meeting is required prior to application to the city. Pivot is hosting a Virtual Neighborhood Meeting via Google Meet to answer any questions you may have about the project.

Neighborhood Meeting - Pivot Solar 27

Monday, April 4 · 5:30pm, continues until questions are addressed.

Google Meet joining info

Video call link: <https://meet.google.com/szy-xtxg-jqi>

Or dial: (US) +1 970-528-0368 PIN: 227 555 508#

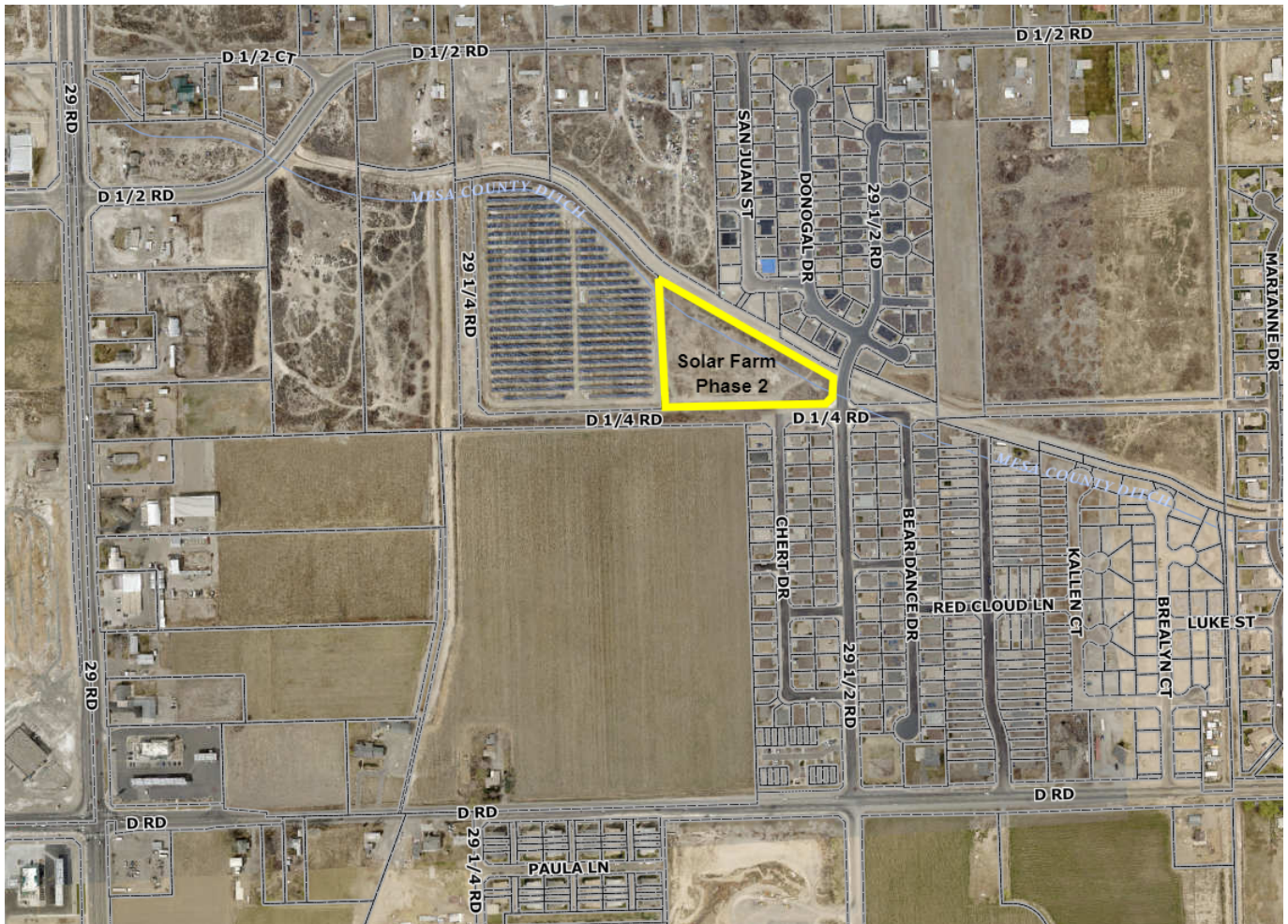
More phone numbers: <https://tel.meet/szy-xtxg-jqi?pin=1977050876475>

You are invited to attend if you have any questions or concerns with this proposal.

Respectfully,

Kyle Sundman
Director of Project Development, Pivot Energy

(on behalf of Pivot Solar 27 LLC)



Solar Farm Location - 2940 D ¼ Road

PRELIMINARY DRAINAGE REPORT

Pivot 27 Solar

Mesa County, Colorado

APRIL 2022



PREPARED FOR:



PREPARED BY:

Westwood

28.12.070 Final report contents.

SHARE

The final drainage report shall provide final details of proposed drainage facilities, including grading, erosion control, and water quality enhancement, and is to be submitted along with construction documents (see GJMC [28.12.130](#)).

The final drainage report shall be prepared by an engineer registered in Colorado in accordance with the outline provided as part of the checklist in **Table 28.12.020** (see also GJMC [28.12.130](#)). The checklist must be completed by the applicant and included with the drainage report. The checklist will be used to determine the completeness of the report. If information provided is lacking or incomplete, the information may be required prior to further review.

The report shall contain the following certifications:

I hereby certify that this *Final Drainage Report* (plan) for the design of (**Pivot Energy Solar Farm**) was prepared by me (or under my direct supervision) in accordance with the provisions of the *Stormwater Management Manual* for the owners thereof. I understand that the (GJMC jurisdiction) does not and will not assume liability for drainage facilities designed by others.



Registered Professional Engineer

State of Colorado No. 44186

(Affix Seal)

I, (**Authorized Party**) hereby certify that the drainage facilities for (Name of Development) shall be constructed according to the design presented in this report. I understand that the (GJMC) does not and will not assume liability for the drainage facilities designed and/or certified by my engineer. I understand that the (GJMC) reviews drainage plans but cannot, on behalf of **Pivot Energy Solar**, guarantee that final drainage design review will absolve **Authorized Party** and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plat and/or Final Development Plan does not imply approval of my engineer's drainage design.

Authorized party

Name of Developer

_6/29/2022

Authorized Signature Date

(Res. 40-08 (§ 303.1), 3-19-08)

Preliminary Drainage Report

Pivot 27 Solar

Mesa County, Colorado

Prepared For:

Pivot Energy
1750 15th St Suite 400
Denver, CO 80202

Prepared By:

Westwood
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
(952) 937-5150

Project Number: R0035828.00

Date: April 12, 2022

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Exhibits

- Exhibit 1: Location Map
- Exhibit 2: Base Map
- Exhibit 3: Soils Map
- Exhibit 4: Landcover Map
- Exhibit 5: 100-Year Pre-Post Drainage Map
- Exhibit 6: Grading, Drainage, and Erosion Control Plan

Appendices

- Appendix A: NOAA Atlas 14 Precipitation Data
- Appendix B: FEMA FIRM Panels
- Appendix C: Existing HydroCAD Results
- Appendix D: Proposed HydroCAD Results
- Appendix E: Drainage Report Checklist

Introduction

The purpose of this report is to summarize the proposed drainage for the Pivot 27 Solar Facility (“the project”). This report was prepared to meet local and state requirements and is intended for submittal to these agencies for permitting review and approval. As this is the first submittal to the county there are no previous city or county comments.

The project site is proposed on approximately 3.79 acres and is located within the city limits of Grand Junction, Colorado. The project is located southeast of the intersection of D 1/2 Road and 29 Road within Township 1 South Range 1 East and Section 17 (Exhibit 1). The site’s current use is a fair condition grassland, directly adjacent to an existing solar facility.

The proposed use of the site will be a solar facility consisting of 2.14 acres of solar modules and 0.15 acres of the new impervious surface including gravel access roads and associated solar infrastructure. The proposed site under the solar modules will be converted to a low growing drought resistant vegetation typical to rangeland conditions within the fenced boundary around the proposed impervious surfaces. Due to the area between and beneath the panels being vegetated, panels are typically not considered an impervious surface.

FEMA has completed a study to determine flood hazards for the selected location; the project area contains no FEMA Zone A areas. No preliminary or pending FEMA data was located that will affect the project area.

Minimal grading will be proposed on site and existing drainage patterns will be maintained. Stormwater management practices include reestablishing the existing land cover from a fair condition grassland to a good condition grassland.

Data Sources

TABLE 1: DATA SOURCES

Task	Format	Source	Use
Elevation	1-meter DEM	USGS	Model Elevations
Crop Data	Shapefile & Aerial Imagery	USDA 2013 Crop Data Layer & Google Earth	Landcover
Soils	Shapefile	USGS SSURGO Dataset	Curve Numbers
Precipitation	PDF File	NOAA Atlas 14	Design Storms
Site Boundary	KMZ	Pivot Energy	Define Model Extents
2014 Aerial Photography	ArcGIS Map Service	USDA FSA	Reference
FEMA Flood Zones	PDF; Shapefile	FEMA	Reference

Site Conditions

Site Location

The Project Area is located within the city limits of Grand Junction, Colorado. The project is located southeast of the intersection of D 1/2 Road and 29 Road within Township 1 South Range 1 East and Section 17 (Exhibit 1).

Historical Use

A review of aerial photographs shows that the site is currently used and has historically been used as cultivated land. It appears that the current crop cover resembles a grassland.

Topography Description

The existing 1-meter topographic information used in this analysis was obtained from the National Map. The site is flat with slopes around <2%.

Drainage Patterns

Onsite runoff discharges from one drainage area based on discharge locations and existing low areas. Mesa County Ditch flows from northwest to southeast along the northeast perimeter of the project boundary and diverts all upstream water from flowing onsite. The drainage areas are shown in Exhibit 5. The majority of the runoff within the site flows southwest toward the discharge point at the southwest corner of the site, however most onsite runoff is conveyed by sheet flow and is not channelized. The runoff from the site will eventually make its way to an unnamed ditch to the southwest, ultimately flowing into the Colorado River to the south.

Discharge Locations

The site has one ultimate discharge location in the southwest corner of the project area. The discharge location is shown in Exhibit 5.

FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by panel 08077Co810G. This Flood Insurance Rate Map (FIRM) is available electronically and the flood zones can be seen in Exhibit 2 and Appendix B. The Project Area does not contain any FEMA Zone A areas. A FEMA Zone A flood hazard is a 100-year flood hazard with no base flood elevation determined. No preliminary or pending FEMA changes are proposed within the project area.

Soils

Soils data was downloaded from SSURGO and can be found in Exhibit 3. A geotechnical report should be completed to verify onsite soil conditions. The site consists of Hydrologic Soil Group (HSG) C soils. Type C soils have moderate runoff potential and low infiltration rates.

Stormwater Management Requirements

Stormwater management for the project falls under the jurisdiction of the State of Colorado and Mesa County. Applicable stormwater regulations are summarized below.

State of Colorado

The project will be subject to the State of Colorado's stormwater discharge permit.

Mesa County

A review of Mesa County's website was performed, and the Stormwater Management Manual was followed. The stormwater drainage criteria will consist of ensuring the 10 and 100-year proposed conditions do not exceed the existing conditions. Additionally, the permanent stormwater control measures will need to provide treatment for the WQCV. Mesa County also has a drainage report checklist which has been completed and can be found in Appendix E.

The solar project's low-impact development technique of reestablishing the existing land cover from a fair condition grassland to a good condition grassland will provide post-construction stormwater management to meet most agency requirements. The proposed low growing drought resistant vegetation will act as a vegetated filter providing both runoff treatment and reduction when compared to existing conditions. This vegetated filter will provide treatment for the WQCV so no basin is proposed for the project, which matches what has been completed for the adjacent solar project. As the project design advances the post-construction stormwater management should be reviewed in further detail with the County Engineer.

Water Quantity/Runoff Analysis

Stormwater quantity control must be provided so that proposed conditions peak runoff rates and volumes must be equal to or less than existing conditions. The 10-year, and 100-year 24-hour stormwater events must meet these requirements.

Methodology

Existing and proposed conditions were modeled in HydroCAD software. HydroCAD is a widely accepted hydrologic and hydraulic modeling package based on TR-20 unit hydrograph equations. It models stormwater runoff discharge rates and velocities from ponds, culverts, outlet control structures, and stream reaches. No major drainage study, floodplain study, or other drainage reports relevant to the project were found.

Hydrology

Curve Number Methodology, based on the NRCS-TR 55 method, was used in the modeling for predicting direct runoff. Curve numbers were assigned by reviewing the soil and landcover for each drainage area (Exhibits 3 & 4).

Time of concentrations were calculated for each drainage area in HydroCAD using the lag method. The lag method uses the hydraulic length (distance traveled by a drop of water from the most distant part of the subcatchment to the outlet point) and the average land slope (average slope of entire watershed). The overall curve number for the site along with the lag information is used to get the time of concentration for the site.

Atlas 14 precipitation and distribution data for the 10-year (1.32") and 100-year (2.04") 24-hour storm events were used as input for the analysis (Appendix A). The 10-year 24 hour event is considered to be a minor event and the 100-year 24 hour storm considered a major flood event.

Existing Conditions

The existing site consists of cultivated crops similar to a grassland. Cover for the analysis was determined using the USDA 2013 Crop Data Layer and aerial photos. The vegetation appears to be in a fair condition onsite. Curve numbers were assigned based on the landcover and soil types, see table below for summary. There are no existing drainage facilities onsite. However,

there is a drainage ditch located to the northeast of the project area that conveys upstream runoff and prevents any offsite flows from reaching the site.

TABLE 2: EXISTING ONSITE CONDITIONS COVER

Cover	Soil Type	CN	Area [ac]
Fair Condition Grassland	C	79	3.79
Total	-	79	3.79

Proposed Conditions

The use of the site will be a solar facility. The site will consist of approximately 2.14 acres of solar modules mounted above grade on a racking system and 0.15 acres of gravel access roads and associated solar infrastructure. The solar modules will be located above grade with low growing drought resistant vegetation below the proposed array. Minimal grading is proposed onsite and discharge rates will be equal or less than existing conditions.

TABLE 3: PROPOSED ONSITE CONDITIONS COVER

Cover	Soil Type	CN	Area [ac]
Good Condition Grassland	C	74	3.64
Access Road	-	96	0.14
Inverter	-	98	0.01
Total	-	75	3.79

Proposed Stormwater Management

A typical solar project differs greatly from other commercial or residential developments. When constructed, a typical solar project will include solar panels, at-grade gravel access roads, and other electrical equipment. The panels will typically be mounted a minimum of 18" above the ground with a low growing drought resistant vegetation growing under the panels. Due to the area between and beneath the panels being vegetated, panels are typically not considered an impervious surface. The at-ground land cover is typically comprised of ~95% vegetation and ~5% hard or impervious surfaces. While solar projects may require grading, the existing terrain is smoothed to accommodate array installation, rather than significant changes to grades or slopes, and the grading is designed to maintain existing drainage patterns. Access roads are typically installed at grade and allow for runoff to sheet flow through the proposed low growing drought resistant vegetation provides treatment and reduction in runoff. The proposed vegetation slows the runoff and allows for water to filter into the soils for treatment. On most solar projects runoff is actually reduced over existing conditions, with the change in conditions from the site not being used for ranching or grazing purposes.

Water quality in most instances is not a concern and is actually reduced over pre-development conditions due to the land cover's conversion from a higher runoff rate fair condition field to a lower runoff rate good condition field. Water quality concerns are also typically minimized due to the low percentage of impervious surfaces and the fact that runoff from these surfaces filters through the low growing drought resistant vegetation on site prior to discharging.

The recommended approach for solar projects should include the following: limit the amount of impervious surfaces to reduce runoff, minimize the amount of grading to promote sheet flow,

and the planting of low growing drought resistant vegetation on the majority of the site to provide both runoff reduction and treatment.

Water Quantity/Runoff Analysis

Stormwater quantity calculations for the site were prepared using HydroCAD. The proposed site meets the rate control requirements of Mesa County. Tables 4 and 5 show a summary of the runoff rates and volumes for each event at the site discharge locations. Calculations are included in Appendix C & D.

TABLE 4: 24-HOUR RUNOFF RATE SUMMARY

Location	10-Year Runoff (cfs)		100-Year Runoff (cfs)	
	Existing	Proposed	Existing	Proposed
DA-01	0.56	0.25	2.88	1.78

TABLE 5: 24-HOUR RUNOFF VOLUME SUMMARY

Location	10-Year Runoff (ac-ft)		100-Year Runoff (ac-ft)	
	Existing	Proposed	Existing	Proposed
DA-01	0.06	0.03	0.17	0.13

Basin Calculations

To comply with County requirements a permanent stormwater basin is recommended, however a variance is being requested in order to treat the WQCV through disconnection and improved vegetation rather than a basin. The county requires meeting the WQCV for the project which is based off of added impervious area. The WQCV equation was found within the Mesa County Stormwater Management Manual in Section 1604.2. The equations can be found below for the WQCV and required storage can be found below.

$$WQCV = K\{a(0.91 * I^3 - 1.19 * I^2 + 0.78 * I)\}$$

$$Required\ Storage = \left[\frac{WQCV}{12} \right] * Area * 120\%$$

Where:

WQCV is in Watershed inches

K = Adjustment to equation for Mesa County Area = $d_6/0.43 = 0.65$

A = Adjustment for BMPs drain time (Assumed 1.0 for conservative storage value)

I = watershed impervious as decimal = $0.15/3.79 = 0.04$

d_6 = Depth of average runoff producing storm = 0.28 inches

Area = Tributary watershed area, in acres = 3.79

WQCV = 0.02 ac-inches

Required Storage includes the 120% of calculated volume to allow for sediment accumulation in acre-feet = 0.01 ac-ft

Treatment is provided throughout the site by fully vegetated land cover that will be utilized as a buffer. Runoff from access road and equipment pads will flow across the vegetated landcover prior to leaving the site. Based on the vegetation treating the minimal WQCV value and the existing solar facility just west of the proposed Pivot 27 Solar Facility treating their WQCV in a similar manner, a variance from the WQCV criteria is being requested to treat the WQCV through disconnection and improved vegetation rather than detention.

Construction Conditions

During construction conditions, higher runoff rates and volumes can be expected than the fully vegetated final condition. To account for this, dewatering should be anticipated as needed until vegetation has fully established on the site. Using temporary seed/mulch at the onset of construction can greatly reduce the amount of erosion and rework on solar sites. As the project progresses to construction a separate stormwater pollution prevention plan should be prepared to account for these concerns in greater detail.

Conclusion

Based on experience with similar projects, the site is suitable for the planned solar development and all hydrologic concerns can be addressed through detailed engineering design. Treatment will be provided through the disconnection of impervious surfaces as well as the proposed vegetation coverage. Runoff from the inverter pads and gravel access roads will be allowed to sheet flow across the newly established vegetation. In all modeled storm events, runoff from the proposed project will discharge in a manner similar to the existing flow pattern, indicating that the proposed solar development does not alter drainage patterns. This report complies with the requirements of Mesa County's Stormwater Management Manual. A variance from the Mesa County Stormwater Management Manual is being requested to treat the minimal WQCV through disconnection and improved vegetation rather than detention.

References Cited

National Engineering Handbook, Part 630 Hydrology. Chapter 9 Hydrologic Soil-Cover Complexes. USDA. NRCS. 210-VI-NEH, July 2004

The National Map, 1-meter DEM, Elevation data. Retrieved April 2022, from <https://viewer.nationalmap.gov/basic/>

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USGS. USGS water resources: About USGS water resources. Retrieved April 2022, from <https://water.usgs.gov/GIS/huc.html>

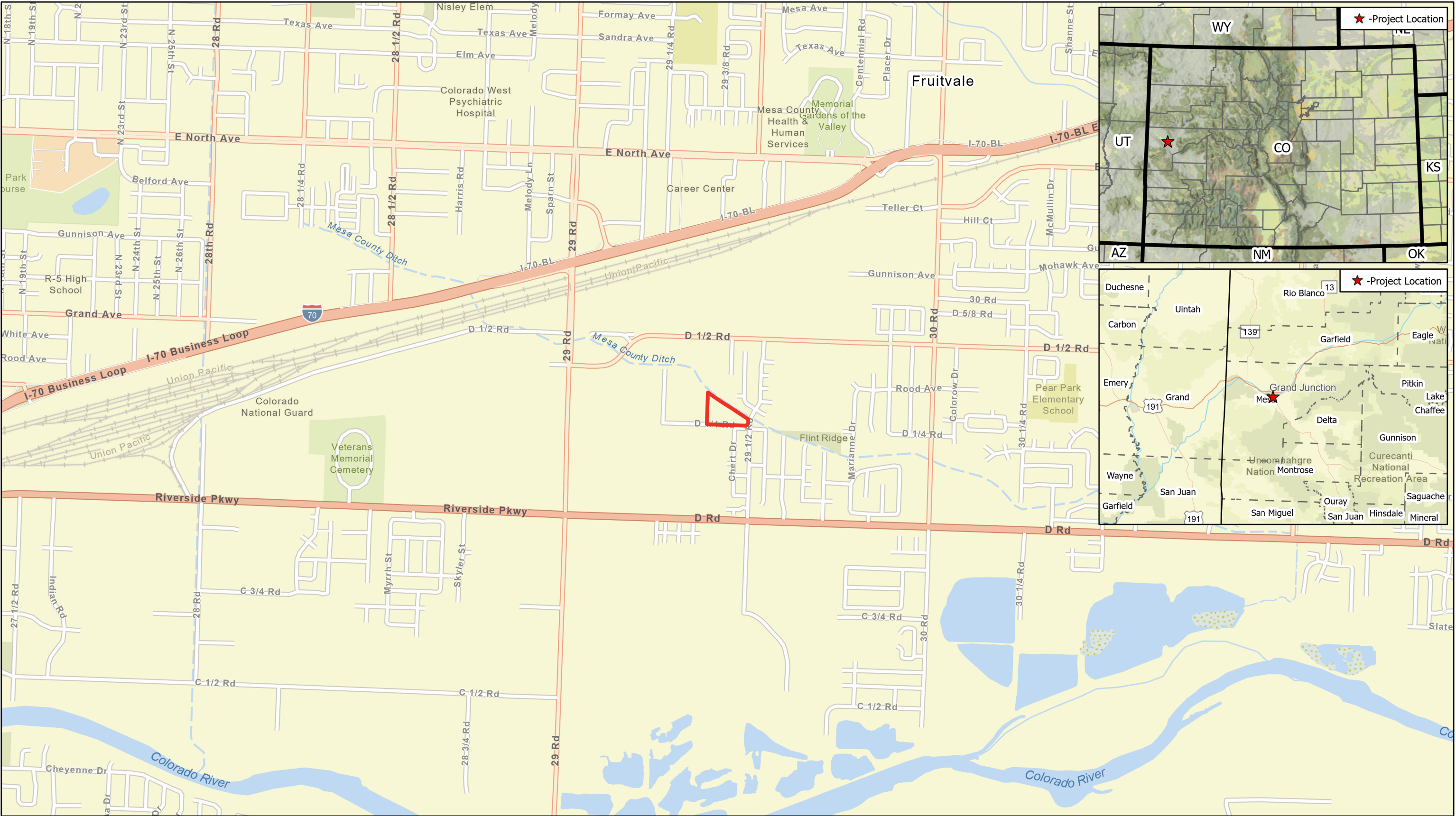
USDA 2013 Crop Data Layer, Landcover data. Retrieved April 2022, from https://www.nass.usda.gov/Research_and_Science/Cropland/SARS1a.php

FEMA Flood Insurance Rate Maps. Retrieved April 2022, from <https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>

Mesa County Stormwater Management Manual. Retrieved April 2022, from <https://stormwater.mesacounty.us/globalassets/stormwater/forms/documents/stormwater-management-manual.pdf>

The background of the page is a dark red color with a complex pattern of lighter red, wavy contour lines, resembling a topographic map. A dashed red line runs diagonally from the top center towards the bottom left. An 'X' mark is located in the middle-left area, and a solid red dot is positioned further down the dashed line.

Exhibits



Data Source(s): Westwood (2022); Esri WMS
Basemap Imagery (Accessed 2022); USGS
(2022); FEMA (2022); USDA (2022)

Westwood

Toll Free (888) 937-5150 westwoodps.com

Legend

-  Project Boundary
-  County Boundary



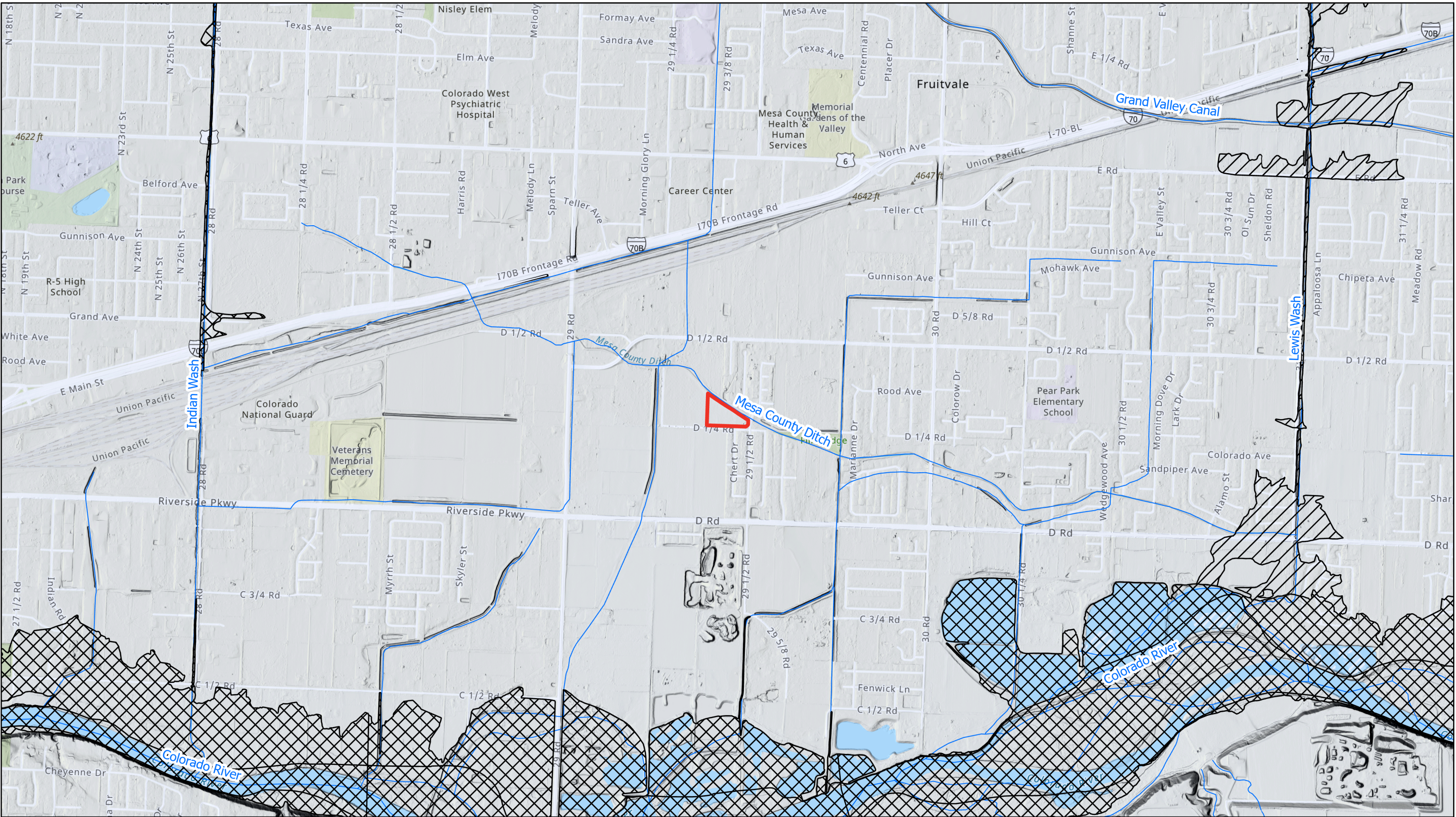
0 0.25 Miles

Pivot 27 Solar Project

Mesa County, Colorado

Exhibit 1: Location Map

April 5, 2022



Data Source(s): Westwood (2022); Esri WMS
Basemap Imagery (Accessed 2022); USGS
(2022); FEMA (2022); USDA (2022)

Westwood

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Legend

- | | | | | | |
|---|------------------|---|--------------|---|-----------------|
|  | Project Boundary |  | FEMA Zone A |  | HUC-12 Boundary |
|  | County Boundary |  | FEMA Zone AE |  | NHD Flowlines |



Pivot 27 Solar Project
Mesa County, Colorado

Exhibit 2: Base Hydrologic Map

April 5, 2022

N:\0035828.001_GIS\Hydro\Exhibits\WMP\Pivot 27 Solar Project\Pivot 27 Solar Project.aprx
Base Hydrologic Map - Base Hydrologic Map (4/5/2022 2:15 PM) [GAPoverran]



Data Source(s): Westwood (2022); Esri WMS
Basemap Imagery (Accessed 2022); USGS
(2022); FEMA (2022); USDA (2022)

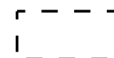
Westwood

Toll Free (888) 937-5150 westwoodps.com

Legend



Project Boundary



County Boundary

Hydrologic Soil Group



C



Pivot 27 Solar Project

Mesa County, Colorado

Exhibit 3: Soils Map


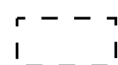
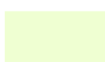
April 5, 2022



Data Source(s): Westwood (2022); Esri WMS
Basemap Imagery (Accessed 2022); USGS
(2022); FEMA (2022); USDA (2022)

Westwood
Toll Free (888) 937-5150 westwoodps.com

Legend

- | | | |
|---|------------------|---|
|  | Project Boundary | Landcover |
|  | County Boundary |  Grassland/Pasture |



Pivot 27 Solar Project
Mesa County, Colorado

Exhibit 4: Landcover Map
April 5, 2022



Data Source(s): Westwood (2022); Esri WMS
Basemap Imagery (Accessed 2022); USGS
(2022); FEMA (2022); USDA (2022)

Westwood

Toll Free (888) 937-5150 westwoodps.com

Legend

- | | | |
|------------------|----------------------|-----------------|
| Project Boundary | Access Road | 1-ft Contours |
| Fenceline | County Boundary | Discharge Point |
| Equipment Pad | Drainage Area | |
| Solar Array | Onsite Flowpath Path | |



Pivot 27 Solar Project

Mesa County, Colorado

Exhibit 5: 100-Year Pre-
Post Drainage Map

April 7, 2022



Appendix A

NOAA Atlas 14 Precipitation Data



NOAA Atlas 14, Volume 8, Version 2
Location name: Grand Junction, Colorado, USA*
Latitude: 39.0669°, Longitude: -108.5072°
Elevation: 4617.2 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aeriels](#)

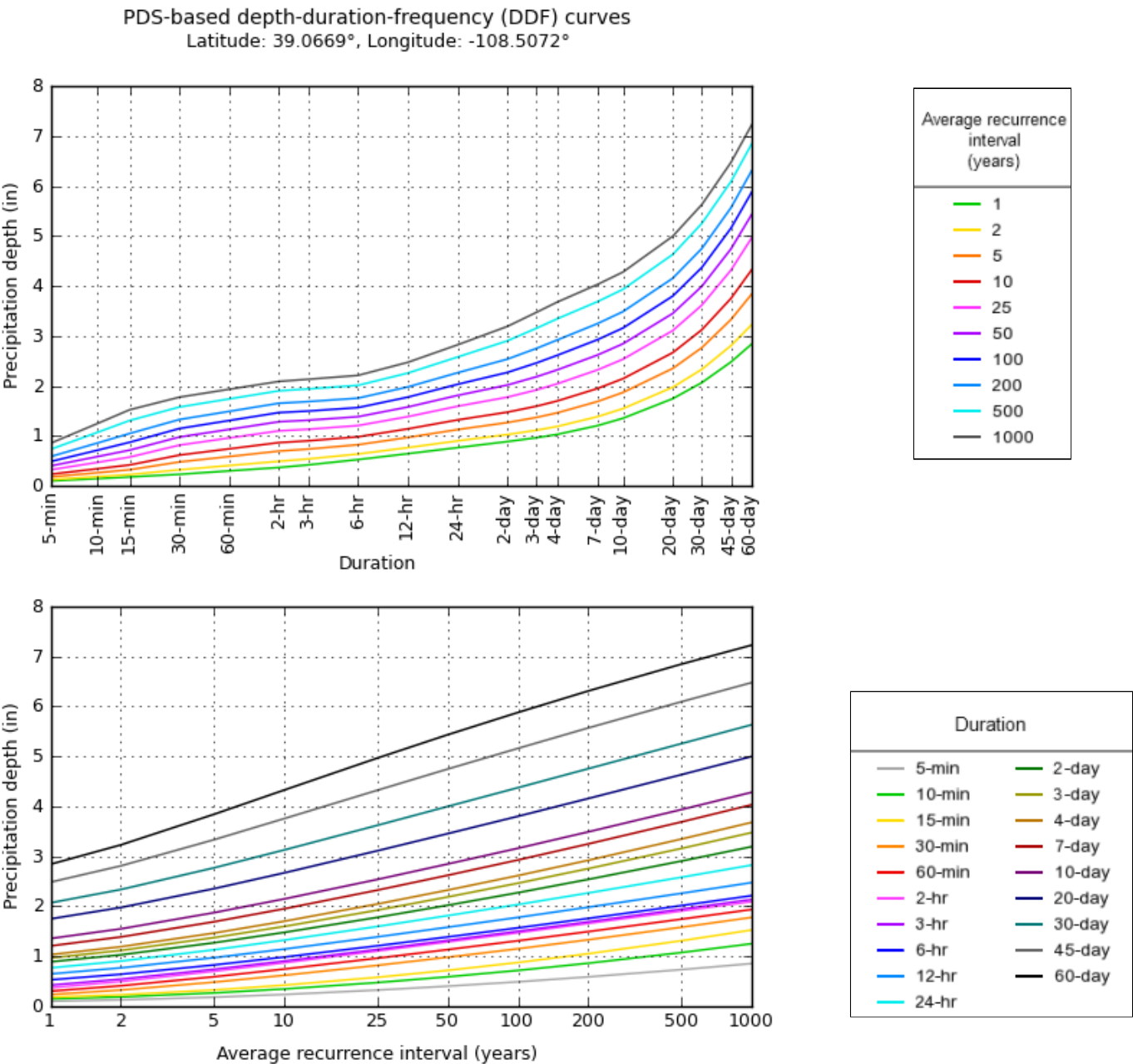
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.102 (0.083-0.130)	0.129 (0.104-0.164)	0.183 (0.147-0.233)	0.237 (0.189-0.303)	0.325 (0.255-0.449)	0.403 (0.305-0.559)	0.490 (0.356-0.697)	0.589 (0.407-0.859)	0.734 (0.485-1.10)	0.855 (0.544-1.28)
10-min	0.150 (0.121-0.190)	0.189 (0.153-0.241)	0.268 (0.215-0.342)	0.347 (0.277-0.444)	0.475 (0.373-0.657)	0.590 (0.447-0.819)	0.718 (0.522-1.02)	0.862 (0.597-1.26)	1.08 (0.710-1.61)	1.25 (0.796-1.87)
15-min	0.183 (0.148-0.232)	0.231 (0.186-0.294)	0.327 (0.263-0.417)	0.423 (0.337-0.542)	0.580 (0.455-0.802)	0.719 (0.545-0.998)	0.876 (0.636-1.24)	1.05 (0.728-1.53)	1.31 (0.866-1.96)	1.53 (0.971-2.28)
30-min	0.236 (0.190-0.299)	0.326 (0.263-0.415)	0.483 (0.387-0.615)	0.620 (0.494-0.793)	0.819 (0.631-1.10)	0.981 (0.734-1.34)	1.15 (0.828-1.61)	1.33 (0.913-1.91)	1.58 (1.04-2.34)	1.78 (1.13-2.66)
60-min	0.304 (0.245-0.386)	0.411 (0.331-0.522)	0.591 (0.475-0.753)	0.745 (0.594-0.954)	0.962 (0.738-1.29)	1.13 (0.846-1.54)	1.31 (0.940-1.82)	1.49 (1.02-2.14)	1.74 (1.14-2.57)	1.94 (1.23-2.90)
2-hr	0.372 (0.303-0.466)	0.496 (0.404-0.623)	0.700 (0.568-0.881)	0.870 (0.701-1.10)	1.11 (0.855-1.45)	1.29 (0.971-1.71)	1.47 (1.07-2.01)	1.66 (1.15-2.33)	1.91 (1.26-2.76)	2.09 (1.35-3.08)
3-hr	0.424 (0.348-0.528)	0.543 (0.445-0.677)	0.740 (0.604-0.924)	0.905 (0.734-1.14)	1.14 (0.886-1.48)	1.32 (1.00-1.74)	1.50 (1.10-2.03)	1.69 (1.18-2.36)	1.94 (1.30-2.79)	2.14 (1.39-3.12)
6-hr	0.530 (0.440-0.652)	0.641 (0.531-0.789)	0.827 (0.683-1.02)	0.985 (0.809-1.22)	1.21 (0.958-1.56)	1.39 (1.07-1.81)	1.57 (1.17-2.10)	1.76 (1.25-2.42)	2.01 (1.37-2.85)	2.21 (1.47-3.18)
12-hr	0.648 (0.543-0.787)	0.769 (0.644-0.935)	0.972 (0.811-1.19)	1.14 (0.950-1.40)	1.39 (1.11-1.76)	1.58 (1.24-2.03)	1.78 (1.34-2.34)	1.98 (1.43-2.68)	2.26 (1.56-3.14)	2.47 (1.67-3.49)
24-hr	0.769 (0.653-0.923)	0.904 (0.766-1.09)	1.13 (0.954-1.36)	1.32 (1.11-1.60)	1.60 (1.30-2.00)	1.81 (1.44-2.30)	2.04 (1.56-2.64)	2.27 (1.66-3.02)	2.58 (1.82-3.53)	2.82 (1.93-3.92)
2-day	0.890 (0.764-1.06)	1.03 (0.883-1.22)	1.27 (1.08-1.51)	1.48 (1.25-1.76)	1.78 (1.47-2.20)	2.02 (1.62-2.53)	2.27 (1.77-2.91)	2.54 (1.89-3.34)	2.90 (2.08-3.92)	3.19 (2.22-4.36)
3-day	0.967 (0.835-1.14)	1.12 (0.963-1.31)	1.37 (1.18-1.62)	1.60 (1.37-1.89)	1.92 (1.60-2.36)	2.19 (1.77-2.72)	2.46 (1.93-3.13)	2.75 (2.07-3.59)	3.16 (2.28-4.22)	3.47 (2.44-4.69)
4-day	1.03 (0.897-1.21)	1.19 (1.03-1.40)	1.46 (1.26-1.72)	1.70 (1.46-2.00)	2.05 (1.71-2.50)	2.32 (1.89-2.87)	2.61 (2.06-3.30)	2.92 (2.21-3.78)	3.34 (2.44-4.44)	3.68 (2.61-4.93)
7-day	1.21 (1.06-1.40)	1.39 (1.21-1.61)	1.69 (1.47-1.96)	1.95 (1.69-2.27)	2.32 (1.96-2.79)	2.62 (2.16-3.19)	2.93 (2.33-3.64)	3.25 (2.49-4.14)	3.69 (2.72-4.82)	4.03 (2.90-5.33)
10-day	1.36 (1.20-1.56)	1.55 (1.36-1.78)	1.87 (1.64-2.16)	2.15 (1.87-2.49)	2.54 (2.15-3.02)	2.85 (2.36-3.43)	3.16 (2.54-3.90)	3.49 (2.69-4.41)	3.93 (2.93-5.09)	4.28 (3.10-5.61)
20-day	1.75 (1.56-1.98)	1.98 (1.76-2.24)	2.35 (2.09-2.68)	2.67 (2.36-3.05)	3.11 (2.67-3.64)	3.45 (2.90-4.10)	3.80 (3.09-4.60)	4.16 (3.26-5.15)	4.63 (3.50-5.88)	5.00 (3.69-6.43)
30-day	2.07 (1.86-2.33)	2.34 (2.09-2.63)	2.77 (2.48-3.12)	3.13 (2.78-3.54)	3.62 (3.12-4.19)	4.00 (3.38-4.69)	4.37 (3.59-5.24)	4.75 (3.75-5.82)	5.25 (4.01-6.59)	5.63 (4.20-7.17)
45-day	2.48 (2.24-2.77)	2.81 (2.54-3.14)	3.33 (3.00-3.73)	3.75 (3.36-4.22)	4.32 (3.75-4.95)	4.74 (4.04-5.50)	5.16 (4.26-6.11)	5.57 (4.43-6.74)	6.09 (4.69-7.55)	6.47 (4.88-8.15)
60-day	2.84 (2.58-3.15)	3.23 (2.93-3.59)	3.84 (3.47-4.27)	4.32 (3.90-4.83)	4.96 (4.32-5.64)	5.43 (4.64-6.25)	5.88 (4.88-6.89)	6.31 (5.05-7.56)	6.84 (5.30-8.40)	7.22 (5.49-9.03)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



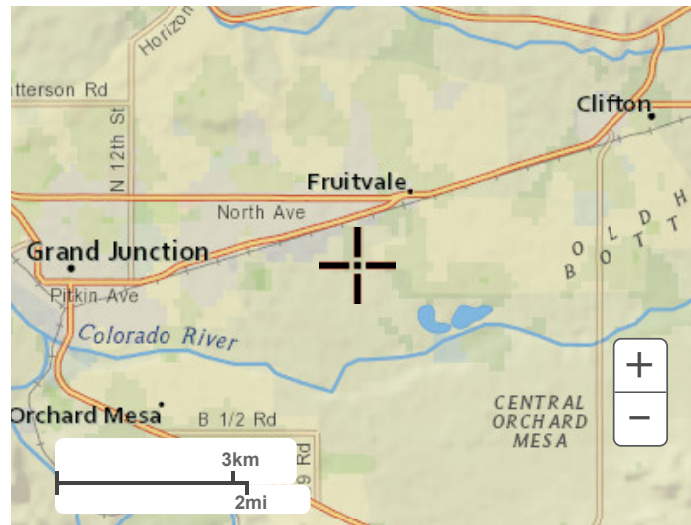
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Mon Apr 4 18:39:33 2022

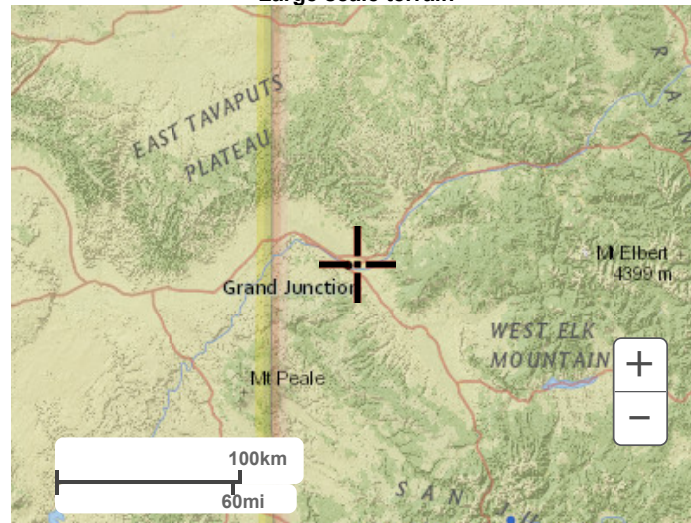
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Maps & aerials

Small scale terrain



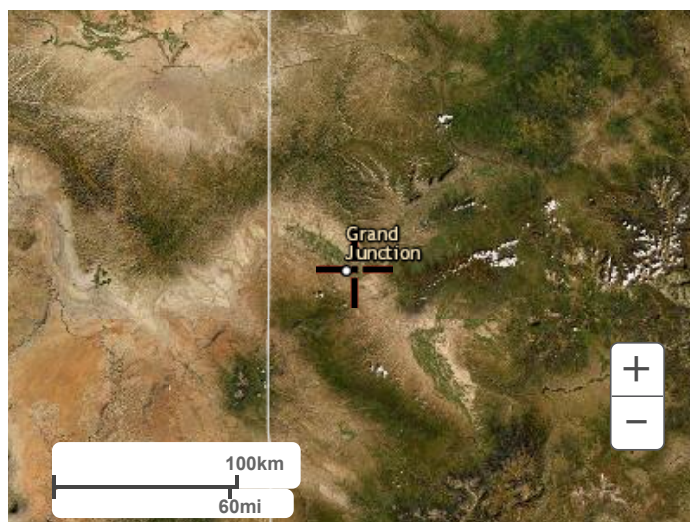
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)
[National Oceanic and Atmospheric Administration](#)
[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov
[Disclaimer](#)



Appendix B

FEMA FIRM Panels

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources or small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Shilwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies the FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accuracy of flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Flood Elevations shown on this map apply only to landward of 60° North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Shilwater Elevations table in the Flood Insurance Study report for the jurisdiction. Elevations shown in the Summary of Shilwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for the jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zone used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA NIMS12
National Geodetic Survey
SSM-C-3, #6202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

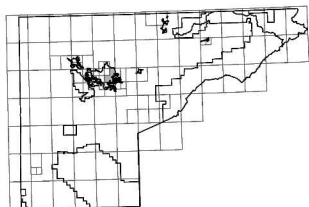
Base map information on this FIRM was derived from multiple sources. Data was provided by Mesa County GIS Dept., derived from 1/4" digital orthophotos, dated March 2010. Additional imagery was provided by the US Dept. of Agriculture, derived from 1 meter digital orthophotos, dated 2000.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for the jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report which contain authoritative hydraulic data may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after the map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of the FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information exchange at 1-877-FEMA-MAP (1-877-369-5927) or visit the FEMA Map Service Center website at <http://www.fema.gov/>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information exchange.



THIS AREA SHOWN AT A
SCALE OF 1" = 500'
ON MAP NUMBER 08077C0806

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, X, Z, VE, and V. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A: No Base Flood Elevations determined.
ZONE AE: Base Flood Elevations determined.
ZONE AH: Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow but flooding velocities also determined.
ZONE AR: Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that has subsequently been abandoned. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance flood or greater flood.
ZONE AV: Areas to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
ZONE V: Coastal flood area with velocity hazard (wave action); no base flood elevations determined.
ZONE VE: Coastal flood area with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE D: Areas determined to be outside the 0.2% annual chance floodplains.
ZONE U: Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPA)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary
0.2% annual chance floodplain boundary
Floodway boundary
Zone boundary
CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas of different base flood elevations, flood depths or flood velocities.
Base Flood Elevation line and value; elevation in feet*
Base Flood Elevation value where uniform within panel; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

MAP REPOSITORIES

Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

July 6, 2010

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

October 10, 2010: This map was revised to reflect the Community Number shown above should be used on insurance applications for the subject community.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6625.

MAP SCALE 1" = 1000'

0 500 1000 2000 FEET
0 500 1000 2000 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0810G

**FIRM
FLOOD INSURANCE RATE MAP
MESA COUNTY,
COLORADO
AND INCORPORATED AREAS**

PANEL 810 OF 1725
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	NUMBER	PANEL SUFFIX
COMMUNITY	0810	3610 G
MESA COUNTY	0810	3610 G
GRAND JUNCTION, CITY OF	0817	3610 G

Map Number shown below should be used when making map reference. Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
08077C0810G
MAP REVISED
OCTOBER 10, 2012**

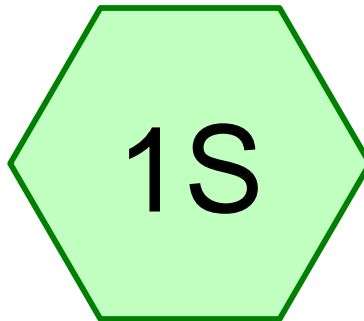
Federal Emergency Management Agency



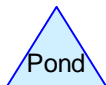
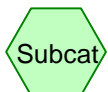
Appendix C

Existing HydroCAD Results

Existing Conditions



DA-01



Routing Diagram for 2022-04-04_Pivot27_PrePost
Prepared by Westwood Professional Services, Inc., Printed 4/5/2022
HydroCAD® 10.10-3a s/n 03363 © 2020 HydroCAD Software Solutions LLC

Project Notes

Copied 10 events from CO-Pivot27 24-hr S1 storm

2022-04-04_Pivot27_PrePost

Prepared by Westwood Professional Services, Inc.

Printed 4/5/2022

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	CO-Pivot27 24-hr S1	1-yr	Default	24.00	1	0.77	2
2	2-yr	CO-Pivot27 24-hr S1	2-yr	Default	24.00	1	0.90	2
3	5-yr	CO-Pivot27 24-hr S1	5-yr	Default	24.00	1	1.13	2
4	10-yr	CO-Pivot27 24-hr S1	10-yr	Default	24.00	1	1.32	2
5	25-yr	CO-Pivot27 24-hr S1	25-yr	Default	24.00	1	1.60	2
6	50-yr	CO-Pivot27 24-hr S1	50-yr	Default	24.00	1	1.81	2
7	100-yr	CO-Pivot27 24-hr S1	100-yr	Default	24.00	1	2.04	2
8	200-yr	CO-Pivot27 24-hr S1	200-yr	Default	24.00	1	2.27	2
9	500-yr	CO-Pivot27 24-hr S1	500-yr	Default	24.00	1	2.58	2
10	1000-yr	CO-Pivot27 24-hr S1	1000-yr	Default	24.00	1	2.82	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.790	79	Pasture/grassland/range, Fair, HSG C (1S)
3.790	79	TOTAL AREA

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.790	HSG C	1S
0.000	HSG D	
0.000	Other	
3.790		TOTAL AREA

2022-04-04_Pivot27_PrePost

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Printed 4/5/2022

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	3.790	0.000	0.000	3.790	Pasture/grassland/range, Fair	1S
0.000	0.000	3.790	0.000	0.000	3.790	TOTAL AREA	

Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DA-01

Runoff Area=3.790 ac 0.00% Impervious Runoff Depth=0.18"
Flow Length=389' Slope=0.0095 '/ Tc=15.8 min CN=79 Runoff=0.56 cfs 0.057 af

Total Runoff Area = 3.790 ac Runoff Volume = 0.057 af Average Runoff Depth = 0.18"
100.00% Pervious = 3.790 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: DA-01

Runoff = 0.56 cfs @ 12.27 hrs, Volume= 0.057 af, Depth= 0.18"

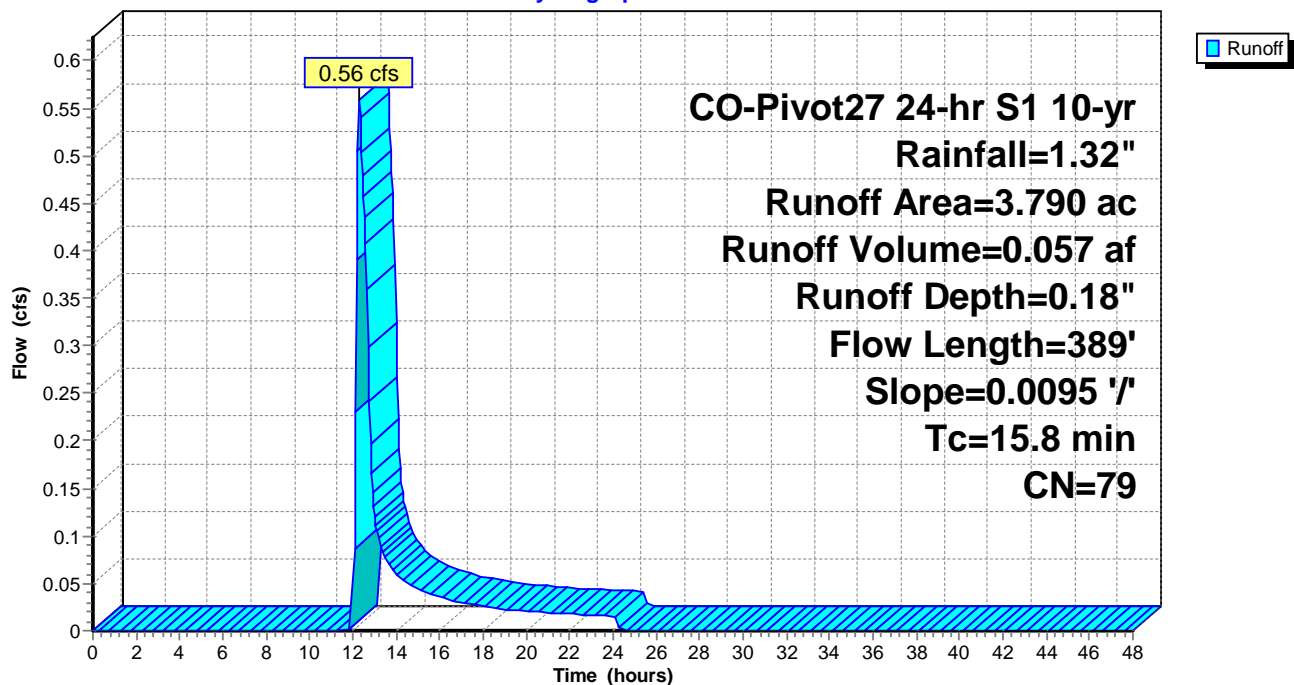
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
CO-Pivot27 24-hr S1 10-yr Rainfall=1.32"

Area (ac)	CN	Description
3.790	79	Pasture/grassland/range, Fair, HSG C
3.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	389	0.0095	0.41		Lag/CN Method,

Subcatchment 1S: DA-01

Hydrograph



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: DA-01

Runoff Area=3.790 ac 0.00% Impervious Runoff Depth=0.55"
Flow Length=389' Slope=0.0095 '/ Tc=15.8 min CN=79 Runoff=2.88 cfs 0.172 af

Total Runoff Area = 3.790 ac Runoff Volume = 0.172 af Average Runoff Depth = 0.55"
100.00% Pervious = 3.790 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1S: DA-01

Runoff = 2.88 cfs @ 12.21 hrs, Volume= 0.172 af, Depth= 0.55"

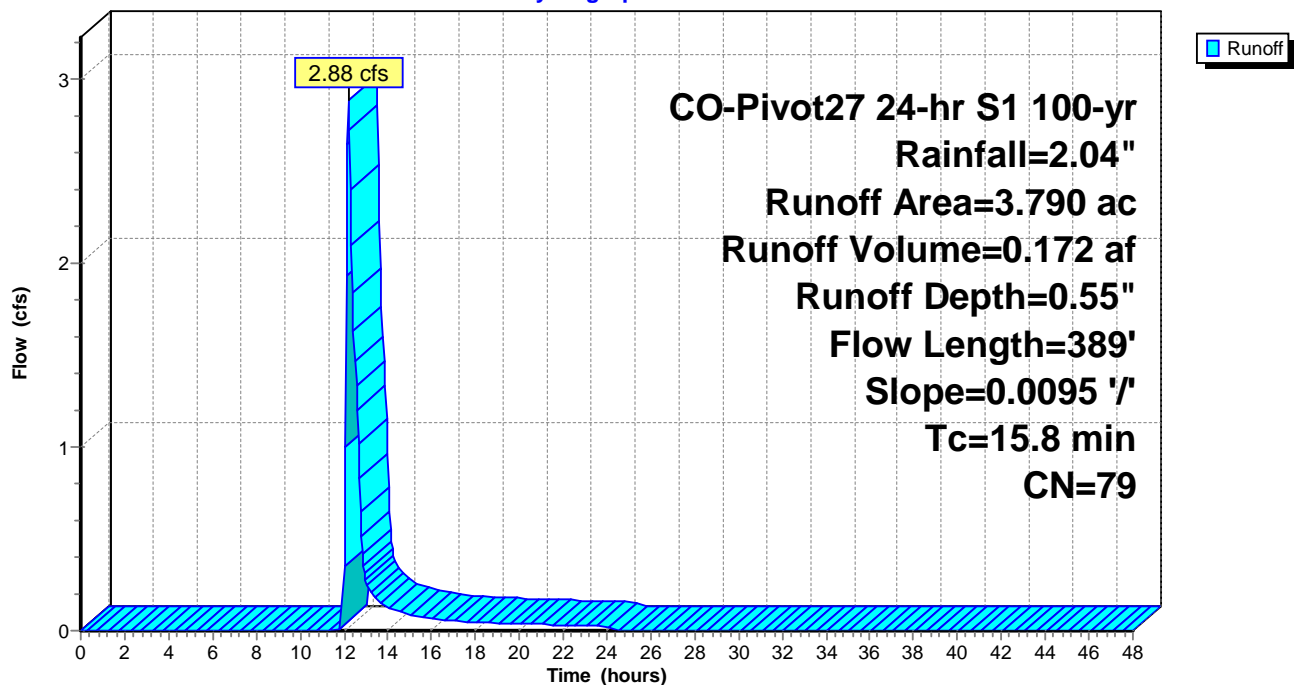
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
CO-Pivot27 24-hr S1 100-yr Rainfall=2.04"

Area (ac)	CN	Description
3.790	79	Pasture/grassland/range, Fair, HSG C
3.790		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.8	389	0.0095	0.41		Lag/CN Method,

Subcatchment 1S: DA-01

Hydrograph

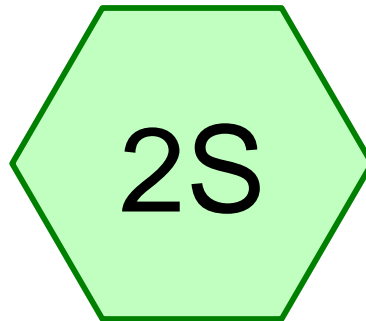




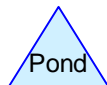
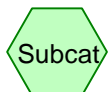
Appendix D

Proposed HydroCAD Results

Proposed Conditions



DA-01



Routing Diagram for 2022-04-04_Pivot27_PrePost
Prepared by Westwood Professional Services, Inc., Printed 4/5/2022
HydroCAD® 10.10-3a s/n 03363 © 2020 HydroCAD Software Solutions LLC

Project Notes

Copied 10 events from CO-Pivot27 24-hr S1 storm

2022-04-04_Pivot27_PrePost

Prepared by Westwood Professional Services, Inc.
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Printed 4/5/2022
Page 3

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	CO-Pivot27 24-hr S1	1-yr	Default	24.00	1	0.77	2
2	2-yr	CO-Pivot27 24-hr S1	2-yr	Default	24.00	1	0.90	2
3	5-yr	CO-Pivot27 24-hr S1	5-yr	Default	24.00	1	1.13	2
4	10-yr	CO-Pivot27 24-hr S1	10-yr	Default	24.00	1	1.32	2
5	25-yr	CO-Pivot27 24-hr S1	25-yr	Default	24.00	1	1.60	2
6	50-yr	CO-Pivot27 24-hr S1	50-yr	Default	24.00	1	1.81	2
7	100-yr	CO-Pivot27 24-hr S1	100-yr	Default	24.00	1	2.04	2
8	200-yr	CO-Pivot27 24-hr S1	200-yr	Default	24.00	1	2.27	2
9	500-yr	CO-Pivot27 24-hr S1	500-yr	Default	24.00	1	2.58	2
10	1000-yr	CO-Pivot27 24-hr S1	1000-yr	Default	24.00	1	2.82	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.140	96	Gravel surface, HSG C (2S)
3.640	74	Pasture/grassland/range, Good, HSG C (2S)
0.010	98	Unconnected pavement, HSG C (2S)
3.790	75	TOTAL AREA

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
3.790	HSG C	2S
0.000	HSG D	
0.000	Other	
3.790		TOTAL AREA

2022-04-04_Pivot27_PrePost

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.140	0.000	0.000	0.140	Gravel surface	2S
0.000	0.000	3.640	0.000	0.000	3.640	Pasture/grassland/range, Good	2S
0.000	0.000	0.010	0.000	0.000	0.010	Unconnected pavement	2S
0.000	0.000	3.790	0.000	0.000	3.790	TOTAL AREA	

2022-04-04_Pivot27_PrePost

CO-Pivot27 24-hr S1 10-yr Rainfall=1.32"

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: DA-01

Runoff Area=3.790 ac 0.26% Impervious Runoff Depth=0.11"

Flow Length=389' Slope=0.0095 '/ Tc=17.8 min CN=75 Runoff=0.25 cfs 0.034 af

Total Runoff Area = 3.790 ac Runoff Volume = 0.034 af Average Runoff Depth = 0.11"

99.74% Pervious = 3.780 ac 0.26% Impervious = 0.010 ac

Summary for Subcatchment 2S: DA-01

Runoff = 0.25 cfs @ 12.52 hrs, Volume= 0.034 af, Depth= 0.11"

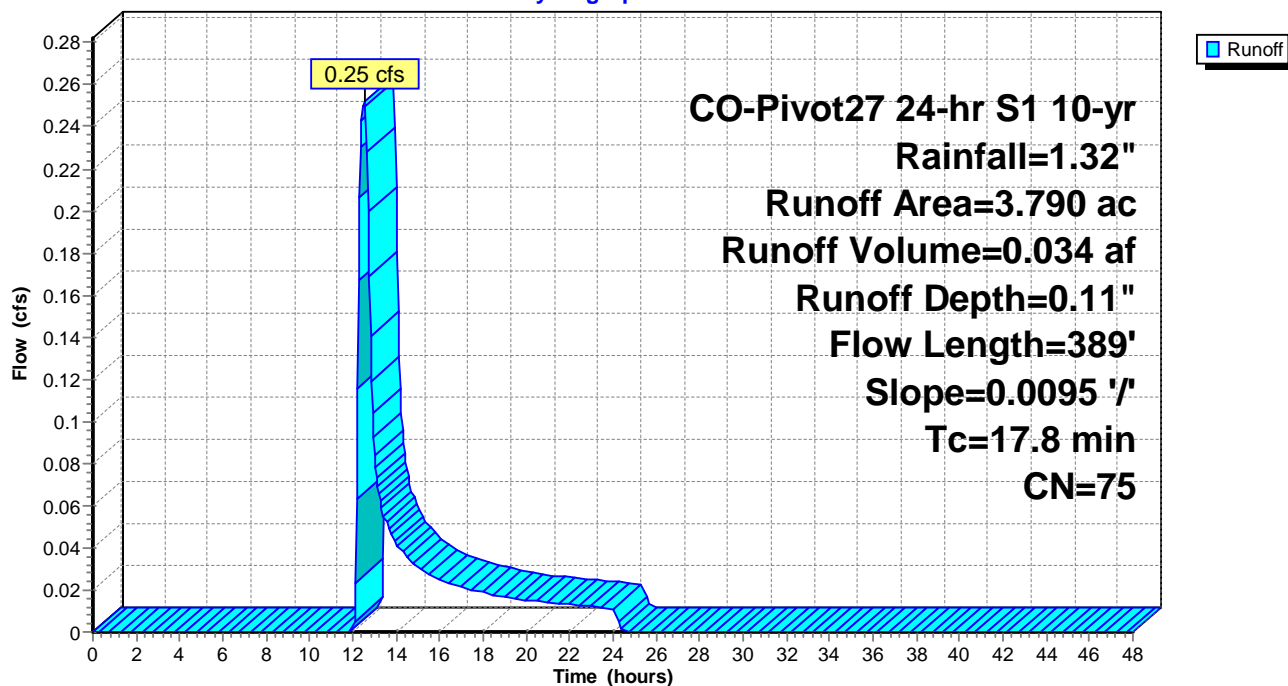
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
CO-Pivot27 24-hr S1 10-yr Rainfall=1.32"

Area (ac)	CN	Description
3.640	74	Pasture/grassland/range, Good, HSG C
0.140	96	Gravel surface, HSG C
0.010	98	Unconnected pavement, HSG C
3.790	75	Weighted Average
3.780		99.74% Pervious Area
0.010		0.26% Impervious Area
0.010		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.8	389	0.0095	0.36		Lag/CN Method,

Subcatchment 2S: DA-01

Hydrograph



Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: DA-01

Runoff Area=3.790 ac 0.26% Impervious Runoff Depth=0.40"

Flow Length=389' Slope=0.0095 '/ Tc=17.8 min CN=75 Runoff=1.78 cfs 0.127 af

Total Runoff Area = 3.790 ac Runoff Volume = 0.127 af Average Runoff Depth = 0.40"

99.74% Pervious = 3.780 ac 0.26% Impervious = 0.010 ac

Summary for Subcatchment 2S: DA-01

Runoff = 1.78 cfs @ 12.26 hrs, Volume= 0.127 af, Depth= 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

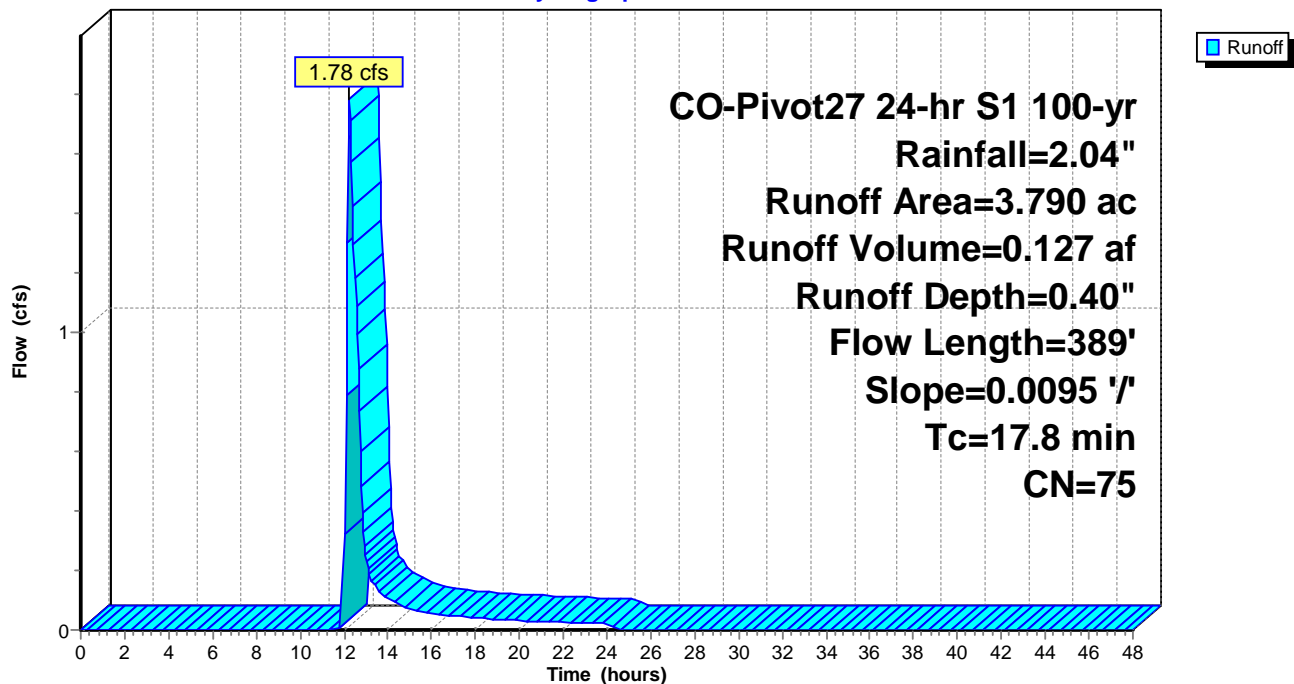
CO-Pivot27 24-hr S1 100-yr Rainfall=2.04"

Area (ac)	CN	Description
3.640	74	Pasture/grassland/range, Good, HSG C
0.140	96	Gravel surface, HSG C
0.010	98	Unconnected pavement, HSG C
3.790	75	Weighted Average
3.780		99.74% Pervious Area
0.010		0.26% Impervious Area
0.010		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.8	389	0.0095	0.36		Lag/CN Method,

Subcatchment 2S: DA-01

Hydrograph





Appendix E

Drainage Report Checklist

Table 302
Stormwater Management Manual
Drainage Report Checklist

- Instructions:**
1. Applicant to identify with a "check-mark" if information is provided with report. If applicant believes information is not required, indicate with "n/a" and attach separate sheet with explanation
 2. The reviewer will determine if information labeled "n/a" is required and whether information must be submitted.
 3. Those items noted with an "asterisk" are not typically required for conceptual/preliminary report. Applicant shall confirm this with local jurisdiction.
 4. Submit three (3) copies of report and include copy of check list bound with report.

TITLE PAGE

- A. Type of report (Conceptual/Preliminary or Final Drainage Report).
- B. Project Name.
- C. Preparer name, firm, address, number, and date.
- D. Professional Engineer's seal of preparer.
- E. Certifications (see SWMM Section 303.1)

I. INTRODUCTION

- | | |
|--|--|
| <div style="text-align: center;">✓

✓
_____</div> | <p>A. Background</p> <ol style="list-style-type: none"> 1. Identify report preparer and purpose. 2. Identify date of letter with previous County comments. |
| <div style="text-align: center;">✓

✓
_____</div> | <p>B. Project Location</p> <ol style="list-style-type: none"> 1. Identify Township, Range, and Section. 2. Identify adjacent street and subdivision names. 3. Reference to General Location Map. |
| <div style="text-align: center;">✓

✓
_____</div> | <p>C. Property Description</p> <ol style="list-style-type: none"> 1. Identify area in acres of entire contiguous ownership. 2. Describe existing ground cover, vegetation, soils, topography and slopes. 3. Describe existing drainage facilities, such as channels, detention areas, or structures. 4. Describe existing irrigation facilities, such as ditches, head-gates, or diversions. 5. Identify proposed types of land use and encumbrances. |
| <div style="text-align: center;">n/a

n/a
_____</div> | <p>D. Previous Investigations</p> <ol style="list-style-type: none"> 1. Identify drainage master plans that include the project area, including floodplain studies. 2. Identify drainage reports for adjacent development. |

II. DRAINAGE SYSTEM DESCRIPTION

- | | |
|--|--|
| <div style="text-align: center;">✓

✓
_____</div> | <p>A. Existing Drainage Conditions</p> <ol style="list-style-type: none"> 1. Describe existing topography and provide map with contours extending a minimum of 100 feet beyond property limits. 2. Identify major drainageway or outfall drainageway and describe map showing location of proposed development within the drainageways. 3. Identify pre-developed drainage patterns and describe map showing pre-developed sub-basins and concentrated discharge locations. Provide calculations of pre-developed peak flows entering and leaving the site. |
| <div style="text-align: center;">n/a
_____</div> | <p>B. Master Drainage Plan</p> <ol style="list-style-type: none"> 1. Describe location of the project relative to a previously prepared master drainage plan, including drainage plans prepared for adjacent development. |
| <div style="text-align: center;">✓
_____</div> | <p>C. Offsite Tributary Area</p> |

<u>✓</u>	1. Identify all offsite drainage basins that are tributary to the project.
<u>✓</u>	2. Identify assumptions regarding existing and future land use and effects of offsite detention on peak flows.
<u>✓</u>	D. Proposed Drainage System Description
<u>✓</u>	1. Identify how offsite stormwater is collected and conveyed through the site and ultimately to the receiving water(s).
<u>✓</u> *	2. Identify sub-basins and describe, in general terms, how onsite stormwater is collected and conveyed through the site for each location where stormwater is discharged from the site.
<u>n/a</u> *	3. Describe detention volumes, release rates and pool elevations.
<u>✓</u>	4. Identify the difference in elevation between pond invert and the groundwater table.
<u>n/a</u>	5. Describe how stormwater is discharged from the site, including both concentrated and dispersed discharges and rates.
<u>n/a</u> *	6. Describe stormwater quality facilities.
<u>n/a</u> *	7. Describe maintenance access aspects of design.
<u>n/a</u> *	8. Describe easements and tracts for drainage purposes, including limitation on use.
<u>n/a</u> *	E. Drainage Facility Maintenance
<u>n/a</u> *	1. Identify responsible parties for maintenance of each drainage and water quality facility.
<u>n/a</u> *	2. Identify general maintenance activities and schedules.
III.	DRAINAGE ANALYSIS AND DESIGN CRITERIA
<u>✓</u>	A. Regulations
<u>✓</u>	1. Identify that analysis and design was prepared in accordance with the provisions of the Manual.
	2. Identify other regulations or criteria which have been used to prepare analysis and design.
<u>n/a</u>	B. Development Criteria
<u>n/a</u>	1. Identify drainage constraints placed on the project, such as by a major drainage study, floodplain study or other drainage reports relevant to the project.
	2. Identify drainage constraints placed on the project, such as from major street alignments, utilities, existing structures, and other developments.
<u>✓</u>	C. Hydrologic Criteria
<u>✓</u>	(If Manual was followed without deviation, then a statement to that effect is all that is required. Otherwise provide the following information where the criteria used deviates from the Manual.)
<u>✓</u>	1. Identify developed storm runoff peak flows and volumes and how they were determined, including rainfall intensity or design storm.
<u>✓</u>	2. Identify which storm events were used for minor and major flood analysis and design.
	3. Identify how and why any other deviations from the Manual occurred.
<u>n/a</u> *	D. Hydraulic Criteria
<u>n/a</u> *	(If Manual was followed without deviation, then a statement to that effect is all that is required. Otherwise provide the following information where the criteria used deviates from the Manual.)
	1. Identify type(s) of streets within and adjacent to development and source for allowable street capacity.
	2. Identify which type(s) of storm inlets were analyzed or designed and source for allowable capacity.
	3. Identify which type of storm sewers which were analyzed or designed and

<u>n/a</u> *	Manning's n-values used.
<u>✓</u> *	4. Identify which method was used to determine detention volume requirements and how allowable release rates were determined.
<u>✓</u> *	5. Identify how the capacity of open channels and culverts were determined.
<u>✓</u> *	6. Identify any special analysis or design requirements not contained with the Manual.
<u>n/a</u>	7. Identify how and why any other deviations from the Manual occurred.
<u>✓</u>	E. Variance from Criteria
<u>✓</u>	1. Identify any provisions of the Manual for which a variance is requested.
	2. Identify pre-existing conditions which cause the variance request.

***IV. POST CONSTRUCTION STORMWATER MANAGEMENT. See Manual Section 1600 for requirements.**

Note: This section of the Final Drainage Report identifies additional information required by Mesa County's, City of Grand Junction's, and Town of Palisade's, Permit for Stormwater Discharges Associated with Municipal Separate Storm Sewer Systems (MS4s), permit No. COR-090000. The Final Drainage Plan and the Construction SWMP (see SWMM Section 1500) meets the requirements of the MS4s Permit. In general, this section identifies permanent BMP practices to control the discharge of pollutants after construction is complete.

- *A. Stormwater Quality Control Measures
- | | |
|--------------|---|
| <u>✓</u> * | 1. Describe the post-construction BMPs to control discharge of pollutants from the project site. |
| <u>n/a</u> * | 2. If compensating detention is provided, discuss practices to address water quality from area not tributary to detention area. |
| <u>n/a</u> * | 3. If underground detention is proposed, discuss how water quality facilities will be provided on the surface. |
| <u>n/a</u> | 4. If proprietary BMPs are proposed, provide the justification and sizing requirements (see SWMM Section 1603.3). |
- *B. Calculations
- | | |
|----------|---|
| <u>✓</u> | 1. Provide methods and calculations for WQCV, sediment storage, and water quality outlet structure. |
|----------|---|

V. CONCLUSIONS

- A. Compliance with Manual
Compliance with Manual and other approved documents, such as drainage plans and floodplain studies.
- B. Design Effectiveness
Effectiveness of drainage design to control impacts of storm runoff.
- C. Areas in Flood Hazard Zone
Meet requirements of Floodplain Regulations: Mesa County Land Development Code, Section 7.13; City of Grand Junction Zoning and Development Code, Section 7.1.
- D. Variances from Manual
Applicant shall identify any requested variances and provide basis for approving variance. If no variances are requested, applicant shall state that none are requested.

VII. REFERENCES

Provide a reference list of all criteria, master plans, drainage reports, and technical information used.

TABLES

Include copy of all tables prepared for report.

FIGURES

- A. General Location Map (See Section 303.2a)

✓
✓
✓

- B. Flood Plain Information
- C. Drainage Plan (See Section 303.2b)
- D. Other pertinent figures.

APPENDICIES

✓
✓
✓
✓
✓

- A. DESIGN CHARTS
 - 1. Provide copy of all design charts (i.e.: tables, figures, charts from other criteria) used for the report.
- B. HYDROLOGIC CALCULATIONS (see Manual Sections 600 and 700)
 - 1. Land use assumptions for off-site runoff calculations.
 - 2. Time of concentration and runoff coefficients for pre-existing and post development conditions.
 - 3. Pre-developed hydrologic computations.
 - 4. Developed conditions hydrologic computations.

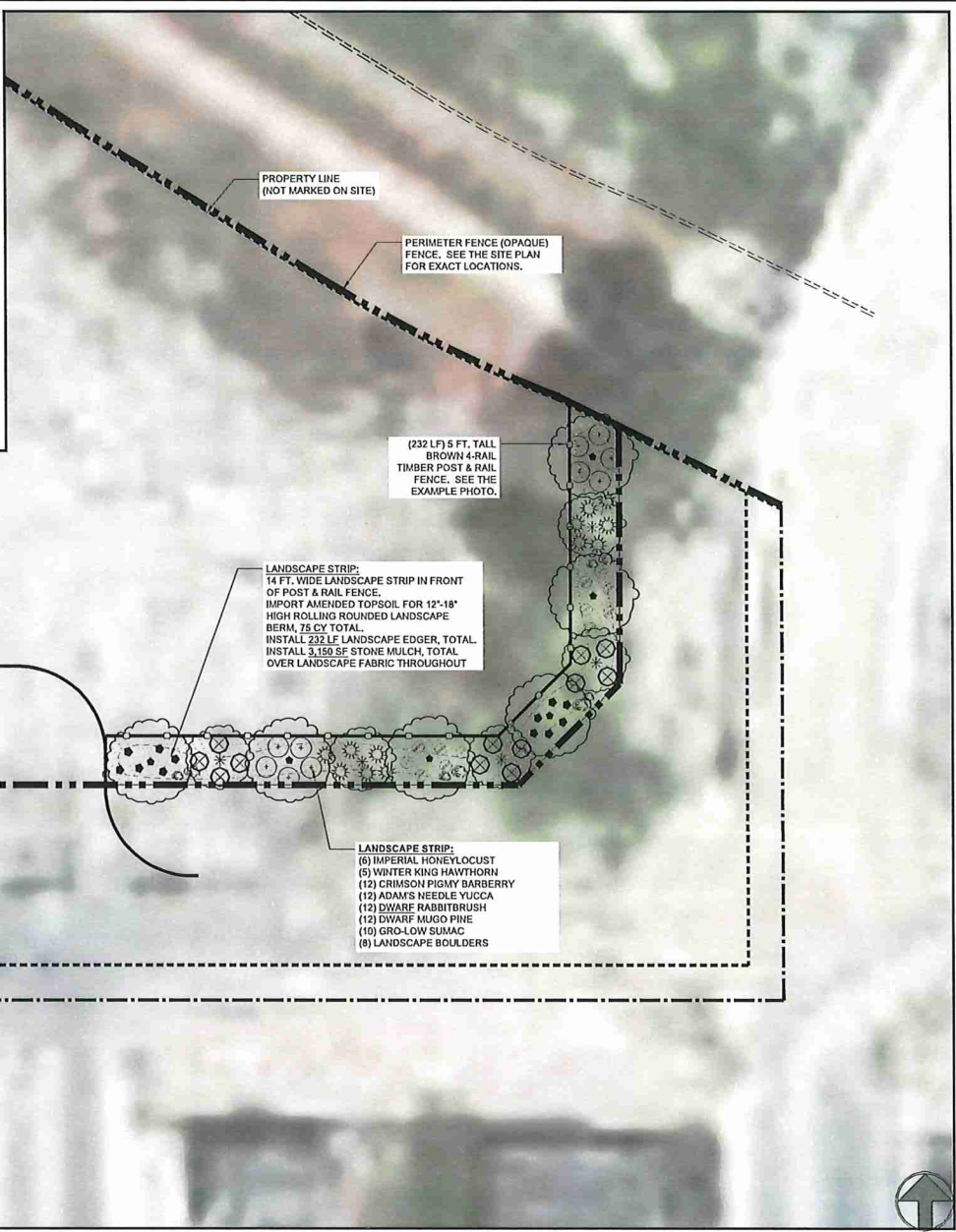
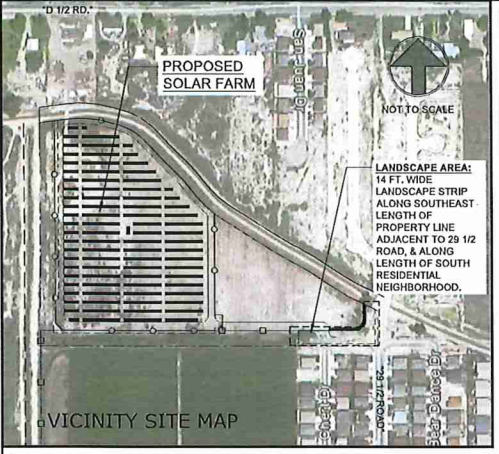
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n/a *
✓

- C. HYDRAULIC CALCULATIONS
 - 1. Capacity of existing channels, streets, storm sewers, inlets, culverts and other facilities.
 - 2. Calculations for existing storm sewer and open channel.
 - 3. Irrigation ditch flows and ditch system capacity.
 - 4. Detention pond design (see Manual, Section 1400 for requirements).
 - a. Storage volume, release rates, and pool elevations for 10-year and 100-year storm.
 - b. Outlet structure dimensions, orifice diameter, weir lengths, pipe headwater and other data.
 - c. Outlet velocity and energy dissipation requirements.
 - d. Routing of outlet flows and emergency spillway flows.
 - 5. Street capacity calculations, if data in Manual not used (see Section 1100).
 - 6. Storm inlet capacity calculations, if data in Manual not used (see Section 1100).
 - 7. Storm sewer capacity calculations, if data in Manual not used (see Section 1000).
 - 8. Channel capacity calculations, if data in Manual not used (see Section 800).
 - 9. Culvert capacity calculations (see Manual, Section 1200).
 - 10. Other hydraulic structure calculations (see Manual, Section 900).
- D. STORMWATER QUALITY CALCULATIONS
 - 1. Water Quality Capture Volume (WQCV).
 - 2. Storage volume for sediment volume and pool elevations for WQCV.
 - 3. Outlet calculations for required area per row, diameter of individual holes, number of holes per row, and number of holes per column.

CERTIFICATION – PROFESSIONAL ENGINEER’S SEAL AND SIGNATURE

ACKNOWLEDGEMENTS

Drainage Report checklist was prepared by: Matthew Hildreth



1 LANDSCAPE PLAN ENLARGEMENT AT SOUTHEAST CORNER OF SITE

SCALE: 1" = 16'-0"

OFFICIAL USE ONLY

NOT FOR CONSTRUCTION



REV.	DESCRIPTION	DATE

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

Brian Rusche
Digitally signed by Brian Rusche
DN: cn=Brian Rusche, o=City of Grand Junction, ou=Planning, email=brian@gjcity.org, c=US
Date: 2013.12.04 13:11:35 -07'00'

PROJECT NOTES:

- SEE SHEET L-1 AND L-2 FOR LANDSCAPE PLAN, LEGEND, NOTES, DETAILS, AND CITY OF GRAND JUNCTION CALCULATIONS.
- PROPOSED PLANT MATERIAL: 11 TREES AND 58 SHRUBS

DRAWN BY:	jp
APPROVED BY:	
DATE:	05/24/13
REP JOB NO.	
TITLE:	

REVISED 6-7-13

Julie Wolverton,
Landscape Architect

61945 Nighthawk Road
Montrose, CO 81403
p: 970.249.9392
c: 970.417.1779
juliew@ecoplexus.net

LANDSCAPE PLAN

DRAWING NO.

L1.1

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES OR SHRUBS THAT ARE KNOWN TO BE OVERHEAD LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, STRUCTURES, SITE FEATURES, AND LANDSCAPE WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REMOVE ALL OF THE EXISTING TREES AND VEGETATION FROM THE PROPOSED LANDSCAPE AREAS DURING DEMOLITION.
3. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PROCEEDING. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTS AND TREES THROUGHOUT THE CONSTRUCTION PERIOD INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC.)
5. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL PLANTING AND PLANTING AREAS INCLUDING ELEVATION, BEIRIS, SITE FEATURES, AND PLANTING AREAS.

8. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE USING DIRT WATER. THE SYSTEM SHALL BE INSTALLED AND AUTOMATIC CONTROLLER, 1/2" VOLUME DIRT OR BURRILL IRRIGATION TO ALL PLANT MATERIAL, 2 DROPPERS PER SHRUB AND 4 DROPPERS PER TREE, TYPICAL.
9. ALL PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1/2" AND SHALL NOT EXCEED 10% SAND. TOPSOIL SHALL BE IMPORT TOPSOIL FOR LOW ROLLING ROLLS LANDSCAPE BEDS.
10. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPOSED OF 1 PART SOIL CONTAINER (DECOMPOSED BARK) TO 2 PARTS TOPSOIL TO 1 PART SAND. PLANT MIX SHALL BE COMPOSED, OVER EXCAVE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
11. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT AND SPREAD. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
12. ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH THREE INCHES OF TOPSOIL AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIES.

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
•	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	5 TOTAL	15' TALL, 15' SPREAD, WHITE SPRING FLOWER
•	GLEDISIA TRICANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	6 TOTAL	30' TALL, 30' SPREAD, YELLOW FALL COLOR

[illegible]

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
	3/4" RED GRANITE MULCH	3,150 SF	PLACE 3" DEEP OVER LANDSCAPE FABRIC IN DESIGNATED LANDSCAPE AREA
—	8 FT. 4-RAY, TIMBER POST AND RAIL FENCE, BROWN COLOR.	232 LF	CONTRACTOR TO SUPPLY MFG. SPECS AND PHOTOS OF PRODUCT FOR APPROVAL PRIOR TO CONSTRUCTION. INSTALL PER INDUSTRY STANDARDS WITH POSTS SET IN CONCRETE 8 FT. O.C. INSTALL 3-STRAND BARB WIRE ON TOP OF FENCE FOR SECURITY.
—	8 FT. HIGH CHAINLINK FENCE W/ BROWN PRIVACY SLATS & 3-STRAND RAIL W/ TOP (REMANDER OF PERIMETER - SEE SITE PLAN)	SEE SITE PLAN	INSTALL PER INDUSTRY STANDARDS. SEE SITE PLAN FOR EXACT LOCATIONS
⬢	LANDSCAPE BOULDER	4 MEDIUM & LARGE	BURY 1/3 DEPTH TO LOOK INTEGRAL IN LANDSCAPE. SEE DETAIL THIS SHEET
—	COMMERCIAL GRADE STEEL EDGER	232 LF	18" X 4" X 1/2" LENGTHS. OVERLAP AND SECURE WITH STAKES PER THE MFG. RECOMMENDATIONS.
⬢	IMPORT TOPSOIL	75 CY	PLACE TOPSOIL AS SHOWN ON THE DRAWINGS TO CREATE 12" - 18" HIGH ROLLING ROUNDED LANDSCAPE BERMS.

ecoplexus

[illegible]

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

DRAWN BY:	JP
APPROVED BY:	
DATE:	05/24/13
REP JOB NO.	
TITLE:	

LANDSCAPE
LEGEND, NOTES,
& DETAILS

DRAWING NO. _____

L1.2

REVISED 6-7-13

Julee Wolverton,
Landscape Architect

61945 Nighthawk Road
Montrose, CO 81403
p: 970.249.9392
c: 970.417.1779
w: horton@montrose.net

DEPARTMENT OF THE INTERIOR - GRAND JUNCTION OFFICE
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:

- 14 FT. WIDE LANDSCAPE STRIP IN FRONT OF 5 FT. HIGH POST AND RAIL FENCE JOINING THE RESIDENTIAL DEVELOPMENT
- TREES SPACED AT 40 FT. C/D. MINIMUM = 232 FT DIVIDED BY 40 = 5.8 = 6 LARGE TREES REQUIRED
- 75% COVERAGE OF LANDSCAPE SHRUBS IN LANDSCAPE AREA
- 3,150 SF SHRUB BED X 75% COVERAGE = 2363 SF COVERAGE
- 2363 SF DIVIDED BY 48 SF AVERAGE SHRUB = 48 SHRUBS REQUIRED
- 6 LARGE TREES REQUIRED
- 11 2" CALIPER TREES PROVIDED
- 48 5-GALLON SHRUBS PROVIDED FOR 75% COVERAGE
- 58 5-GALLON SHRUBS PROVIDED FOR 78% COVERAGE

Brian Rusche Digitally signed by Brian Rusche
 DN: cn=Brian Rusche, o=City of Grand Junction, ou=Planning, email=brian@city.org, c=US
 Date: 2013.12.04 13:11:56
 07:00

61945 Nighthawk Road
Montrose, CO 81403
p: 970.249.9392
c: 970.417.1779
w: horton@montrose.net

1	LANDSCAPE LEGEND, NOTES, DETAILS & CALCULATIONS
---	---

RECORD OF DECISION / FINDINGS OF FACT

DATE: July 29, 2013

FILE: CUP-2013-202

LOCATION: **2930 & 2940 D ¼ Road**

PETITIONER: Ecoplexus
650 Townsend Street, Suite 310
San Francisco, CA 94103

PROJECT IS: **APPROVED w/ Conditions**

On June 25, 2013, the Grand Junction Planning Commission **approved** the requested Conditional Use Permit (CUP) for a solar power generation facility (basic utility) on 14.34 acres in an R-8 (Residential 8 du/ac) and CSR (Community Services and Recreation) zone district. The project is located at 2930 and 2940 D ¼ Road, legally described as Lot 1 and Lot 2, respectively, of the Girardi Subdivision.

The Planning Commission found that the request was consistent with the goals and policies of the Comprehensive Plan; that review criteria of Section 21.02.110 of the Grand Junction Municipal Code (GJMC) have been met; and finding that submitted signage meets with the sign requirements for a CUP as specified in GJMC Section 21.02.110(d).

The Conditional Use Permit approval is **subject to the following conditions:**

- Easements for electrical distribution outside of the facility shall be secured and recorded.
- Lot 1 and 2 shall continue to function together as one site for the duration of the use, unless an amendment to the CUP is approved.
- Installation of landscaping as shown on the landscape plan within eighteen (18) months of approval of the CUP and maintenance of that landscaping for the duration of the use.

Once established the conditional use approval runs with the land unless the property changes use or the use is abandoned for a period of 12 consecutive months, pursuant to GJMC Section 21.02.110(g). The applicant must develop or establish such use within one (1) year from the date of approval pursuant to GJMC Section 21.02.080(n)(1)(ii). Failure to satisfy any condition of approval shall constitute sufficient basis to revoke this approval, as described in GJMC Section 21.02.110(h)(iii) and (iv).



Brian Rusche, Senior Planner
brusche@gjcity.org
(970) 256-4058

From: Brian Rusche
To: Eric Hahn; John Shaver; Kathy Portner; Terry Franklin; Tim Moore
CC: Bill Brick; Gary Eberhart; Lisa Cox; Rick Dorris; Shelly Dackonish
Date: 6/13/2013 9:13 AM
Subject: Fwd: Re: Standard Offer update for additional 500kW garden on CGJ parcel
Attachments: Solar Farm Landscape L1.2 (6-7-13).pdf; Mesa CSG - PV1.1 - 130606.pdf; Solar Farm Landscape L1.1 (6-7-13).pdf

All:

I have received the final site plan for the Community Solar Garden, a copy of which is attached. This will be the plan that the Planning Commission will consider at their meeting on June 25.

Regarding Phase II, since Ecoplexus has not yet secured a project through Xcel, a design has not been submitted for this phase. After consulting with Shelly about the CUP process, I will be indicating in the staff report that an amendment to the CUP will still be necessary for the layout of Phase II, since the Planning Commission will not have the benefit of considering the future layout in their deliberations, only the site plan that is attached.

I have also attached a copy of the landscaping plan, which is proposed to be constructed on the City property. I will be recommending that the Planning Commission allow up to two years from approval to complete installation of this landscaping. Furthermore, I will be recommending that no other landscaping be deemed appropriate for this use in this location and that such a finding is consistent with the criteria for a CUP. I still need an application/letter/memo or other signed document that indicates the City gives consent to the CUP as it relates to its property.

I have received an ownership statement from the School District and will be expecting a signed letter of consent before the hearing.

I have been in communication with Gary at Ecoplexus regarding stormwater permitting and mitigation and have received reports and drawings from Austin Civil Group. Ecoplexus understands that final permitting, including stormwater permits, will be necessary to construct the project if the Planning Commission approves the proposed use.

The final staff report will be available to the public on Friday, along with public notification cards to be sent to the neighbors. It is my understanding that the public notices signs have been or will be installed on the property by the required deadline.

If there is any other information that needs to be considered related to this project, please let me know by NOON TODAY. Otherwise, the project will proceed as described above.

Thanks for your help !

Brian Rusche
Senior Planner
City of Grand Junction
Public Works, Utilities and Planning
(970) 256-4058

>>> Kathy Portner 6/7/2013 2:41 PM >>>

Thanks, Brian. I don't think we'll have to do any other modifications based on what you've described below. Since all the conditions of the CUP will be met with Phase I, including access and landscaping, I would suggest that the development of Phase II should just be a site plan review process, especially since the solar garden is an allowed use in the CSR zone district.

Kathy Portner, AICP
Neighborhood Services Manager
kathyp@gjcity.org
(970)244-1420

>>> Brian Rusche 6/7/2013 2:22 PM >>>

In order to preserve the place on the June 25th Planning Commission agenda, the

deadline for these decisions is Wednesday, June 12 at 5 pm.

At this time, the CUP report includes both properties, since access is being shown from the intersection of Chert Drive and D 1/4 Road. See attached plan. It would be my opinion that this access does not preclude development of the City parcel, since that would be the logical entrance anyway.

Since Phase II is not fully designed, an amendment to the CUP would be necessary for the layout of the solar array. This is entirely doable and, furthermore, would not create an artificial deadline for Phase II. The CUP would still include the entire site, so long as we (the City) consent.

Regarding the landscaping, I have discussed the Code standards for landscaping versus the benefits (or limitations) of applying said standards to this property with Shelly. In the context of a CUP, the Planning Commission can consider alternatives that better fit the proposed project. Ecoplexus had originally proposed landscaping at the intersection of 29 1/2 Road and D 1/4 Road, extending west to mirror the perimeter of Country Place Estates to the south (which has a perimeter strip but it was not finished). My recommendation to Ecoplexus is the inclusion of the perimeter strip with the Phase I application and I have instructed the project manager, Gary, to modify the plan to account for the access road. Previous discussions about cash-in-lieu of landscaping are, I believe, an added complexity that is no longer necessary to establish compatibility. No screening is required between R-8 (school site) and CSR (city property).

The staff report is completed and is being vetted now. Any modifications will need to be included by 5 pm on the 12th.

If you have any questions, please contact me.

Brian Rusche
Senior Planner
City of Grand Junction
Public Works, Utilities and Planning
(970) 256-4058



1 PRELIMINARY SITE PLAN - FIXED TILT

OFFICIAL USE ONLY

NOT FOR CONSTRUCTION



ecoplexus, Inc.
650 Townsend St., Ste. 310
San Francisco, CA 94103
Ph: 415-676-1802
Ft: 415-449-3456
Lic. No. 951750

REV.	DESCRIPTION	DATE

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

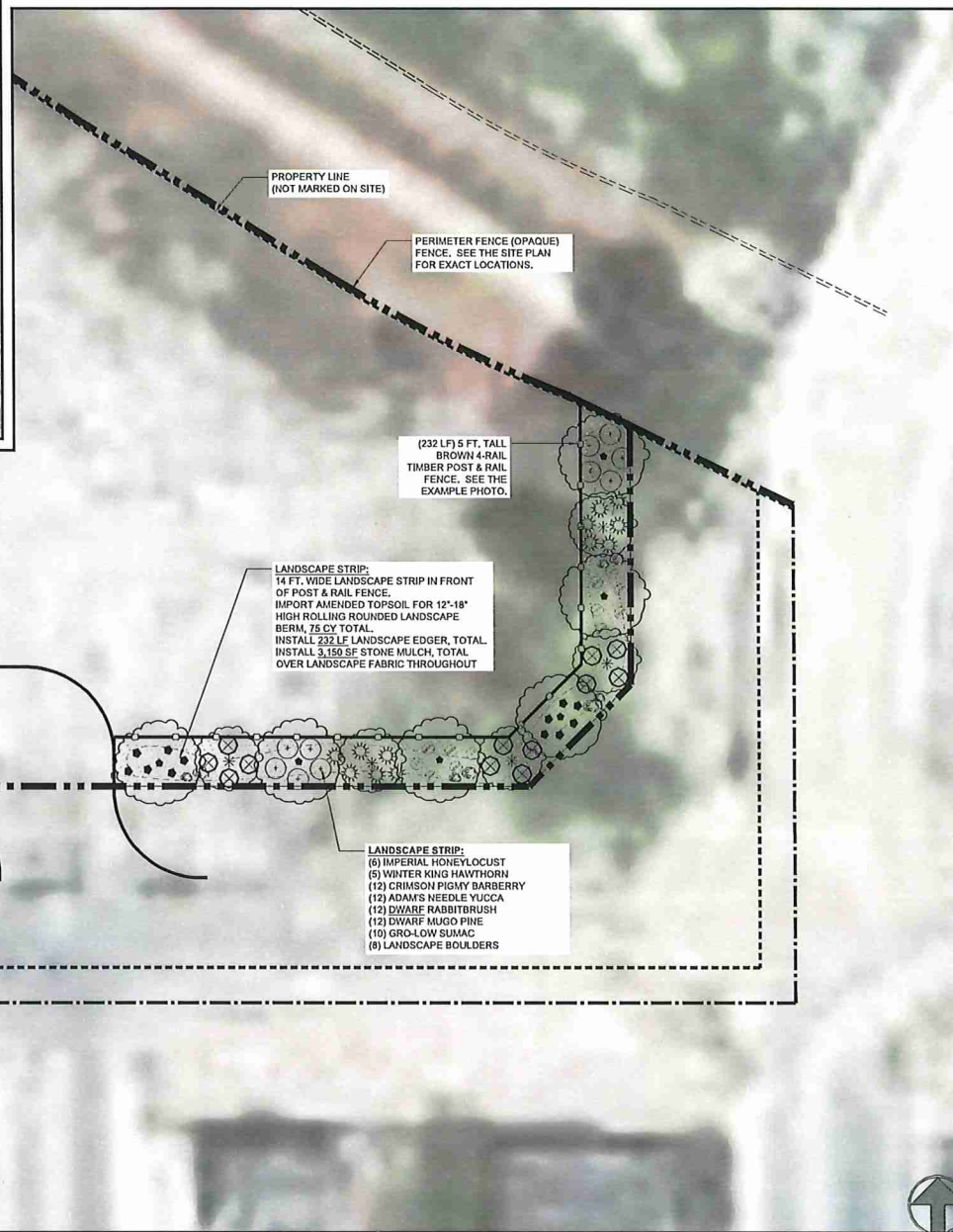
DRAWN BY:	JP
APPROVED BY:	
DATE:	05/24/13
REP JOB NO.	

- PROJECT NOTES:**
1. MIN. 20' CLEAR PATH AROUND THE OUTER MOST PERIMETER OF SOLAR ARRAY.
 2. 20' PATH IN BETWEEN ARRAYS FOR FIRE ACCESS.
 3. MIN. 25' RADIUS AT INTERSECTIONS FOR FIRE ACCESS.

Brian Rusche
Digitally signed by Brian Rusche
DN: cn=Brian Rusche, ou=City of
Grand Junction, ou=Planning,
email=brian@cityofgj.org, c=US
Date: 2014.04.18 12:04:50 -0500

**PRELIMINARY
SITE PLAN
FIXED TILT**

DRAWING NO.
PV1.1



1 LANDSCAPE PLAN ENLARGEMENT AT SOUTHEAST CORNER OF SITE

SCALE: 1" = 16'-0"

OFFICIAL USE ONLY

NOT FOR CONSTRUCTION



REV.	DESCRIPTION	DATE

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

Brian Rusche
Digitally signed by Brian Rusche
DN: cn=Brian Rusche, o=City of Grand Junction, ou=Planning, email=brian@gjcity.org, c=US
Date: 2013.12.04 13:11:35 -07'00'

PROJECT NOTES:

- SEE SHEET L-1 AND L-2 FOR LANDSCAPE PLAN, LEGEND, NOTES, DETAILS, AND CITY OF GRAND JUNCTION CALCULATIONS.
- PROPOSED PLANT MATERIAL: 11 TREES AND 58 SHRUBS

DRAWN BY:	jp
APPROVED BY:	
DATE:	05/24/13
REP JOB NO.	
TITLE:	

LANDSCAPE PLAN

DRAWING NO.

L1.1

REVISED 6-7-13

Julie Wolverton,
Landscape Architect



61945 Nighthawk Road
Montrose, CO 81403
p: 970.249.9392
c: 970.417.1779
juliewol@ecoplexus.net

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REMOVE ALL OF THE EXISTING TREES AND VEGETATION FROM THE PROPOSED LANDSCAPE AREAS DURING DEMOLITION.
3. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING BID. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTED AREAS AND LAWN UNTIL FINAL ACCEPTANCE INCLUDING IRRIGATION SYSTEM, WATERING OF PLANTS, SPRAYING, PRUNING, MULCHING, FERTILIZING, ETC.
5. MEASURE OFF THE PLANS TO ACCURATELY LAYOUT ALL FEATURES AND PLANT LOCATIONS INCLUDING EDGER, BERM, SITE FEATURES, AND PLANTING AREAS.

6. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE USING DITCH WATER. INCLUDE A PUMP, FILTER, AND AUTOMATIC CONTROLLER. USE LOW VOLUME DRIP OR BUBBLER IRRIGATION TO ALL PLANT MATERIAL. 2 DRIP EMITTERS PER SHRUB AND 4 DRIP EMITTERS PER TREE, TYPICAL.
7. ALL PLANTING BED AREAS SHALL HAVE A MINIMUM OF 6 INCHES OF TOPSOIL. TOPSOIL SHALL BE FREE OF DEBRIS LARGER THAN 1" SIZE WITH A SALT READING OF NOT MORE THAN 3 MMS/CM. IMPORT TOPSOIL FOR LOW ROLLING ROUNDED LANDSCAPE BERMS.
8. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPOSED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR BACK TO EARTH ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX.
9. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, COLOR, AND DROUGHT TOLERANCE. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.

12. SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4" O.C.
13. WHEN PLANTING TREES, SHRUBS, OR FERN/PALEAS: THOROUGHLY SOAK PLANTING HOLE WHILE UNPACKING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (ALCC) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

PLANT LEGEND: TREES = 11 TOTAL

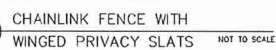
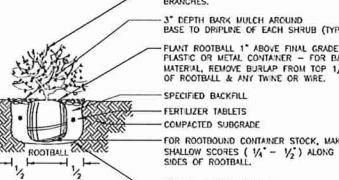
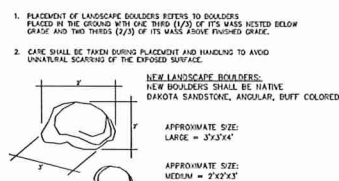
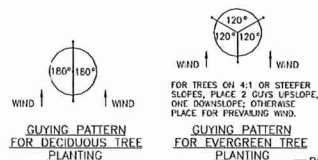
SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
1	CRATAEGUS VIGINIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	5 TOTAL	15' TALL, 15' SPREAD, WHITE SPRING FLOWERS
2	OLEA FRUTICOSA 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL.	8 TOTAL	20' TALL, 30' SPREAD, YELLOW FALL COLOR

PLANT LEGEND: SHRUBS = 58 TOTAL

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
3	Berberis thunbergii	CRIMSON PEGGY BARBERRY	5 GALLON	13 TOTAL	2' TALL, 3' SPREAD, RED FOLIAGE
4	Rhus aromatica 'GRD-LW'	GRD-LW SUMAC	5 GALLON	10 TOTAL	3' TALL, 8' SPREAD, ORANGE FALL COLOR
5	Chrysothamnus nauseosus 'NANA'	DWARF RABBITBRUSH	5 GALLON	12 TOTAL	2' TALL, 3' SPREAD, YELLOW FALL FLOWERS
6	Pinus mugo pumilio	DWARF MUGO PINE	5 GALLON	12 TOTAL	4' TALL, 3' SPREAD, EVERGREEN
7	Yucca filamentosa	ADAM'S NEEDLE YUCCA	5 GALLON	13 TOTAL	2' TALL, 3' SPREAD, SPIKE FOLIAGE

SITE LEGEND:

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
1	3/4" RED GRANITE MULCH	3,150 SF	PLACE 3" DEEP OVER LANDSCAPE FABRIC IN DESIGNATED LANDSCAPE AREAS
2	5 FT. 4-RAIL TIMBER POST AND RAIL FENCE, BROWN COLOR	232 LF	CONTRACTOR TO SUPPLY INFO, SPECS AND PHOTOS OF PRODUCT FOR APPROVAL PRIOR TO CONSTRUCTION. INSTALL PER INDUSTRY STANDARDS WITH POSTS SET IN CONCRETE 8 FT. O.C. INSTALL 3-STRAND BARBED WIRE ON TOP OF FENCE FOR SECURITY.
3	6 FT. HIGH CHAINLINK FENCE W/ BROWN PRIVACY SLATS & 3-STRAND BARBED WIRE TOP (REMANDER OF PERIMETER - SEE SITE PLAN)	SEE SITE PLAN	INSTALL PER INDUSTRY STANDARDS. SEE SITE PLAN FOR EXACT LOCATIONS
4	LANDSCAPE BOULDER	4 MEDIUM/4 LARGE	BURY 1/3 DEPTH TO LOOK INTEGRAL IN LANDSCAPE. SEE DETAIL THIS SHEET
5	COMMERCIAL GRADE STEEL EDGER	232 LF	1/8" X 4" X 10' LENGTHS, OVERLAP AND SECURE WITH STAKES PER THE MFG RECOMMENDATIONS.
6	IMPORT TOPSOIL	75 CY	PLACE TOPSOIL AS SHOWN ON THE DRAWINGS TO CREATE 12" - 18" HIGH ROLLING ROUNDED LANDSCAPE BERMS.



DEPARTMENT OF THE INTERIOR - GRAND JUNCTION OFFICE
CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
14 FT. WIDE LANDSCAPE STRIP IN FRONT OF 5 FT. HIGH POST AND RAIL FENCE FACING THE RESIDENTIAL DEVELOPMENT

TREES SPACED AT 40 FT. O.C. MINIMUM = 232 LF DIVIDED BY 40 = 5.8 = 6 LARGE TREES REQUIRED
75% COVERAGE OF LANDSCAPE SHRUBS IN LANDSCAPE AREA
3,150 SF SHRUB BED X 75% COVERAGE = 2363 SF COVERAGE.
2363 DIVIDED BY 49 SF AVERAGE SHRUB = 48 SHRUBS REQUIRED

6 LARGE TREES REQUIRED
11 2" CALIPER TREES PROVIDED

48 5-GALLON SHRUBS REQUIRED FOR 75% COVERAGE
58 5-GALLON SHRUBS PROVIDED FOR 75% COVERAGE

Digitally signed by Brian Rusche
DN: cn=Brian Rusche, o=City of Grand Junction, ou=Planning, email=brian@cityofgj.org, c=US
Date: 2013.12.04.13:15:56
Z=0700

REVISED 6-7-13
Julie Wolverton, Landscape Architect

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Montrose, CO 81403
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C: 970.417.1779
wolverton@mcntruse.net

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San Francisco, CA 94103
Ph: 415-626-1802
F: 415-445-3456
Lic. No. 961759



REV.	DESCRIPTION	DATE

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

DRAWN BY:	JP
APPROVED BY:	
DATE:	05/24/13
REP JOB NO.	
TITLE:	

LANDSCAPE
LEGEND, NOTES,
& DETAILS

DRAWING NO.

L1.2

Julee Wolverton
Landscape Architect



61945 Nighthawk Road
Montrose, Colorado 81403
phone.970.249.9392
cell. 970.417.1779
wolverton@montrose.net

November 22, 2014

Attention Brian Rusche
City of Grand Junction
Grand Junction, CO 81501

Solar Farm: Landscape Letter of Compliance

This letter certifies that the landscape installation for the Solar Farm project located at 2930 D1/4 Road in Grand Junction complies with the approved landscape plan drawings and specifications dated revised 6-7-13 with the following acceptable changes:

1. Solar operated pump for power. This required a solar panel and a chainlink security fence around the solar panel pump perimeter. This change required some adjusting of plant material locations (quantity remains the same), and post & rail fence.
2. Colored stone mulch area was extended by the contractor (enlarged) between the 14 ft. landscape area and road.

Please contact me if you have any comments or questions regarding the landscape installation.

Sincerely,

Julee Wolverton, RLA
Landscape Architect



**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: June 25, 2013
PRESENTER: Brian Rusche

AGENDA TOPIC: Community Solar Farm – CUP-2013-202

ACTION REQUESTED: Consideration of a request for a Conditional Use Permit (CUP)

BACKGROUND INFORMATION				
Location:		2930 D ¼ Road and 2940 D ¼ Road		
Applicants:		Ecoplexus (applicant and developer) Mesa County Valley School District #51 (owner) City of Grand Junction (owner)		
Existing Land Use:		Undeveloped		
Proposed Land Use:		Solar Power Generation Facility		
Surrounding Land Use:	North	Residential		
	South	Agricultural / Residential		
	East	Residential / Undeveloped		
	West	Undeveloped		
Existing Zoning:		R-8 (Residential 8 du/ac) CSR (Community Services and Recreation)		
Proposed Zoning:		Same		
Surrounding Zoning:	North	R-8 (Residential 8 du/ac) County RSF-E (Residential Single-family Estate)		
	South	County RSF-R (Residential Single-family Rural) R-8 (Residential 8 du/ac)		
	East	R-8 (Residential 8 du/ac)		
	West	County RSF-R (Residential Single-family Rural)		
Future Land Use Designation:		Residential Medium (4-8 du/ac)		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request approval of a Conditional Use Permit for a solar power generation facility (basic utility) on 14.34 acres in an R-8 (Residential 8 du/ac) and CSR (Community Services and Recreation) zone district.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit with conditions.

ANALYSIS:

1. Background

Project:

Ecoplexus, a solar energy development firm, endeavors to build a utility scale ground-mounted solar energy collection and generation system which will be operated under Xcel Energy Colorado's Solar Rewards Community incentive program ("the Project"). The requirement of the project is that it be sized between 1.8 mW-dc and 1.99 mW-dc. The CUP application requests approval for a Project of 1.99 mW in size due to financial non-viability for a project which is smaller. The Project was awarded on August 15, 2012 through Xcel's competitive bid process and is anticipated to achieve commercial operation by December 30, 2013.

A solar generation facility is classified as a Basic Utility under Grand Junction Municipal Code (GJMC) Section 21.04.020(I) and requires a Conditional Use Permit (CUP) in the R-8 (Residential 8 du/ac) zone district pursuant to the Use Table found in Section 21.04.010. A Basic Utility is an allowed use in the CSR (Community Services and Recreation) zone district.

Property:

The property consists of 14.34 acres of vacant land located at 2930 and 2940 D 1/4 Road in the City of Grand Junction. The site consists of two parcels referred to as Lot 1 and Lot 2 of the Girardi Subdivision Plat. Lot 1 is 10.56 acres and is owned by Mesa County Valley School District 51. Lot 2 is 3.78 acres and is owned by the City of Grand Junction. The south property line abuts unimproved D 1/4 Road, the west property line abuts unimproved 29 1/4 Road and the northeastern perimeter abuts the Mesa County Ditch (canal) right-of-way owned by the Grand Valley Irrigation Company.

Ecoplexus is proposing to utilize Lot 1 for the solar generation structures and Lot 2 for access and landscaping improvements. Ecoplexus may expand with additional solar generation structures onto Lot 2 in the future, which expansion would necessitate an amendment to the Conditional Use Permit, pursuant to Section 21.02.110(h).

Zoning:

The Future Land Use Map designation of both properties is Residential Medium. This designation was adopted as part of the Comprehensive Plan in 2010 and replaced the previous Public designation, which was a result of an amendment to the Growth Plan in 2005. This amendment was in conjunction with the annexation, subdivision, and acquisition of the property by the School District and the City for a future school and park site.

Lot 1 was recently rezoned from CSR (Community Services and Recreation) to R-8 (Residential 8 du/ac) by Ordinance 4496 as part of a citywide, City-sponsored effort to

eliminate inconsistencies between the zoning and the Comprehensive Plan. Lot 2 was not included in the rezone.

As noted earlier, a solar generation facility is classified as a Basic Utility and requires a Conditional Use Permit (CUP) in the R-8 (Residential 8 du/ac) zone district, but is an allowed use in the CSR (Community Services and Recreation) zone district. Basic utilities, as described in Section 21.04.020(l), are infrastructure services that need to be located in or near the area where the service is provided. They do not regularly have employees on site, which is true for this project. These services may be publicly or privately owned. The School District and the City, in an effort to utilize the property until the school and park are funded, have agreed to allow Ecoplexus to use the land for the proposed facility, making this a public/private partnership. The facility will generate power that can be purchased by the District and the City, as well as by low income residents, at a cost savings, without the capital investment from the public entities. This fits with the characterization of the project as a “community” solar farm. See applicant’s general project report for additional detail.

Existing land uses in the area are a mix of single-family residences and acreages, along with agricultural production and undeveloped property. Country Place Estates subdivision is across D ¼ Road to the south, with the nearest residences at least 300 feet as the crow flies from the edge of the generation facility. The majority of the south side of the D ¼ Road frontage is known as the Lurvey property, which is in agricultural production.





Siena View subdivision is to the north, separated by the Mesa County Ditch (Grand Valley Irrigation Company canal), with single-family residences accessible only from D 1/2 Road. There are also large-lot residential properties along D 1/2 Road, with the nearest residence at least 200 feet from the edge of the generation facility as the crow flies. The unfinished and unoccupied subdivision of Wexford Estates is to the east along 29 1/2 Road. To the west is undeveloped property separated by the Odelberg Drain.

Site Plan:

The system will consist of up to 6,666 photovoltaic modules, inverters and a ground-mount racking system. The modules will be approximately 8'6" in height and have a fixed tilt. A schematic of the proposed panels is attached. Between each row of panels is a 20' access road, with a 30' access road around the perimeter of the site. The solar generation system will be fenced with opaque chain-link fencing six (6) feet in height with three strands of barbed wire attached to the top. The fencing is proposed along the property line(s) to allow for interior circulation and maximization of available land. A ranch style fence is proposed at the Southeast corner of the site abutting 29 1/2 Road and D 1/4 Road.

A fence may vary from the standards of fences generally if approved as part of a development plan on a site with a conditional use permit, according to Section 21.04.040(i)(1)(iv)(B). The applicant has provided the following description of the proposed fencing:

Fences serve three purposes in this development:

- a) To keep the community safe
- b) Visual buffer that is aesthetically pleasing between the community and the development
- c) To secure the asset contained within the development.

The fence is a steel chain link fence with added privacy inserts. We will utilize this style of fence around all four sides of the development on the School District property. In addition to the chain link fence, we will add a ranch style fence to improve the aesthetics of the Southeast corner of the site where the City of Grand Junction property abuts 29 ½ Road and D ¼ Road. Chain link fence is aesthetically adequate, extremely durable and impervious to security risks from outside the development. The chain link fence will have a three-strand barbed wire feature on top which will provide further security for the development. The ranch fence will serve to improve the corner of 29 ½ Road and D ¼ Road for the surrounding community.

There will be double access gates on the Southeast corner of the development that will be at the end of the access drive which will allow vehicles to “cue up” in front of the access gate off of City streets. Access to the site is via 29 ½ Road to D ¼ Road to the access drive which is located opposite Chert Drive across D ¼ Road. The gates will be constructed of steel frames and chain link with privacy inserts. The steel gates will provide a lasting quality. Chert will only be utilized in the event of an emergency. During construction and during periodic maintenance operations, Ecoplexus and our contractors and personnel will access the site via 29 ½ road and D ¼ Road.

A 13.2kV interconnection will occur onsite directly into the Xcel distribution grid via 3-phase utility extension from D Road. An underground utility easement will be provided by W. M. Lurvey from D Road to MCSM PLS 18469 and by the City of Grand Junction to cross the D ¼ Road R.O.W., from MCSM PLS 18469 to southwest corner of the site.

For several reasons, the applicant is proposing that no landscaping be required near or around the solar array. They note the following:

- a) We are unable to utilize landscaping that will shade solar arrays.
- b) The fence which separates the development from the Lurvey property to the South is located on the Lurvey property line.
- c) The Western edge of the development is not in view of residents and abuts vacant land.
- d) The Northern edge of the development abuts the Grand Valley Irrigation Canal right of way.

The requirements for landscaping within an R-8 zoning district are dependent upon the use. Pursuant to Section 21.06.040(h)(2) the total quantity of landscaping is based on

the gross area of the proposed development. The total acreage of both parcels is 14.34 acres. Within an R-8 zone, the prescribed quantity is one (1) tree per 2500 square feet of improved area and one (1) shrub per 300 square feet of improved area. This landscaping "pool" is to be dispersed among parking lots, street frontage(s), open spaces between buildings, and perimeter or buffer areas on the edges of the property. The calculation of the "pool" under this scenario is approximately 250 trees and 2082 shrubs.

Certain facilities, such as vineyards and gravel pits, also require landscaping, but at a ratio of one (1) tree per 5000 square feet of improved area and one (1) shrub per 600 square feet of improved area. This category could also include a solar generation facility due to its unique characteristics, and would cut the landscaping in half.

The predominant development within the vicinity of this site is single-family residential. A single family residential subdivision requires a 14-foot wide landscaping strip along the right-of-way for collectors as part of a perimeter enclosure (Section 21.06.040.g.5) with trees every 40 linear feet. Based on a total linear footage along 29 ¼ Road and D ¼ Road, approximately 2120 feet, would result in approximately 53 trees, along with plant material covering 75% of the total strip.

Since 29 ¼ Road and D ¼ Road are not yet improved streets and will not be improved with this development there is no benefit to requiring trees/shrubs along the undeveloped right of way.

There is no buffer landscaping required per Section 21.06.040(k) along the north side of the property line, since it is adjacent to the same R-8 zone on the other side of the canal.

The applicant has proposed to provide landscaping in a manner similar to a residential subdivision enclosure along a portion of D ¼ across from the County Place Estates subdivision. As stated by the applicant:

Our plan dedicates a significant set of improvements to the areas which will best serve the community. Plant, ground cover as well as fencing improvements will help beautify the area and will provide the visual barrier desirable to ensure an aesthetically pleasing development to the community. We believe that our landscape plan takes into consideration the spirit of the requirements in a rational and pragmatic approach.

It is my professional opinion that the proposed landscaping plan meets the intent of the standards for the zone district. The part of the site that is bordering an existing single-family subdivision includes sufficient landscaping to provide an appropriate buffer. There is no need to landscape the remaining portion of the site due to the unique characteristics of a solar generation facility and the lack of any public benefit from such landscaping.

Neighborhood Meeting:

A Neighborhood Meeting was held on Wednesday, April 10, 2013 at 6:00 PM at the Pear Park Elementary School located at 432 30 ¼ Road. Pursuant to the City of Grand Junction Zoning and Development Code, written notification with an invitation to attend was sent to 65 neighbors with 500 feet of the site two weeks prior to the meeting. Nobody from the neighborhood attended the meeting. Those present included (1) Applicant: Bill Brick, Director of Project Development and Gary Eberhart, Project Manager; (2) City of Grand Junction: Kathy Portner, Neighborhood Services Manager and Brian Rusche, Senior City Planner; and (3) Mesa County Valley School District 51: Eric Anderson, Energy Manager and Cal Clark, Facilities Operations Manager. The notification letter is attached.

Only one call has been received by the Planner from a citizen on San Juan Street, who expressed support for the project.

2. Consistency with the Comprehensive Plan

The site is currently zoned R-8 (Residential 8 du/ac) and CSR (Community Services and Recreation) with the Comprehensive Plan Future Land Use Map identifying this area as Residential Medium.

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 11: Public facilities and services for our citizens will be a priority in planning for growth.

The School District and the City, in an effort to utilize the property until a school and park are funded, have agreed to allow Ecoplexus to use the land for the proposed facility, making this a public/private partnership. The facility will generate power that can be purchased by the District and the City, as well as low income residents, at a cost savings, without the capital investment from the public entities. This fits with the characterization of the project as a “community” solar farm.

In addition, the applicant has outlined the following list of public benefits:

- Positive Fiscal Impact
 - The Project will generate an estimated \$4 million in electricity cost savings for public jurisdiction subscribers and low-income residents
 - Jurisdictional subscribers may invest the incremental savings in their core public missions to the benefit of the community
 - The Project will help stabilize subscriber's energy cost while providing a reliable hedge against utility volatility and inflation
 - No capital outlay is required by participating entities to subscribe
- Improved Public Health and Environmental Quality

- Solar energy does not produce air, noise or odor pollution or chemical waste
- Solar energy does not require water to operate and therefore will not deplete or pollute water resources
- Solar energy mitigates the harmful impacts of anthropogenic emissions by replacing extractive, carbon-intensive energy sources
- Positive social impact
 - Opportunity for low-income residents to benefit financially from renewable energy
 - Local power generation promotes energy independence and security
 - Distributed, diversified energy sources increase the reliability and resilience of the grid by reducing the risk of large-scale failure due to disruptive events
- Wise use of public land
 - A parcel with limited alternative use are being repurposed to create community value
 - Converts a public liability into a productive asset that benefits the community
- Demonstration of bold leadership by local public agencies
 - City of Grand Junction and District 51 are demonstrating strong and disciplined fiduciary and fiscal responsibility to their respective stakeholders
 - Grand Junction is helping the State of Colorado achieve its mandated renewable energy goals
- Potential for community ownership
 - The community will have the opportunity to own the system at the conclusion of the Project.

3. Section 21.02.110 of the Grand Junction Municipal Code

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(1) All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Municipal Code (GJMC) and conformance with the SSID, TEDS and SWMM Manuals.

The applicant has submitted a site plan that has been reviewed and found to have met applicable review standards by the appropriate review agencies.

There are no identified Flood Plains that impact this site.

Future urban trails are proposed along the canal and 29 ¼ Road right-of-way. No trails will be provided as part of this project, since no improvements to the canal or 29 ¼ Road are necessary to serve the proposed facility and no additional pedestrian traffic will be generated by the project.

This criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c) [nonconformities];

The only structure on the site houses equipment for the conversion of the power generated into the grid. This structure is located in the center of the site.

The system will consist of up to 6,666 photovoltaic modules, inverters and a ground-mount racking system. The modules will be approximately 8'6" in height and have a fixed tilt. A schematic of the proposed panels is attached. Between each row of panels is a 20' access road, with a 30' access road around the perimeter of the site.

Based on the proposed facility design, all required dimensional criteria have been met for the R-8 (Residential 8 du/ac) zone district.

This criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

There are no use-specific standards for a utility in Section 21.04.030.

A fence or wall may vary from the standards of fences generally if approved as part of a development plan on a site with a conditional use permit, according to Section 21.04.040(i)(1)(iv)(B).

The solar generation system will be fenced with opaque chain-link fencing six (6) feet in height with three strands of barbed wire attached to the top. The fencing is proposed along the property line(s) to allow for interior circulation and maximization of available land. A ranch style fence is proposed at the Southeast corner of the site abutting 29 ½ Road and D ¼ Road, in conjunction with the proposed landscaping. A residential subdivision perimeter enclosure, as defined in Section 21.06.040(g) is required to be set back at least 14 feet when adjacent to a right-of-way.

The purpose of a setback for fences is to provide adequate space for maintaining required street frontage landscaping that can be enjoyed by the

public passing by on the street (rather than behind a fence). As discussed elsewhere in this report, 29 ¼ Road and D ¼ Road are designated as future streets, but do not actually function as a street. The surrounding land uses include agriculture, which also necessitates fencing, an undeveloped property to the west, and a canal along the north.

Therefore as the City's project manager I assert that the proposed fencing is more compatible with the surrounding land uses than one meeting the standard setback requirements would be.

This criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

Platted right-of-way (ROW) for D ¼ Road and 29 ¼ Road exists on the south and west sides of the property, respectively. These rights-of-way are designated as future collector roads within the Pear Park Neighborhood Plan. Construction of improvements within these rights-of-way are not warranted by the proposed use, which will be served through a single access point, as shown on the site plan, at the intersection of D ¼ Road and Chert Drive. The applicant has indicated that, on most days, there will be no traffic in or out of the development. The only traffic onto or off of the site will be during times of maintenance and cleaning. Maintenance and cleaning typically only occurs two to four times a year.

There two fire hydrants in the development to the South of the Project, which are directly across D ¼ Road as well as one which is located South of the Project on 29 ½ Road. Fire hydrants in the area as well as the requirements of the Project have been reviewed by the fire department. Existing hydrants have been deemed to be adequate for the Project.

A 13.2kV interconnection will occur onsite directly into the Xcel distribution grid via 3-phase utility extension from D Road. An underground utility easement will be provided by W. M. Lurvey from D Road to MCSM PLS 18469 and by the City of Grand Junction to cross the D ¼ Road R.O.W., from MCSM PLS 18469 to southwest corner of the site.

There is no need for additional utilities such as domestic water or sewer.

The applicant has noted that one of the benefits to the proposed solar farm development is that, unlike almost all other developments, there is little or no negative impact to public facilities, including schools, parks, and hospitals, since the development does not add any additional population to the area.

This criterion has been met.

(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

The nearest residences are approximately 200 to 300 feet away, as the crow flies, from the boundary of the proposed generation facility.

The applicant has proposed a six (6) foot high, chain-link fence with privacy slats and three strands of barbed wire to secure the perimeter of the generation facility along the property line. The location of this fence along the property line provides the most security to the facility. The adjoining properties are separated by undeveloped road right-of-way and the canal. The applicant has indicated that these security measures should mitigate most, if not all, intrusion by unauthorized persons into the development. Given some of the dumping that they have witnessed on the site, the proposal to develop the site will likely reduce mischievous activity from occurring on site, in their opinion.

This criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The modules will be approximately 8'6" in height and have a fixed tilt. The site will be surrounded by a fence, as described earlier.

The applicant has noted that solar energy does not produce air, noise or odor pollution or chemical waste; does not require water to operate and therefore will not deplete or pollute water resources; and mitigates the harmful impacts of anthropogenic emissions by replacing extractive, carbon-intensive energy sources.

The hours of operation for the solar farm will be 24 hours a day 365 days a year; although unproductive between sunset and sunrise. According to the applicant, operations will go unnoticed by those outside the perimeter fence. Aside from the normal day to day unmanned operations, there will be periodic cleaning and maintenance of the solar components which will take place two to four times during a typical year

and will consist of a few personnel, typically no more than six, entering the access gate to clean and maintain the system.

This criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The nearest residences are approximately 200 to 300 feet away, as the crow flies, from the boundary of the proposed generation facility.

The applicant has proposed a six (6) foot high, chain-link fence with privacy slats and three strands of barbed wire to secure the perimeter of the generation facility along the property line. The location of this fence along the property line provides the most security to the facility. The adjoining properties are separated by undeveloped road right-of-way and the canal. As the City's project manager I assert that the proposed fencing is more compatible with the surrounding land uses than one meeting the standard setback requirements would be.

The applicant has noted that solar energy does not produce air, noise or odor pollution or chemical waste; does not require water to operate and therefore will not deplete or pollute water resources; and mitigates the harmful impacts of anthropogenic emissions by replacing extractive, carbon-intensive energy sources.

It is my professional opinion that the proposed landscaping plan meets the intent of the standards for the zone district. The part of the site that is bordering an existing single-family subdivision includes sufficient landscaping to provide an appropriate buffer. There is no need to landscape the remaining portion of the site due to the unique characteristics of a solar generation facility and the lack of any public benefit from such landscaping.

This criterion has been met.

(6) Signage. No sign shall be allowed on properties on a conditional use site unless the sign has been approved as part of the site development plan.

Sections 21.06.070(g)(1) governs signs in residential zones, which are not to exceed 32 square feet. The proposed signage will consist of warning signage affixed to the fence and gate warning that unauthorized entry will place those who enter at risk. These types of signs, which are necessary for safety, are considered exempt under 21.06.070(c)(10), but may not exceed one and one-half square feet per sign.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Community Solar Farm application, CUP-2013-202, for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.110 of the Grand Junction Municipal have all been met.
3. As part of the Conditional Use Permit application, staff also recommends that the Planning Commission approve the submitted signage as presented which meets with all the sign requirements as specified in Section 21.02.110(d) of the Grand Junction Municipal Code.
4. Approval of the project being conditioned upon:
 - Easements for electrical distribution outside of the facility shall be secured and recorded.
 - Lot 1 and 2 shall continue to function together as one site for the duration of the use, unless an amendment to the CUP is approved.
 - Installation of landscaping as shown on the landscape plan within two years of approval of the CUP and maintenance of that landscaping for the duration of the use.

STAFF RECOMMENDATION:

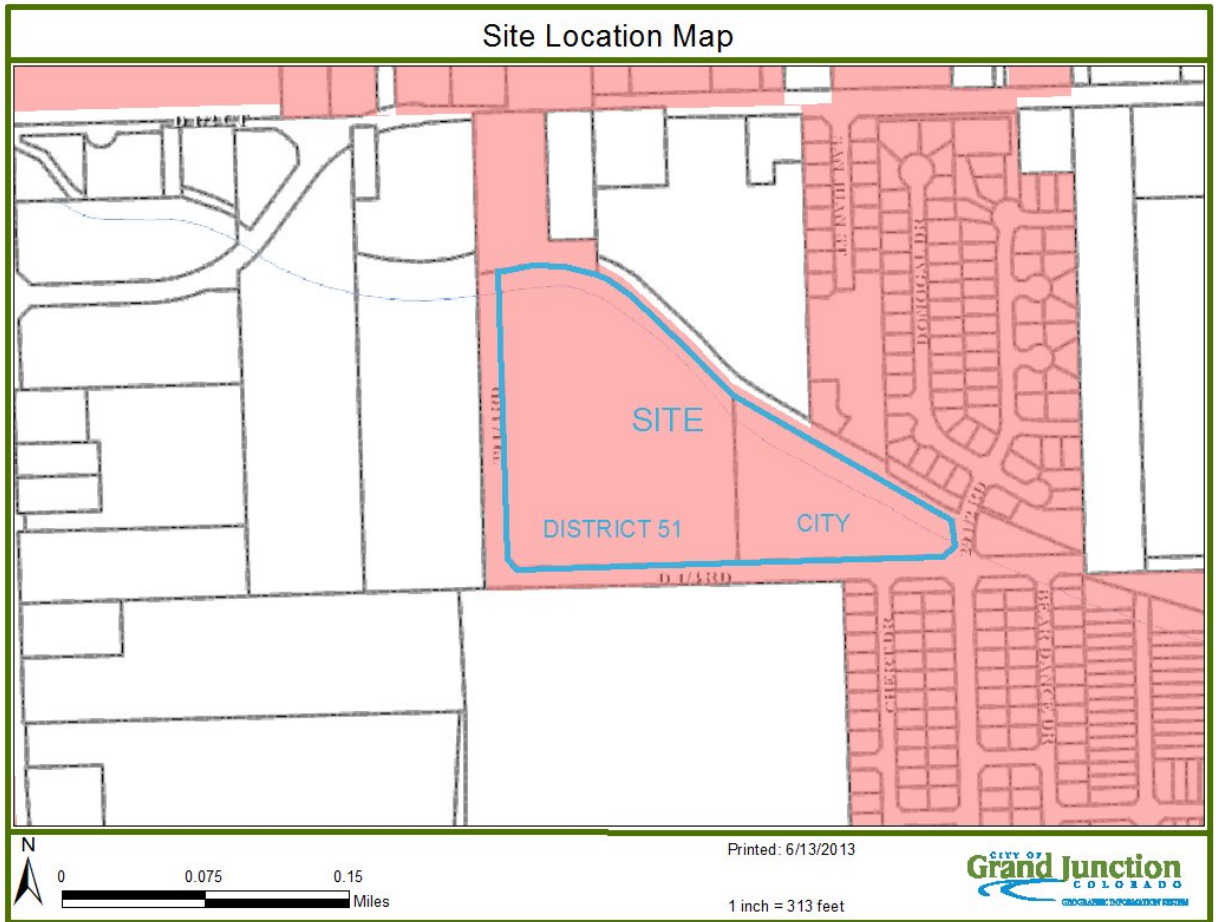
I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2013-202 with the findings, conclusions and conditions of approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

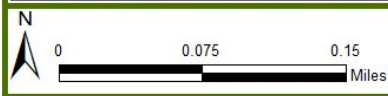
Madam Chairman, on the request for a Conditional Use Permit for the Community Solar Farm application, CUP-2013-202, to be located at 2930 and 2940 D ¼ Road, I move that the Planning Commission approve the Conditional Use Permit with the findings, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo
Comprehensive Plan Future Land Use Map
Zoning Map
Neighborhood Meeting Notice
General Project Report
Site Plan
Landscape Plan
Solar Array Elevation
Sign Plan



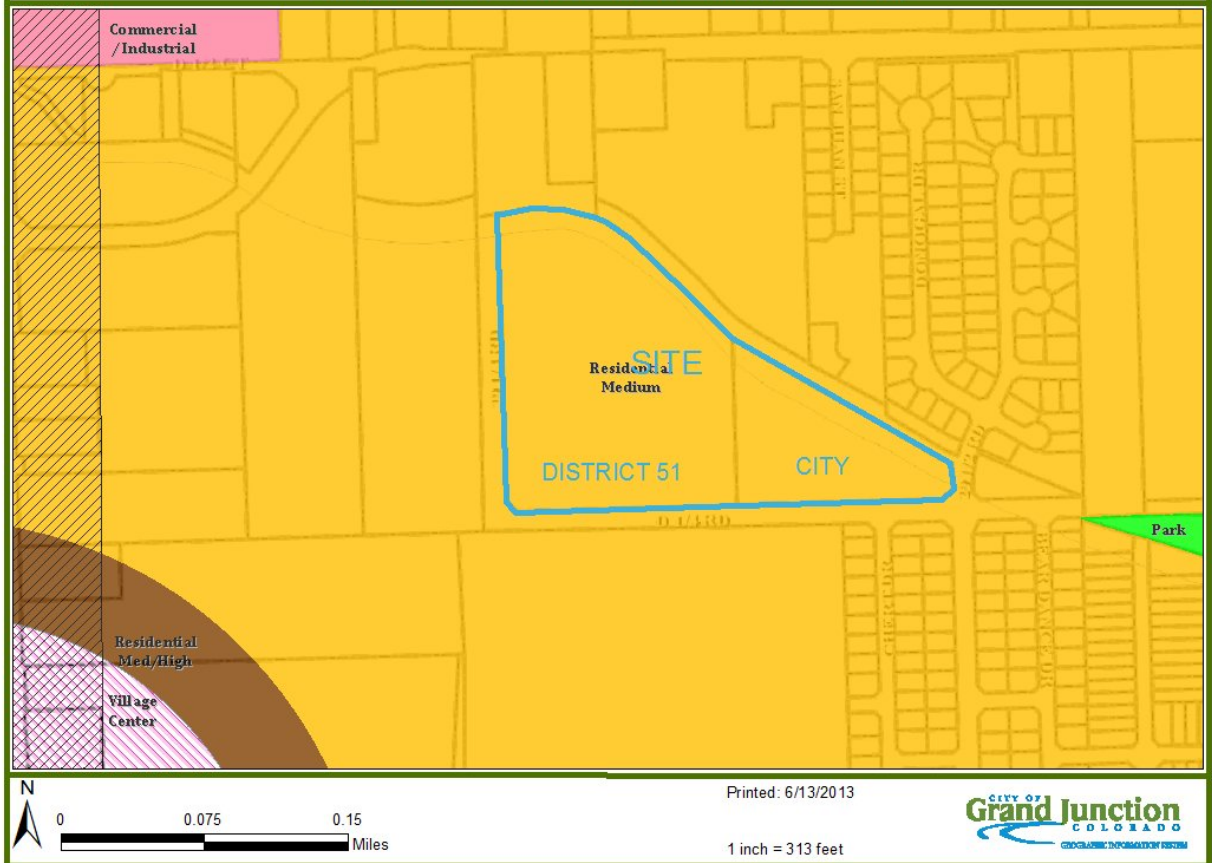
Aerial Photo



Printed: 6/13/2013
1 inch = 313 feet



Comprehensive Plan - Future Land Use Map



Zoning Map

Map showing zoning districts and surrounding areas:

- County RSF-E** (top center)
- County RSF-R** (left and bottom center)
- SITE** (orange area, labeled R-8)
- DISTRICT 51** (orange area, labeled R-8)
- CSR** (green area, labeled CSR)
- CITY** (green area, labeled CITY)

Scale: 0 to 0.15 Miles. Printed: 6/13/2013. 1 inch = 313 feet.

CITY OF Grand Junction COLORADO
GEOGRAPHIC INFORMATION SYSTEM



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NOTICE OF NEIGHBORHOOD MEETING

Ecoplexus, a solar energy development firm, intends to submit a formal application to the City of Grand Junction seeking a Conditional Use Permit to construct and operate a community-based solar photovoltaic project on the 14 acre vacant parcels located at 2927 D ½ Road.

You are cordially invited to attend a neighborhood meeting on Wednesday, April 10 at 6:00PM. The purpose of this meeting is to fully acquaint you with the proposed project and allow you an opportunity to ask questions and express your feedback. The meeting will feature an open house format with a brief presentation and a public question and answer period.

The meeting will be held at the:

Pear Park Elementary School
432 30 ¼ Road
Grand Junction, CO 81504
Wednesday, April 10, 2013 at 6:00PM

If you have questions prior to the meeting or for additional information, please contact Bill Brick, Director of Project Development at wbrick@ecoplexus.com

Sincerely,

Ecoplexus, Inc.
650 Townsend Street; Suite 310
San Francisco, CA 94103



I. Project Description

Ecoplexus endeavors to build a utility scale ground-mounted solar energy collection and generation system which will be operated under Xcel Energy Colorado's Solar*Rewards Community incentive program ("the Project"). The requirement of the project is that it fall between 1.8 MW-dc and 1.99 MW-dc in size. Our CUP application requests approval for a Project of up to 1.99 MW in size and we further request that project size not be limited to less than 1.99 MW due to financial non-viability for a project which is smaller. The project was awarded on August 15, 2012 through Xcel's competitive bid process and is anticipated that we will achieve commercial operation by December 30, 2013.

The Project is being proposed on 10.56 acres of vacant land located at 2950 D 1/4 Road in the City of Grand Junction. The site consists of one parcel referred to as Lot 1 on the City of Grand Junction Girardi Subdivision Plat. The lot is 10.56 acres and is owned by Mesa County Valley School District 51. The south property line abuts unimproved D ¼ Road, the west property line abuts unimproved 29 ¼ Road and the northeastern perimeter abuts the Mesa County Canal right-of-way owned by the Grand Valley Irrigation Company. The East property line abuts parcel number 2973-173-34-942 which is owned by The City of Grand Junction. The system will consist of up to 6,666 photovoltaic modules, inverters and a ground-mount racking system.

A 13.2kV interconnection will occur onsite directly into the Xcel distribution grid via 3-phase utility extension from D Road. An underground utility easement will be provided by W. M. Lurvey from D Road to MCSM PLS 18469 and by the City of Grand Junction to cross the D ¼ Road R.O.W., from MCSM PLS 18469 to southwest corner of the site.

Landscaping- Our proposal for landscaping is described fully below under the heading landscaping Section IV. i. (1).

II. Public Benefit

The benefits to the public are numerous:

- **Positive Fiscal Impact**
 - The Project will generate an estimated \$4 million in electricity cost savings for public jurisdiction subscribers and low-income residents
 - Jurisdictional subscribers may invest the incremental savings in their core public missions to the benefit of the community
 - The Project will help stabilize subscriber's energy cost while providing a reliable hedge against utility volatility and inflation
 - No capital outlay is required by participating entities to subscribe

- **Improved Public Health and Environmental Quality**
 - Solar energy does not produce air, noise or odor pollution or chemical waste
 - Solar energy does not require water to operate and therefore will not deplete or pollute water resources
 - Solar energy mitigates the harmful impacts of anthropogenic emissions by replacing extractive, carbon-intensive energy sources
- **Positive social impact**
 - Opportunity for low-income residents to benefit financially from renewable energy
 - Local power generation promotes energy independence and security
 - Distributed, diversified energy sources increase the reliability and resilience of the grid by reducing the risk of large-scale failure due to disruptive events
- **Wise use of public land**
 - A parcel with limited alternative use is being repurposed to create community value
 - Converts a public liability into a productive asset that benefits the community
- **Demonstration of bold leadership by local public agencies**
 - City of Grand Junction and District 51 are demonstrating strong and disciplined fiduciary and fiscal responsibility to their respective stakeholders
 - Grand Junction is helping the State of Colorado achieve its mandated renewable energy goals
- **Potential for community ownership**
 - The community will have the opportunity to own the system at the conclusion of the Project.

III. Neighborhood Meeting

A Neighborhood Meeting was held on Wednesday, April 10, 2013 at 6:00 PM at the Pear Park Elementary School located at 432 30 ¼ Road. Pursuant to the City of Grand Junction Zoning and Development Code, written notification with an invitation to attend was sent to 65 neighbors two weeks prior to the meeting from mailing labels produced by the City Planning Department. Nobody from the neighborhood attended the meeting. Those present included (1) Applicant: Bill Brick, Director of Project Development and Gary Eberhart, Project Manager; (2) City of Grand Junction: Kathy Portner, Neighborhood Services Manager and Brian Rusche, Senior City Planner; and (3) Mesa County Valley School District 51: Eric Anderson, Energy Manager and Cal Clark, Facilities Operations Manager. The notification letter and prepared presentation are included as Attachment H.

IV. Project Compliance, Compatibility, and Impact

a. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)

As a result of the Project, we are not requesting any changes to zoning and we are requesting no variances.

b. Land use in the surrounding area

To the West- Vacant

To the North- Mostly vacant land, some owned by the School District. There is a small group of single family homes several hundred feet to the North.

To the East- Vacant

To the South- Mostly agriculture with a development of single family homes off the Southeast corner of the development.

c. Site access and traffic patterns

There will be a single access point into the development which is depicted on our site plan. On most days, there will be no traffic in or out of the development. The only traffic onto or off of the site will be during times of maintenance and cleaning. Maintenance and cleaning typically only occurs two to four times a year.

d. Availability of utilities, including proximity of fire hydrants

There are several fire hydrants in the development to the South of the Project, two which are directly across D ¼ Road as well as one which is located South of the Project on 29 ½ Road. Fire hydrants in the area as well as the requirements of the Project have been reviewed by the fire department. Existing hydrants have been deemed to be adequate for providing for the Project. Fire Flow Form is included as attachment F. Electrical utilities will be accessed via the Northeast corner of the development via an underground easement on the Lurvey property, South to D road. There is no need for additional utilities such as domestic water or sewer.

e. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)

This development will place no unusual demands on utilities, in fact of the utilities listed (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.) there will be no demands placed on those utilities whatsoever.

f. **Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)**

One of the true benefits to the solar farm development is that, unlike almost all other developments, there is little or no negative impact to public facilities. If anything, improving these parcels with a solar development will have a positive impact on public facilities.

Fire-

There will be very little impact on fire services. To the extent that there may be an impact, we have mitigated that impact by designing a site that provides good access to fire personnel and controls dry vegetation within the development.

Police-

We see no increased impact on police. The security measures that we are taking should mitigate most, if not all, intrusion by unauthorized persons into the development. Given some of the dumping that we have witnessed on the site currently, developing the site will likely reduce mischievous activity from occurring on site. Ultimately the result may be a positive impact on police services in the area.

Sanitation-

The development has no negative impact on sanitation. Our development will be an almost 100% pervious installation, so there won't be increased rainwater runoff from the development. There is no need for storm water or sewer modifications as a result of this development.

Roads-

Unlike almost all other developments, the solar farm will not increase daily traffic onto and around the site. There will be no need to modify roads or traffic patterns as a result of the solar development.

Parks-

This development has no negative impact on parks.

Schools-

This development does not add any population to the area and has no negative impact on schools or the district's ability to house and educate children. In fact, given that the Project will benefit the School District financially, the impact on the District and students will be positive.

Irrigation-

The landscape design has a very low impact on water and irrigation.

g. Hours of operation

The hours of operation for the solar farm will be 24 hours a day 365 days a year; although unproductive between sunset and sunrise. That said, operations will go unnoticed by those outside the perimeter fence. Aside from the normal day to day unmanned operations, there will be periodic maintenance of the solar components which will take place two to four times during a typical year and will consist of a few personnel entering the access gate to clean and maintain the system. Those maintenance operations will only occur during the hours and days allowed by the City.

h. Number of employees

During normal day to day operations of the solar farm there will be no personnel on site. The only time there will be personnel on site will be for periodic cleaning and maintenance of the system. System cleaning and maintenance is done by a small crew, typically no more than six.

i. Signage plan (required with Conditional Use Permits and Planned Development)

Project signage will be minimal with a focus on community safety. The sign plan will consist of warning signage affixed to the fence and gate warning that unauthorized entry will place those who enter at risk. Sign plan is included as attachment I.

j. Site soils and geology (such as Soils Conservation Service (SCS) soils mapping)

Site soils will see very little change as a result of the Project. It looks as though the site is a neutral site, meaning that there will be no import of soils to the site.

k. Impact of project on site geology and geological hazards, if any

There is very little impact on site geology. Construction of the project will utilize methodologies which endeavor to leave the majority of the property undisturbed.

l. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

1. Landscaping-

Our goal for the landscape plan is to concentrate landscape efforts where they will have the most positive impact on the residents who are in close proximity to the development.

The following limitations dictate landscape design.

- a. We are unable to utilize landscaping that will shade solar arrays.
- b. The chain link fence which separates the development from the Lurvey property to the South is located on the Lurvey property line.

- c. The Western edge of the development is not in view of residents and borders vacant land.
- d. The Northern edge of the development is up against the Grand Valley Irrigation Canal right of way.

Our landscape plan focuses on the Eastern and Northeastern portions of the development. The Eastern and Northeastern areas of the development are areas that directly impact surrounding development and seem to make the most sense in terms of areas that would benefit from landscaping efforts. There is no place for landscape improvements along the Lurvey property. Landscape improvements along the Western edge of the development will not be visible to the community. Finally, landscape improvements along the Grand Valley Irrigation Canal are incompatible with the canal in that plant materials migrating into the canal would be a detriment to the irrigation system as a whole.

Our plan dedicates a significant set of improvements to the areas which will best serve the community. Plant, ground cover as well as fencing improvements will help beautify the area and will provide the visual barrier desirable to ensure an aesthetically pleasing development to the community. We believe that our landscape plan takes into consideration the spirit of the requirements in a rational and pragmatic approach.

Our landscape plan incorporates plant and cover materials which use low amounts of water for irrigation and which are low maintenance. Our intent is to have the lowest negative impact on environment and resources, particularly at a time of tightening water resources. The landscape plan is included as attachment G.

2. Fencing-

Fences serve three purposes in this development.

- a) To keep the community safe
- b) Visual buffer that is aesthetically pleasing between the community and the development.
- c. To secure the asset contained within the development.

The majority of the fence is a steel chain link fence with added privacy inserts. We will utilize this style of fence around all four sides of the development on the School District property. In addition to the chain link fence, we will add a ranch style fence to improve the aesthetics of the Southeast corner of the site where the City of Grand Junction property abuts 29 ½ Road and D ¼ Road. Chain link fence is aesthetically adequate, extremely durable and impervious to security risks from outside the development. The chain link fence will have a three-strand barbed wire feature on top which will provide further security for the development. The ranch fence will serve to improve the corner of 29 ½ Road and D ¼ Road for the surrounding community.

There will be double access gates on the Southeast corner of the development that will be at the end of the access drive which will allow vehicles to "cue up" in front of the access gate off of City streets. Access to the site is via 29 ½ Road to D ¼ Road to the access drive which is located opposite Chert Drive across D ¼ Road. The gates will be constructed of steel frames and chain link with privacy inserts. The steel gates will provide a lasting quality. Chert will only be utilized in the event of an emergency. During construction and during periodic maintenance operations, Ecoplexus and our contractors and personnel will access the site via 29 ½ road and D ¼ Road.

3. Landscape and Fence Budget-

In our Project budget we have allotted \$50,000.00 for aesthetic fencing and landscaping. Given that landscaping most areas of this development would be a waste of resources and would not benefit anyone in the community, Ecoplexus proposes that we utilize the \$50,000 to complete the landscape improvements which we have designed and use all remaining dollars to make improvements to other areas which will benefit City residents. Once we determine how much money is available, we would propose consulting with City Staff to determine the best use of the remaining dollars.

m. Development Schedule and Phasing

Scheduling and Phasing will have a lot to do with ensuring overall project success. Our goal is to begin engineering and procurement as soon project approvals have been received. We believe that actual on site construction will commence during the second week of August. Actual on site construction should take approximately ten to twelve weeks, with most of the heaviest operations occurring in the first four weeks.

Civil work will commence during the first week, followed by two weeks of installing the posts and columns that support the solar arrays. During that first two weeks of construction there will be delivery trucks that deliver the steel and materials necessary to construct the solar array support structure along with all materials necessary to construct the perimeter fence. The balance of six to eight weeks will be spent completing the array structures, mounting the solar modules and completing the electrical systems. During construction weeks five through seven, trucks will deliver solar system and electrical system components which will be used in the last phase of construction. The final stage of the process is testing and commissioning which typically takes one week on a project of this size.

The most active parts of the process will be the first three to four weeks during civil construction and post installation. We will only work during the hours and days allowed by the City for construction and all work will be contained on the site. We will do our best to get done with the most disruptive operations as quickly as is safely possible so as to inconvenience the community the least. The only other part of the process that has the potential to disrupt the surrounding

areas will be materials delivery. We will utilize trucks which will reduce the number of trips necessary to bring materials to the site.

Once the first four weeks of construction are complete, the balance of construction consists of assembly, wiring and testing. The positive to these operations is that they are quiet and low impact operations. They are not disruptive operations and will go largely unnoticed by the surrounding areas. Of all the kinds of land development that could happen on this site, solar development is one of the lowest impact.

V. Compatibility with Adjoining Properties.

In addressing the three areas of compatibility, there is a consistent theme; which is, that of all types of development that could be placed on this 10+ acre site, a solar farm is the least obtrusive.

A. Protection of Privacy

The issues of privacy that typically are of concern with new developments tend to revolve around additional people. Unlike almost every other type of development, the solar farm will not bring additional people to the development. With the exception of a few maintenance personnel two to four times per year, the development will be void of people. To that end, the issues of protecting the privacy of existing residents becomes largely a non-issue. Other concerns of privacy often arise when new developments include structures which are as tall as, or taller than, existing structures on neighboring properties. In the case of this ground mounted solar farm, the structures are much lower than typical developments and will not impede line of sight or impose on the privacy of existing residents. To the extent that there may be concerns about reduced privacy, the design of the solar farm includes fencing and landscaping attributes which will serve to mitigate privacy concerns and ensure that the solar farm is viewed as a positive attribute to the community.

B. Protection of Use and Enjoyment

The solar farm, by design, is very low impact to surrounding communities. We have arranged the site so that it is tucked away from most residents, situated between vacant land and irrigation facilities, there will be very little opportunity for most people to even see it without looking for it. Not only will the solar farm not impede residents from continuing full enjoyment of their properties, by placing the solar farm in this location, it will serve to protect neighboring residents from future developments which could have significant negative impacts on their ability to fully enjoy their properties. Almost all other developments on this site would bring

greatly increased traffic flows and negative impacts to residents. This solar farm will reside at this location for the next twenty years and maybe longer.

C. Compatible Design and Integration

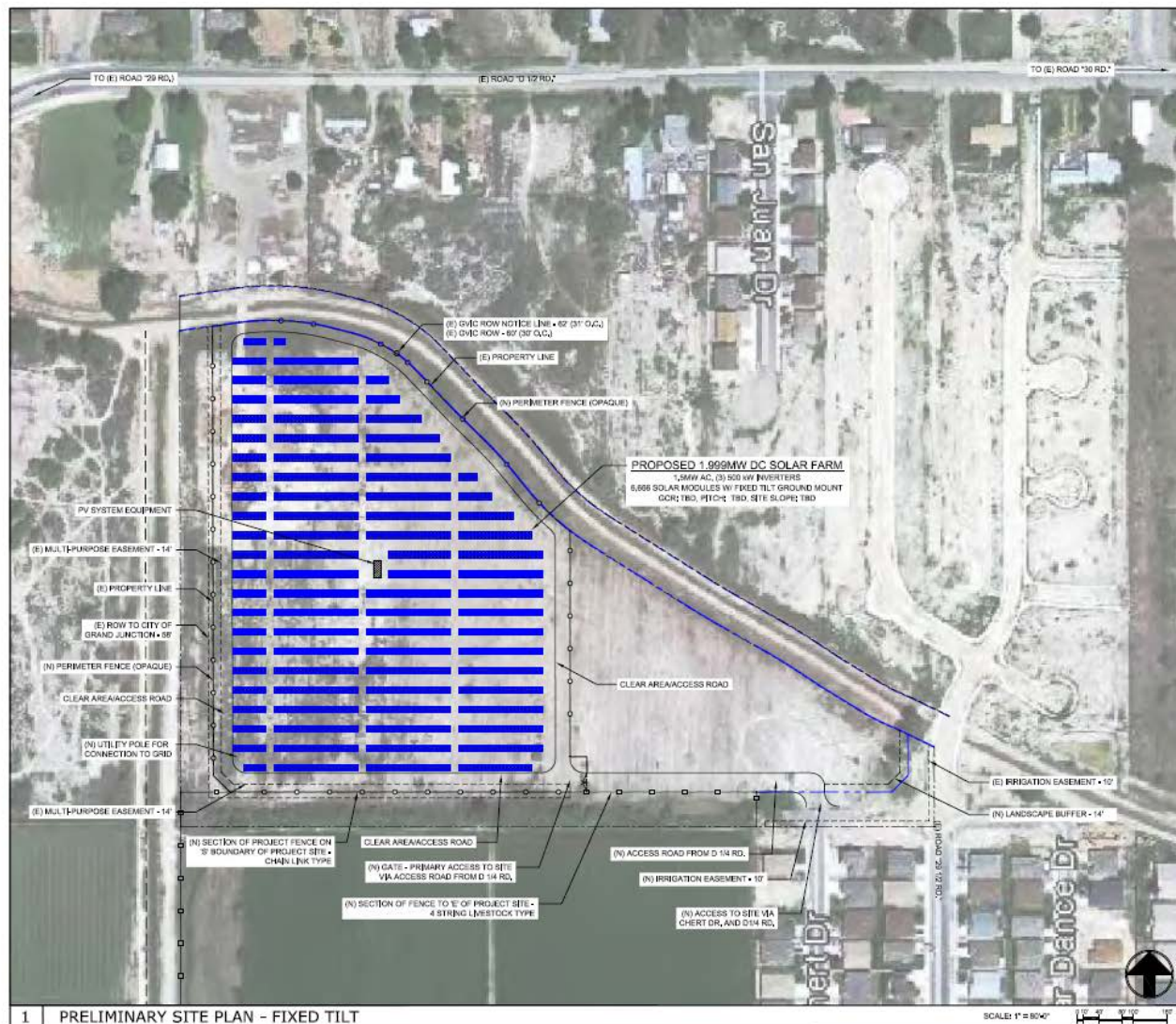
As was discussed earlier, solar farms are quiet and pose no adverse environmental threats. By placing the solar farm on the site, the environment will be improved, both locally and in the broader sense. In every instance that we have been on site since first considering the site, we have witnessed evidence of the dumping of trash, empty bottles and cans. By developing this site as a solar farm and securing it appropriately, we will greatly reduce, if not eliminate, the illegal dumping and mischief that appears to be an ongoing issue on the site. This speaks directly to the environment of the surrounding community and reduces the strain on local law enforcement. The solar farm will also reduce dust on the site, reduce the risk of fire on the site, and ensure that the site is maintained in a way that improves the environment of the neighborhood.

There is often times concerns about glare that could be emitted from solar arrays. The reality is that there have been great improvements in the design and construction of solar panels and at this stage, many are even being placed in and around large airport facilities. In fact, we are working on several solar projects which are located at and in the close proximity to major and small airports. The FAA would never allow large scale solar developments at airports if glare continued to be an issue.

We strongly believe that of the many types of development that could be considered for this property, the solar farm will be the least obtrusive and will provide the most benefit to the nearby residents as well as the City and Region as a whole.

VI. Attachments

- A. Development Application and Application Fee
- B. Ownership Statement/Deed- The owner of the property is The School District, and we will submit the Ownership Statement prior to the actual CUP hearing in time for it to be included with the agenda. (Not attached)
- C. Construction Elevations
- F. Fire Flow Form
- H. Neighborhood Meeting Notes (Two files)
- I. Sign Plan/Sign Package
- J. Site Plan
- K. Storm Water Management Plan/Permit
- L. Letter from engineer addressing site runoff



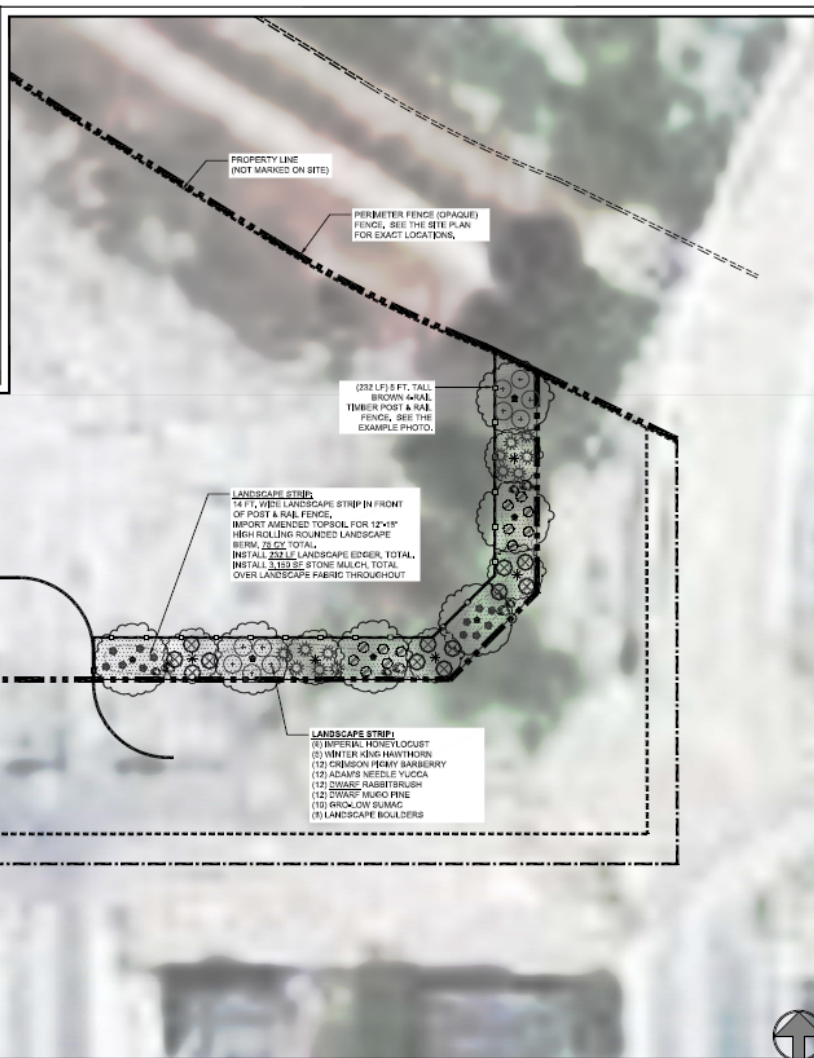
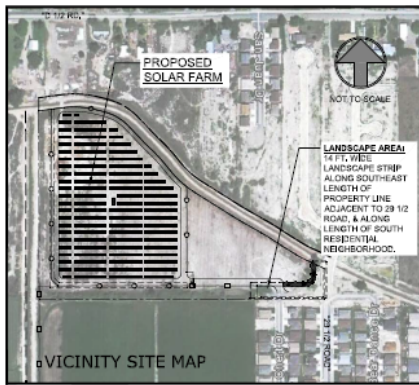
OFFICIAL USE ONLY

NOT FOR CONSTRUCTION



PROJECT NOTES:

1. MIN. 20' CLEAR PATH AROUND THE OUTER MOST PERIMETER OF SOLAR ARRAY,
2. 20' PATH IN BETWEEN ARRAYS FOR FIRE ACCESS,
3. MIN. 20' RADIUS AT INTERSECTIONS FOR FIRE ACCESS.



1 LANDSCAPE PLAN ENLARGEMENT AT SOUTHEAST CORNER OF SITE

SCALE: 1" = 160'

OFFICIAL USE ONLY

NOT FOR CONSTRUCTION



REV	DESCRIPTION	DATE

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

PROJECT NOTES:

- SEE SHEET L-1 AND L-2 FOR LANDSCAPE PLAN, LEGEND, NOTES, DETAILS, AND CITY OF GRAND JUNCTION CALCULATIONS.
- PROPOSED PLANT MATERIAL: 11 TREES AND 89 SHRUBS

DRAWN BY:	JJ
APPROVED BY:	
DATE:	10/24/13
EXP. JOB NO.:	
TITLE:	

**LANDSCAPE
PLAN**

L1.1

Julie Wolverton,
Landscape Architect

REVISED 10/24/13

6190 Highland Road
Mesa, CO 81602
P: 773.348.8781
O: 970.417.2779
wolverton@ecoplexus.com

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SHIELDING EXISTING OR BURIED UTILITY LINES, OR ANY OTHER EXISTING UTILITIES, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO BURIED UTILITIES, STRUCTURES, SITE EROSION, AND/OR SOILS OCCURRING AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
4. REMOVE ALL OF THE EXISTING TREES AND VEGETATION FROM THE PROPOSED LANDSCAPE AREA DURING REVELUTION.
5. INSTALL ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE BEGINNING SITE CONSTRUCTION. SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS THROUGHOUT THE CONSTRUCTION PERIOD. THE MAINTENANCE SYSTEM, WATERING OF PLANTS, SPRINKLING, PRUNING, WEEDING, FERTILIZING, ETC.,)
7. MEASURE OUT THE PLANS TO ACCURATELY LAYOUT ALL PLANT LOCATIONS, INCLUDING EXISTING TREES, BEARING SITE FEATURES, AND PLANTED AREAS.

9. INITIAL A NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR THE NEW LANDSCAPE USING OTHER MATERIALS, SUCH AS PLASTIC, OR AN AUTOMATIC CONTROLLER. USE LOW VOLUME DRIP OR BUBBLE IRRIGATION TO ALL PLANT MATERIAL. 2" SPACED ENTITIES PER SURFACES AND 4" SPACED ENTITIES PER TREES.
10. ALL PLANTING BED AREAS SHALL HAVE A MINIMUM OF 8 INCHES OF TOPSOIL. TOPSOIL SHALL BE PRICE OF ORDERED LARGER THAN 1/2" SIEVE AND 1/4" SIEVE. TOPSOIL SHALL BE 3" MINIMUM FOR IMPROVEMENT FOR LOW ROLLING FLAUNDED MOUNTAINS NORMAL.
11. WHEN INSTALLING PLANT MATERIAL, PLANT MAT SHALL BE COMPOSED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH) OR BACK TO BACK ENRICHED PRODUCTS TO 2 PARTS TOPSOIL. TOPSOIL SHALL BE 3" MINIMUM. TOPSOIL SHALL BE THE QUANTITY OF THE ROOTBALL, FILL WITH PLANT MAT.
12. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, COLOR, AND BROWNEY PATTERN. ALL PLANT MATERIALS MUST BE SUBSTITUTED AS APPROVED BY THE ARCHITECT.
13. ALL LANDSCAPE SHRUB AREAS SHALL BE INSTALLED WITH WEEDS MULCH AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SWEET WOOD.

12. STARTUP TREES SHALL HAVE THIRTIETH (30") WOOD BATED PRUNING OR APPROVED EQUIVALENT INSTALLED UNDER WHICH UNBATED NOTED OTHERWISE - OVERLAP GROWS WITH 4" AND ATTACH PRUNING IN PLACE WITH 8" BIRD STAPLES AT MAX. 4' O.C.
13. WHEN PLANTING TREES, SHRUBS, OR PERENNIALS THOROUGHLY SOAK PLANTING HOLE WHILE UNCOVERING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING.
14. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE CONTRACTS OF COLORADO (A.L.C.C.) SPECIFICATIONS. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED BY CONTRACTOR FOR ONE YEAR FROM FINAL ACCEPTANCE. ANY AND ALL DEFECTS SHALL BE REPLACED AT NO COST TO OWNER DURING GUARANTEE PERIOD.
15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY MEANS, METHODS, OR APPROPRIATENESS OF CONSTRUCTION PROCEDURES BY ANY CONTRACTOR.

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	SYN	ANTHRAKIS NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
TOTAL	•	CHARTERUS VIRENS VIRENS GRAY	VENTER NEWS HARTWORTH	2" GAL.	8 TOTAL	10" TALL, 10" SPREAD, WHITE SPINDS FLOW
	•	ELEPHANT TROCHANTERIS SUPERBIAL	SUPERBIAL HONEYLOCUST	2" GAL.	8 TOTAL	10" TALL, 10" SPREAD, YELLOW FALL COLOR

	<u>PLANT (CUL. NAME)</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QUANTITY</u>	<u>REMARKS</u>
JANUARY	* <u>WARRENIA THUNDERII</u> <u>AUTOPURPUREA "BLOSSOM PINK"</u>	<u>CHERRY PINK WARRENIA</u>	3 GALLON	12 TOTAL	2" TALL, V SPREAD, RED FOLIAGE
	* <u>IRIS AUREMATA "GEO. LOW"</u>	<u>GEO. LOW IRIS</u>	3 GALLON	12 TOTAL	2" TALL, V SPREAD, ORANGE BELL FLOW
	* <u>CHRYSOBARNIS NARCISSUS "YANA"</u>	<u>YELLOW NARCISSUS</u>	3 GALLON	12 TOTAL	2" TALL, V SPREAD, YELLOW FALL FLOW
	* <u>IRIS SUECO PINK II</u>	<u>200AMP SUECO IRIS</u>	3 GALLON	12 TOTAL	4" TALL, V SPREAD, PINKFLOWER
	* <u>YUCCA FILAMENTOSA</u>	<u>ADAMS NEEDLE YUCCA</u>	3 GALLON	12 TOTAL	2" TALL, V SPREAD, SPINE FOLIAGE

ITEM	DESCRIPTION	QUANTITY	REMARKS
1	1/4" RED GRANITE MULCH	1,100 SF	PLACE 1" DEEP OVER LANDSCAPE FABRIC IN DESIGNATED LANDSCAPE AREAS
2	1" FLY ASH, TREES POST AND RAIL FENCE, CHAIN LINK	132 LF	CONTRACTOR TO SUPPLY BIRCH SPECIES AND PHOTOS OF PRODUCT FOR APPROVAL PRIOR TO CONSTRUCTION. INSTALL PER INDUSTRY STANDARDS WITH POSTS SET CONCRETE 5" F.C. BOLL. INSTALL 1/4" DRAINAGE DRAINAGE ON TOP OF FENCE FOR FLOOD
3	4" FLY ASH CHAIN LINK FENCE IN BUSHES	200 SF	INSTALL PER INDUSTRY STANDARDS, SEE SEE PLAN FOR EXACT LOCATIONS
4	1" FLY ASH CHAIN LINK FENCE IN BUSHES	200 SF	INSTALL PER INDUSTRY STANDARDS, SEE SEE PLAN FOR EXACT LOCATIONS
5	LANDSCAPE BOLLER	100 SF	BURY 10" DEPTH TO LOCATIONS IN LANDSCAPE, SEE DETAIL, THIS BOLLER
6	CONCRETE BOLLER BOLLER BOLLER	200 SF	1" FLY ASH 1" LANDSCAPE, OVERLAY AND INCLUDE WITH STAKES FOR THE BOLLER
7	BOLLER BOLLER	200 SF	PLACE TOPSOIL AS SHOWN ON THE DRAWINGS TO CREATE 12" - 18" HILL BOLLER

TREES SPACED AT 40 FT. O.C. MINIMUM =
232 LF DIVIDED BY 40 = 5.8 = 6 LARGE TREES REQUIRED
75% COVERAGE OF LANDSCAPE SHRUBS IN LANDSCAPE AREA
3,150 SF SHRUB BED X 75% COVERAGE = 2,363 SF COVERAGE
2,363 DIVIDED BY 49 SF AVERAGE SHRUB = 48 SHRUBS
REQUIRED

- 6 LARGE TREES REQUIRED
11 2" CALIPER TREES PROVIDED
- 48 5-GALLON SHRUBS REQUIRED FOR 75% COVERAGE
58 5-GALLON SHRUBS PROVIDED FOR 78% COVERAGE

Julie Wolverton,
Landscape Architect

61945 Nighthawk Road
Montross, CO 81439
p: 970.248.8992
e: 970.417.1778
www.suttonblumentross.com

EnoPhosur, Inc.
650 Townsend St., Ste. 310
San Francisco, CA 94103
Ph: 415-626-1802
Fax: 415-446-3486
U.S. No. 661720

MESA CSG
2930 D 1/4 RD. APN: 2943-173-34-941
GRAND JUNCTION, COLORADO 81504

LANDSCAPE
LEGEND, NOTES,
& DETAILS

<div style="border: 1px solid black; padding: 2px;"> DRAWING NO. </div>

L1.2

CLIPPING PATTERNS FOR TECHNIQUE TREE PLANTING

FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 3' OVER UPDRAPE, THE DOWNDRAPE, BEFORE PLANT FOR PREVENTING WIND.

CLIPPING PATTERNS FOR CONCRETE TREE PLANTING

FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 3' OVER UPDRAPE, THE DOWNDRAPE, BEFORE PLANT FOR PREVENTING WIND.

CLIPPING PATTERNS FOR TECHNIQUE TREE PLANTING

FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 3' OVER UPDRAPE, THE DOWNDRAPE, BEFORE PLANT FOR PREVENTING WIND.

CLIPPING PATTERNS FOR CONCRETE TREE PLANTING

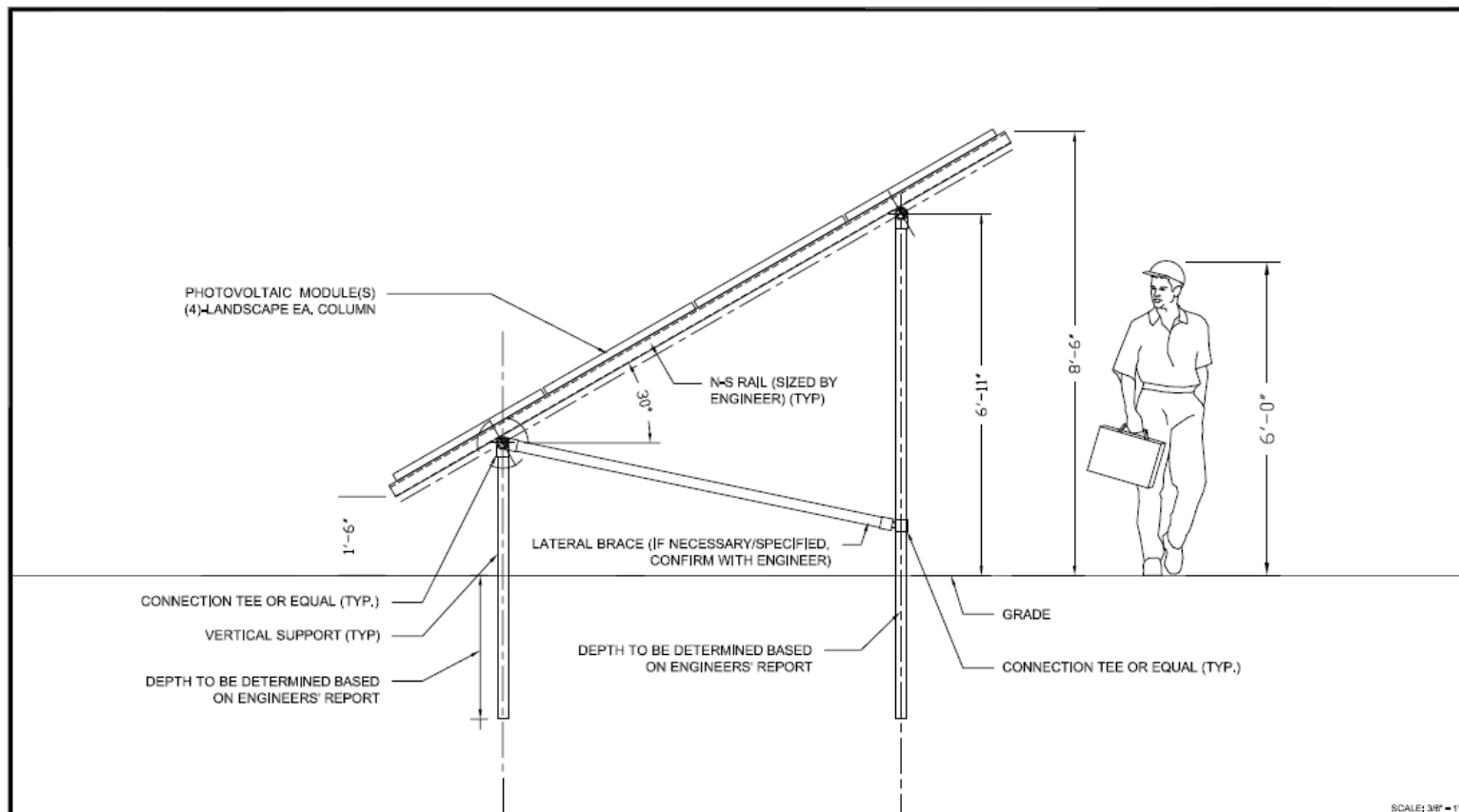
FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 3' OVER UPDRAPE, THE DOWNDRAPE, BEFORE PLANT FOR PREVENTING WIND.

A photograph of a wooden fence with vertical posts and horizontal rails, set in a lush green field. The fence runs diagonally across the frame.

(D) 5 FT. 4-RAIL POST & RAIL FENCE
L-2 NOT TO SCALE

F 3-STRAND BARBED WIRE SECURITY TOP
L-2 NOT TO SCALE

E CHAINLINK FENCE WITH
L-2 WINGED PRIVACY SLATS NOT TO SCALE



1 ARRAY ELEVATION - 30° FIXED TILT

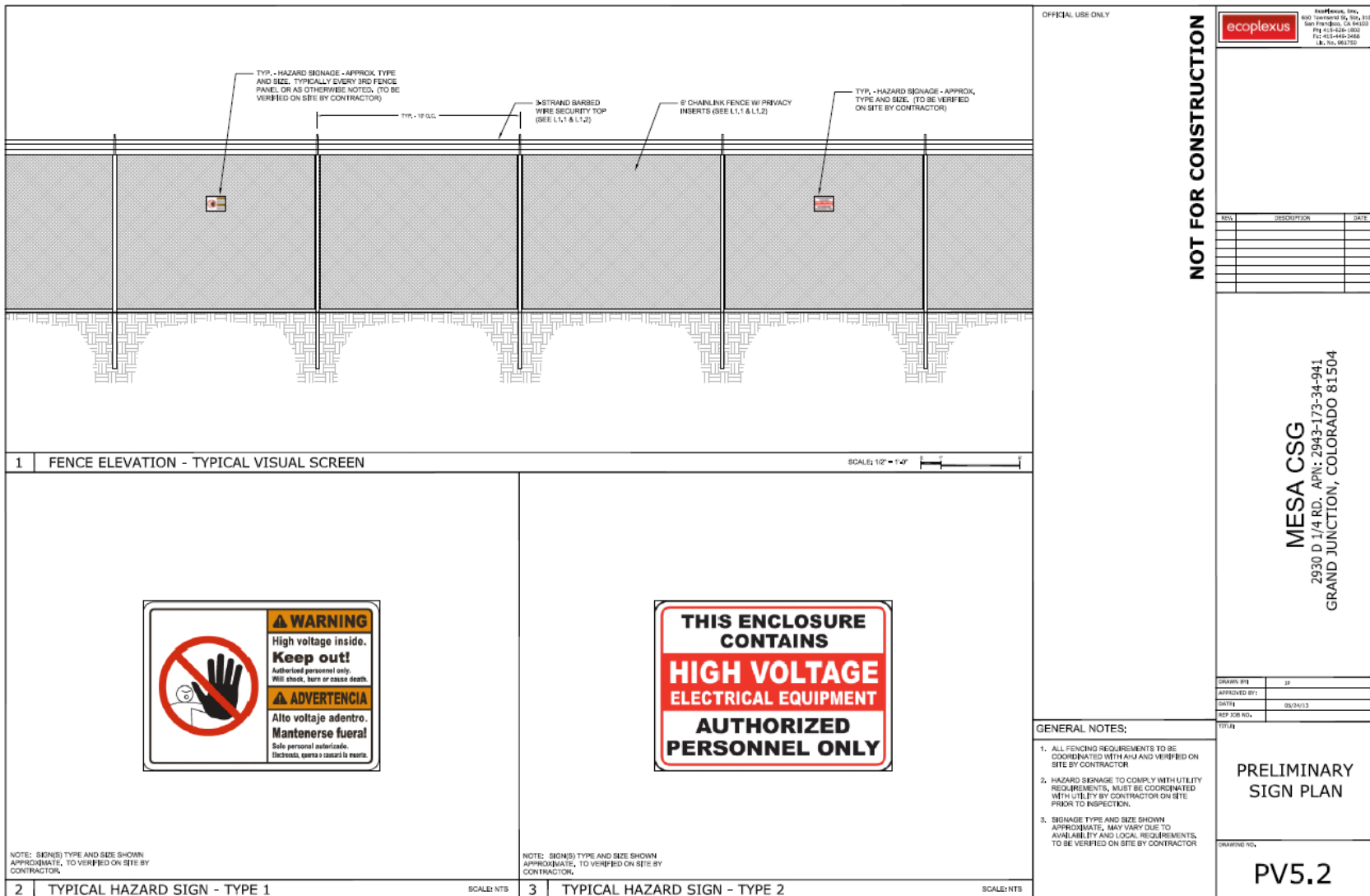


ECOPLEXUS, INC.
650 TOWNSEND STREET
SAN FRANCISCO, CALIFORNIA 94103
PH: 415-424-4795 FX: 415-449-3486

TYPICAL ARRAY ELEVATION FIXED TILT GROUND MOUNT ELEVATION

DATE:	05/24/2013
REVISION:	
DRAWN BY:	JP
DWG. NO.:	

PV 5.1



GRAND JUNCTION PLANNING COMMISSION
JUNE 25, 2013 MINUTES
6:00 p.m. to 7:10 p.m.

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Reginald Wall, Loren Couch, Jon Buschhorn, Steve Tolle and William Wade.

In attendance, representing the City's Public Works, Utilities and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner). Greg Moberg was present from the Economic and Sustainability Division.

Also present was John Shaver (City Attorney).

Lynn Singer was present to record the minutes.

There were no interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Lisa Cox, Planning Manager, introduced John Shaver, City Attorney, who would be substituting for Jamie Beard during the meeting. Ms. Cox then announced that there would be no workshop held on Thursday, July 3, 2013 or Planning Commission meeting held on Tuesday, July 9, 2013.

Ms. Cox also announced that the City and Mesa County Planning Commission joint planning workshop on the Orchard Mesa Neighborhood Plan would be held on Thursday, July 11, 2013 at noon in the City Hall Breakroom.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the May 14, 2013 regular meeting.

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted any item pulled for additional discussion or a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wall) “I move that we approve the Consent Agenda as read.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

Public Hearing Items

2. Community Solar Project CUP – Conditional Use Permit

Consideration of a request for a Conditional Use Permit for a solar power generation facility (basic utility) on 14.34 acres in an R-8 (Residential 8 du/ac) and CSR (Community Services and Recreation) zone district.

FILE #: CUP-2013-202

PETITIONER: Ecoplexus

LOCATION: 2930 and 2940 D ¼ Road

STAFF: Brian Rusche

Applicant's Presentation

Mr. Gary Eberhart, Ecoplexus Senior Project Manager, began by introducing himself and sending apologies on behalf of Bill Brick, Ecoplexus Project Developer, who was unable to attend the meeting.

The City of Grand Junction and School District #51 own the property and will be subscribers to the solar garden, according to Mr. Eberhart. Ecoplexus is a solar developer, serving the commercial, municipal, educational, and utility markets with distributed generation projects between 500 kW and 5 mW in size.

The proposed project is a 2 mW community solar garden on 10.56 acres. The project is for 20 years. Colorado has state policies with a goal of 30% renewable energy by the year 2020. The Community Solar Garden Act, passed by the Legislature in 2012, requires the PUC to offer a structure for public utilities to develop centrally located community solar gardens with renewable credits sold to subscribers. Rules limit the size to 2 mW, with at least 10 subscribers in the County, reserving 5% of the energy for income qualified residents.

Mr. Eberhart showed the site plan and described Phase I, including the adjacent land uses and general layout of the solar arrays and access road. He then showed a typical array elevation with a maximum height of 8 foot, 6 inches.

The proposed landscaping is structured to provide benefit to those residences closest to the property in the southeast corner of the property, including a ranch style fence. The remainder of the property will have a chain-link fence with a visual barrier on the east side.

Mr. Eberhart explained the construction of the project, including underground trenching, with the solar arrays on steel posts that are "vibrated" into the ground, without pouring concrete. This part will take approximately 3 weeks. The remainder of the installation Mr.

Eberhart compared to assembling an Erect-a-set. Goal for operation is December 20, 2013.

Mr. Eberhart then showed photos of solar projects that had been completed elsewhere.

Mr. Eberhart outlined the benefits of the project, including a \$3 million electric cost savings for the City and School District, which will free up general fund dollars. An estimated annual reduction of 3000 metric tons of CO₂, which is equivalent to 592 passenger vehicles or 6600 barrels of oil. The project is a wise use of public land that would otherwise be a liability, turning it into a productive asset. Mr. Eberhart praised the bold leadership by City and School District.

After the 20 year life of project, the community will have opportunity to own the asset, or it can be removed and the site returned to its original state. The solar panels have 25 year life, but they degrade one half of one percent each year, resulting in about 90% production in 20 years, according to Mr. Eberhart.

Mr. Eberhart addressed the compatibility of the project. It will produce zero emissions, the proposed landscaping and buffers will mitigate visual impact, the panels do not glare and have been installed at airports, the panels are made of non-hazardous recyclable materials. The proposed fence provides security.

Mr. Eberhart continued, stating the solar technology is safe, as evidenced by its installation at homes and schools. The panels are only 8'6" and will not block views. Between 2 and 4 times a year a crew will clean and maintain facility, which will otherwise be monitored from Ecoplexus' offices. Development of the facility does not increase traffic or need for services and will "lock up" the property with a non-invasive use. While there will be no pavement, there will also be no dust, which is incompatible with solar panels. Mr. Eberhart indicated that steps will be taken that are necessary to reduce dust. No lighting is proposed except a night-light near the invertors. No heat island effect will occur, since PV (photovoltaic) panels absorb and store heat, but at a lower rate than the Earth. Mr. Eberhart indicated that the project will comply with planning and fire standards.

Questions for the Applicant

Commissioner Wade asked whether the landscaping buffer would be completed now or later.

Mr. Eberhart replied that his job is to get facility up and running, with the landscaping subsequent. Economically, thought, it makes sense to get it done right away. Mr. Eberhart noted that he has discussed with staff the way to get the most positive impact with the landscaping dollars.

Commissioner Wall asked about Lot 2 and whether there is the possibility of an expansion; if so would it be similar to Lot 1.

Mr. Eberhart replied that his company wants to do an expansion, but must submit for another project to Xcel for approval via a lottery. If successful, it would be similar.

Commissioner Wall asked whether the landscaping would change with an expansion.

Mr. Eberhart replied that it was likely a composite wood fence, which lasts 30 years, would be used instead of chain link right at the edge of the neighborhood.

Commissioner Wall asked whether a wood fence was enough to protect the facility.

Mr. Eberhart indicated that very little theft occurs at solar facilities internationally; however they would propose barb wire on top of a composite fence, but if opposed by the neighborhood, other options that are aesthetically pleasing would be used.

Commissioner Couch asked about the vegetation under the panels.

Mr. Eberhart replied that the project will disturb the ground as little as possible and dust control would be used during project.

Commissioner Buschhorn asked if the 2nd parcel is developed, will it need to come back for a CUP.

Lisa Cox, Planning Manager, replied that the staff report says it will come back as an amendment to the CUP, since the CUP already includes both properties that function as one. The amendment would include specific details for that phase.

Commissioner Buschhorn asked if the panels will be facing the sun, will they rotate.

Mr. Eberhart replied that it is a fixed tilt system. The original design was a horizontal tracker on a single axis, but the site does not have enough room so they will be fixed at the most optimum location, resulting in a loss of about 8% efficiency.

Commissioner Buschhorn reiterated that the panels will be facing at sun all the time.

Mr. Eberhart stated that policies are changing relative to solar, with state legislatures finding ways to attract solar development. His company is hoping that policies will evolve so they can do a Phase II.

Commissioner Buschhorn asked if the panels are non-glare, as the 2nd closest house is two stories.

Mr. Eberhart replied that they may have a glossy look, but will not bounce light into a house.

With no further questions, staff was asked to make a presentation.

Staff's Presentation

Brian Rusche, Senior Planner with the Public Works, Utilities and Planning Department, introduced the Conditional Use request, noting there are two addresses for the project.

Mr. Rusche explained that the terms “farm” “garden” “project” or “facility can be used interchangeably. The site plan shown has the School District property as 10.56 acres with the proposed solar arrays. The majority of the properties to the north, west, and south are not in the City, according to Mr. Rusche. The City owned property is for access and landscaping, with Phase II to be considered as an amendment to the CUP.

Mr. Rusche explained that the property was originally acquired by the City in anticipation of an elementary school. It was divided between the City and School District after annexation. In 2012, the District's piece was rezoned R-8 as part of a consistency update with the Comprehensive Plan. This rezone was completed prior to consideration of this site for a solar utility. A CUP is triggered by this change to the R-8 zone as a basic utility is not normally allowed in a residential zone, but is allowed in the CSR zone.

The Comprehensive Plan designates this portion of Pear Park as Residential Medium. Mr. Rusche cited Goal 11 of the Comprehensive Plan, which states that public facilities and services are a priority and that this project is a partnership with the City, School District and a private firm (Ecoplexus) putting up construction capital.

Mr. Rusche then showed the Commission an aerial photo, highlighting the GVIC canal to the north, an unimproved D ¼ Road right-of-way to the south, an unimproved 29 ¼ Road right-of-way on the west, and to the east the 29 ½ Road canal crossing which connects D to D ½ Road. The largest neighbor is agricultural, with the nearest subdivision residence 300 feet away. A ditch exists along the 29 ¼ Road right-of-way on the west, which is where a power feed will go south through the Lurvey property to D Road. The Siena View subdivision is on the north, along with the unfinished Wexford subdivision and acreages with structures at least 200 feet away, all separated by the canal.

Mr. Rusche next discussed the site plan, noting that the project is just less than 2 mW. A 6' opaque chain link with barb wire and an access road on the inside perimeter, along with a 20' access between panels provides security, privacy, and full use of the land. Access to the site is at Chert and D ¼ with no other improvements proposed, as there is no traffic except maintenance.

The landscaping buffer is for the benefit of adjacent residences without undue maintenance, according to Mr. Rusche. Different developments have different landscaping requirements, but these don't fit with solar panels that gather the sun. As such, Mr. Rusche recommended that the Commission approve the proposed plan, which he noted was similar to a subdivision entrance. The City has irrigation rights to maintain the landscaping and the plan would be reevaluated if a 2nd phase is proposed. Further, the proposed panel height of 8'6" was shown in comparison to average person; the panels would be surrounded by 6' fencing that includes warning signs and these were incorporated into the applicant's request.

Mr. Rusche, as project manager, recommended that the Commission approve the request, finding that it meets the criteria for a CUP and that the site design, fencing, and landscaping proposal create compatibility.

Mr. Rusche further recommended conditions that include items to be completed and to be remembered, including the access and operation of the site as one unit on both parcels for the 20 year duration of the project. Mr. Rusche noted that a CUP, if approved, runs with land, as do the conditions, once fulfilled, including operation as one project.

Planning Commission Questions for Staff

Commissioner Wall asked if Lot 1 and 2 function as one site for the duration of the use, then if more panels are proposed on Lot 2, why would it need another review.

Mr. Rusche responded that the access point to the District property is on City property, which ties them together for duration of project. Therefore, a review must be done in the same manner as the original request, which is through, the CUP process.

Commissioner Wade asked why two years was chosen as the deadline to complete the landscaping.

Mr. Rusche responded that it would give one additional growing season, with a total of two seasons, to complete the landscaping so it will grow.

Commissioner Buschhorn asked if the tie in line on the Lurvey property was being pushed on them.

Mr. Rusche responded that negotiations with the Lurveys were mutual and between them and Ecoplexus, along with Xcel, who will use the line. These negotiations are done outside the CUP process, but the condition was included so that it gets done. Mr. Rusche emphasized that no condemnation of property was being used.

Public Comment

There was no public comment.

Planning Commission Discussion

Commission Wall stated that the request makes sense and is compatible. He asked that staff work with the applicant in making sure the fencing does not need to be changed if they expand.

Commissioner Wade asked if a commissioner wants to change a condition, can the commission approve it with that change.

Ms. Cox asked Commissioner Wade to include the change in the motion.

Chairman Reece asked if there were any other questions or comments. As there was no further comment, she asked for a motion.

MOTION: (Commissioner Wade) “Madam Chairman, on the request for a Conditional Use Permit for a solar power generation facility (basic utility) on 14.34 acres in an R-8 (Residential 8 du/ac) and CSR (Community Services and Recreation) zone district, CUP-2013-202, I move that the Planning Commission forward a recommendation of approval to the City Council with the facts and conclusions listed in the staff report, with the condition that the landscaping be completed in 18 months rather than 24 months.”

Commissioner Tolle seconded the motion. A vote was called and the motion passed by a vote of 6 – 1 with Commissioner Wall voting against the motion.

3. Form Districts Code Amendment – Zoning Code Amendment AT 50:00

Forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.03.090, Form Districts.

FILE #: ZCA-2013-229

PETITIONER: City of Grand Junction

LOCATION: Citywide

STAFF: Greg Moberg

Staff's Presentation

Greg Moberg, Planning Supervisor with the Division of Economic Development and Sustainability, introduced the proposal to amend Section 21.03.090, Form Districts, of the Grand Junction Municipal Code.

Mr. Moberg explained that the proposal was to address the language concerning the Mixed Use Corridors. Mr. Moberg went on to clarify the differences between traditional and form based zoning. Traditional zones require that the building be setback from the street whereas form based zones bring buildings forward placing the pedestrian in direct contact with the storefront and first floor uses. Traditional zones are use based and form based zones are more about building form and function. The emphasis of traditional zones is on the property whereas the form based zones emphasize the building's relationship with sidewalks and roads. Finally, traditional zones segregate uses whereas form based zones bring different types of uses together.

Mr. Moberg then explained the reasons for the proposal, explaining how the mixed use form districts and the specific building types are regulated in the Mixed Use Corridors.

There are three mixed use districts specified in the Code: Mixed Use Residential, Mixed Use General, and Mixed Use Shopfront. There are five building types allowed within the mixed use districts: Shopfront, General, Apartment, Townhouse and Civic. The

Shopfront building type is only allowed in the Mixed Use Shopfront district, the General building type is only allowed in the Mixed Use General district. This limits where retail sales and service can be located as retail sales and service are only allowed in the Shopfront building type and not in the General building type. Consequently, a problem is created as the Shopfront district is only allowed at the intersections of major roads. Therefore the Code doesn't allow a complete mixture of uses within the Mixed Use Corridors.

Mr. Moberg then summarized the proposed changes to the Code. These changes included striking the wording that restricting Mixed Use Shopfront districts to be located at the intersections of major roads, added wording concerning awnings and landscaping and cleaned up the wording concerning uses allowed within each building type.

Planning Commission Questions for Staff

Commissioner Tolle asked if designated bike lanes were taken into consideration with the Form based districts.

Mr. Moberg explained that that bike lanes were outside the scope of the Form districts. Currently, the Transportation Plan addresses bike lanes as the Form districts are more focused on where people live and work and the creation of pedestrian oriented development.

Commissioner Tolle made a recommendation that staff find some way to meld the two together that would create a bicycle and pedestrian friendly development. He went on to say that the proposed changes are well done and that he thought we needed to do this.

Ms. Cox stated that Kathy Portner of Neighborhood Services and Jody Kliska, Traffic Engineer, are working on developing something concerning complete streets.

Commissioner Wall asked for clarification that Shopfront building types are only allowed in the Mixed Use Shopfront district.

Mr. Moberg explained that that was correct and this would not change. What is being proposed is to remove the restriction that Mixed Use Shopfront districts can only be located at the intersections of major roadways thus allowing Mixed Use Shopfront districts throughout the Mixed Use Corridors. Mr. Moberg then explained how the General and Shopfront building type differ from each other.

Public Comment

No public comment.

Planning Commission Discussion

Commissioner Wall stated that he thought the changes were more development friendly which is a positive thing for the City.

Chairman Reese agreed.

Chairman Reece asked if there were any other questions or comments. As there was no further comment, she asked for a motion.

MOTION: (Commissioner Wade) “Madam Chairman, on the request to forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.03.090, Form Districts, I move that the Planning Commission forward a recommendation of approval to the City Council with the facts and conclusions listed in the staff report.”

Commissioner Wall seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 – 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:10 p.m.