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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, NOVEMBER 8, 2022 - 5:30 PM  
*Attend virtually:* <https://bit.ly/GJ-PC-11-8-22>**

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**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a request by Hedrick-Ortiz Holdings LLC to rezone 10.96-acres from PD (Planned Development) to R-4 (Residential – 4 du/ac) located at 172 & 174 Sunlight Drive
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. Consider an amendment to the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code.
4. Consider an amendment to the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**September 27, 2022, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:34 p.m. by Commissioner Andrew Teske.

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

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Dave Thornton (Principal Planner), Jacob Kaplan (Planning Technician), and Madeline Robinson (Planning Technician).

There were 8 members of the public in attendance, and 0 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

Minutes of Previous Meeting(s) from August 23, 2022.

**REGULAR AGENDA**

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**1. 609 24 Rd Rezone**

**RZN-2022-525**

Consider a request by M&G, LLC to rezone one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Rd.

**Staff Presentation**

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

**Applicant Presentation**

Applicant was present and available for questions.

**Questions for staff**

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 5:45 p.m. on September 27, 2022.*

**Discussion**

**Motion and Vote**

Commissioner Secret made the following motion “Chairman, on the 609 24 Rd Rezone request from a C-2 (General Commercial) zone district to a C-1 (Light Commercial) zone district for the 0.920-acre property located at 609 24 Road, City File Number RZN-2022-525, 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 Weckerly seconded; motion passed 6-0.*

**2. 1313 Bunting Rezone **RZN-2022-471****

Consider a request by CS Assets, LLC to rezone one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity) located at 1313 Bunting Avenue.

**Staff Presentation**

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

**Applicant Presentation**

Applicant Tracey States was present and provided a presentation regarding the request.

**Questions for staff**

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

*The public hearing was closed at 6:01 p.m. on September 27, 2022.*

**Discussion**

Commissioner Teske asked why the applicant would ever opt for lower density housing.

Commissioner Secret expressed his favor for the rezone.

**Motion and Vote**

Commissioner Ehlers made the following motion “Chairman, on the 1313 Bunting Rezone request from an R-16 (Residential 16 du/ac) zone district to an MXR-3 (Mixed Use Residential-3, Low Intensity) form district for the 0.21-acre property located at 1313 Bunting Avenue, City File Number RZN-2022-471, 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 Phillips seconded; motion passed 6-0*

**3. C ½ Road Gravel Pit Annexation **ANX-2021-613****

Consider a request by M & D Enterprises LLC to zone 27.83 acres from County RSF-R (Residential Single Family Rural) to CSR (Community Services and Recreation) located at 2855 C ½ Road.

**Staff Presentation**

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

**Applicant Presentation**

Applicant Andy Azcarraga was present and available for questions.

**Questions for staff**

Commissioner Ehlers asked why the maps showed two annexations. He also expressed concerns that the rezone would eliminate the possibility of Residential zoning in the future.

Commissioner Teske clarified that the rezone would be to CSR not R-8 as was indicated in a typo in the presentation.

Staff responded to questions and noted that the potential for this property to be utilized for residences in the future would be dependent on the intensity of reclamation efforts once the gravel pit was concluded.

**Public Hearing**

The public hearing was opened at 5:00 p.m. on Tuesday, September 20, 2022, via [www.GJSpeaks.org](http://www.GJSpeaks.org).

Susanne Andrew noted that there is not infrastructure to support the gravel pit and mentioned the impact this would have on wildlife.

Sandy Reams expressed concerns with increased traffic and impacts on wildlife. She is also worried about noise and dust generated from the site.

Applicant stated that there would be forthcoming applications for the CUP which would provide more context about the impact of the gravel pit.

*The public hearing was closed at 6:25 p.m. on September 27, 2022.*

**Discussion**

Commissioner Weckerly asked if C ½ Rd would be able to support new traffic load.

Commissioner Secrest noted that any development of the site would have required impact fees which would go towards infrastructure improvements for the surrounding area.

Commissioner Ehlers reiterated his concerns the site being rezoned to residential in the future but spoke to the community's necessity for gravel and the site's favorability given its location.

Commissioner Herek reiterated that the item was about the rezone and that the CUP for a gravel pit was not approved yet.



Commissioner Teske echoed concerns about the rezone to CSR impacting future rezones. He noted that a gravel pit does comply with the uses established in the Comprehensive Plan.

**Motion and Vote**

Commissioner Ehlers made the following motion “Chairman, on the Zone of Annexation request for the properties located at 2855 C ½ Road, City file number ANX-2021-613, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

*Commissioner Herek seconded; motion passed 6-0.*

**Other Business**

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**Adjournment**

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Commissioner Ehlers moved to adjourn the meeting.

*The vote to adjourn was approved 6-0.*

The meeting adjourned at 6:37 p.m.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** November 8, 2022  
**Presented By:** Scott Peterson, Senior Planner  
**Department:** Community Development  
**Submitted By:** Scott Peterson, Senior Planner

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### **Information**

#### **SUBJECT:**

Consider a request by Hedrick-Ortiz Holdings LLC to rezone 10.96-acres from PD (Planned Development) to R-4 (Residential – 4 du/ac) located at 172 & 174 Sunlight Drive

#### **RECOMMENDATION:**

Staff recommends approval of the request.

#### **EXECUTIVE SUMMARY:**

The Applicant, Hedrick-Ortiz Holdings LLC, is requesting a rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) for two (2) unplatted properties located at 172 & 174 Sunlight Drive in Orchard Mesa totaling 10.96-acres in anticipation of future residential development to construct a new single-family detached home. The requested R-4 zone district is consistent with the current Comprehensive Plan Land Use Map designation of Residential Low.

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

##### **BACKGROUND**

The subject properties are situated south of Highway 50, west of 28 ½ Road and east of Sunlight Drive in Orchard Mesa. The property at 174 Sunlight Drive currently contains a single-family modular dwelling unit, while the property at 172 Sunlight Drive is vacant. The applicant is seeking a change in zoning that implements the 2020 Grand Junction Comprehensive Plan in preparation for construction of a new single-family detached home on the 172 Sunlight Drive property.

The two (2) properties were annexed into the City limits in 2007 and zoned as a Planned Development. The residential subdivision plan never came to fruition (Sunlight

Subdivision – 33 single-family detached lots). The existing plan for the Planned Development and approved residential subdivision have long since expired. The new property owner is requesting to rezone the property in order to develop it. For new development to occur within an expired Planned Development zone, a rezone of the properties is required.

In addition to the R-4 (Residential – 4 du/ac) zoning requested by the applicants the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Low (2 – 5.5 du/ac):

- a. R-5 (Residential – 5 du/ac)
- b. CSR (Community Services and Recreation)

In reviewing the other two (2) zoning district options for implementing the Residential Low land use designation, the CSR zone district also allows single-family detached development but at a minimum of 1-dwelling unit per acre. The CSR zone district is mostly reserved for public land areas. The R-5 zone district allows for single-family detached, two-family dwelling units and multi-family development. As the applicant only wants to construct one (1) single-family house at this time, the additional density that the R-5 zone district would provide is not needed and the request for the R-4 zone district is consistent with the surrounding properties.

The existing residential properties adjacent to the subject properties are all zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction, with a future land use designation of Residential Low. Country Ridge Estates subdivision to the northeast is also zoned R-4 (Residential – 4 du/ac) within the City limits.

### **NOTIFICATION REQUIREMENTS**

A Neighborhood Meeting regarding the proposed rezone request was held on August 29, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant's representative and City staff were in attendance along with over 10 nearby residents. A presentation of the rezone request to R-4 was made by the applicant's representative.

Those in attendance expressed no concerns regarding the proposed rezone application once it was presented that only one single-family house was proposed to be developed on the 172 Sunlight Drive property. If the proposed rezoning to R-4 would be approved for the properties and the applicant's wished to develop a residential subdivision at some point in the future, a new Neighborhood Meeting and subdivision application process would be required in accordance with the Code.

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 a new application sign on October 20, 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 October 28,

2022. The notice of this public hearing was published November 1, 2022 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

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

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

The existing properties are currently zoned PD, (Planned Development), but it is a PD without an approved plan as the plan has expired. Therefore, prior to any new on-site development, it is necessary that a rezone of the properties occur to bring the properties into conformance with current zoning standards. The default zone for the Planned Development was R-4 and the applicant's request is to take the zoning back to R-4. Therefore, no subsequent event has invalidated the original premises and findings. Therefore, staff finds that this criterion is not met.

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

The existing residential adjacent properties surrounding the applicant's properties are currently zoned RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction which is consistent with the Comprehensive Plan Future Land Use map designation of Residential Low. The character of the area has not changed as no new residential subdivision development has taken place within the near vicinity. 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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the proposed R-4 zone district. Public sanitary sewer service, Ute Water domestic water service, Grand Valley Power electrical and Xcel Energy gas service are available near or to the site. Transportation infrastructure is also adequate to serve development of the type and scoped associated with the R-4 zone district. The City Fire Department also expressed no concern with providing service for the two (2) properties proposed by the rezone. Therefore, staff finds that this criterion is 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

When the 2020 Comprehensive Plan was adopted much of this area was designated Residential Low. The Persigo 201 Sewer Service Boundary Line is less than a half

mile away. A majority of properties adjacent to or near the site are zoned either RSF-4 (Residential Single Family – 4 du/ac) within Mesa County jurisdiction or R-4 (Residential – 4 du/ac) within the City limits, but this area is also a transition area from the lower densities in the County to greater density in the City limits, therefore this area is anticipated to have properties zoned R-4 and with the designation of residential low it is anticipated that either the R-4 or the R-5 zoning will occur. At this time, there is an inadequate supply of the R-4 zone for development within this transition area. Therefore, Staff finds this criterion to be met.

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

The properties are presently zoned Planned Development without a plan. No development may occur until a rezone is completed. Rezoning the properties to a zone that allows development is a benefit to the City and provides more certainty to the neighbors as what is likely to develop on the properties. The requested zone district of R-4 will provide an opportunity to add an additional housing unit that is consistent with the Comprehensive Plan in this area to meet the needs of a growing community. By rezoning the property to R-4 and in order for new development to occur within an expired Planned Development zone district, a rezone of the properties is required. The community and area will also benefit from the potential for development of a currently vacant parcel of land (172 Sunlight Drive) and underutilized site, close to existing commercial services along the Highway 50 corridor. Therefore, Staff finds this criterion to be met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan.

**Implementing the Comprehensive Plan.** The proposed rezone to R-4 (Residential – 4 du/ac) implements the following Plan principles, goals, and policies of the Comprehensive Plan:

- Plan Principle 3: Responsible and Managed Growth
  - o Goal: Support fiscally responsible growth...that promote a compact pattern of growth...and encourage the efficient use of land.
  - o Goal: Encourage infill and redevelopment to leverage existing infrastructure.
  - o The proposed rezone will provide for a current level of density as the adjacent properties as allowed under the Comprehensive Plan nestled into an existing area where infrastructure is already available to the site.
  
- Plan Principle 5: Strong Neighborhoods and Housing Choices
  - o Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.
  - o The R-4 (Residential – 4 du/ac) zone district allows for flexibility in the type of housing units that can be built per the Zoning & Development Code, allowing for both single-family attached and detached living units. With this ability, it becomes easier to

add diversity to the City's housing stock.

- Plan Principle 8: Resource Stewardship
  - o Goal: Promote the use of sustainable development.
  - o Plan Principle 8 encourages thoughtful planning as it relates to the natural resources and development occurring in the city. It promotes sustainable development through the concentration of development in areas that maximize existing infrastructure, which is already available on the site of the proposed rezone.

**RECOMMENDATION AND FINDINGS OF FACT**

After reviewing the Hedrick-Ortiz Holdings LLC Rezone request from PD (Planned Development) to R-4 (Residential 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

**SUGGESTED MOTION:**

Mr. Chairman, on the Rezone request for the Hedrick-Ortiz Holdings Rezone from PD (Planned Development) to R-4 (Residential - 4 du/ac) for the properties located at 172 & 174 Sunlight Drive, City file number RZN-2022-639, 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 Dated August 29 2022
2. Site Location, Aerial & Zoning Map, Etc





## Development Application

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

Petition For: Annexation/Zone of Annexation

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

Existing Land Use Designation: Residential Existing Zoning: PUD

Proposed Land Use Designation: Residential Proposed Zoning: R-4

Property Information

Site Location: 172 & 174 Sunlight Dr. Grand Junction, CO 81503 Site Acreage: 172 is 3.747125 & 174 is 7.223738

Site Tax No(s): 2943-312-00-116 2943-312-00-117 Site Zoning: PUD

Project Description: This request is for a rezone of the 2 parcels from PUD to R-4

Property Owner Information

Applicant Information

Representative Information

Name: <u>Hedrick-Ortiz Holdings, LLC.</u>	Name: <u>Hedrick-Ortiz Holdings, LLC.</u>	Name: <u>Kim Kerk Land Consulting &amp; Development</u>
Street Address: <u>172 &amp; 174 Sunlight Dr.</u>	Street Address: <u>106 River Ln</u>	Street Address: <u>2829 North Ave Suite 105</u>
City/State/Zip: <u>Grand Junction, CO 81503</u>	City/State/Zip: <u>Ormond Beach, FL 32176</u>	City/State/Zip: <u>Grand Junction, CO 81501</u>
Business Phone #: _____	Business Phone #: _____	Business Phone #: <u>970-640-6913</u>
E-Mail: <u>bhedrick@SIGaviation.net</u>	E-Mail: <u>bhedrick@SIGaviation.net</u>	E-Mail: <u>kimk355@outlook.com</u>
Fax #: _____	Fax #: _____	Fax #: _____
Contact Person: <u>Ben Hedrick</u>	Contact Person: <u>Ben Hedrick</u>	Contact Person: <u>Kim Kerk</u>
Contact Phone #: <u>352-516-1026</u>	Contact Phone #: <u>352-516-1026</u>	Contact Phone #: <u>970-640-6913</u>

**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: *Kim Kerk* Date: 7/12/2022

Signature of Legal Property Owner: *[Signature]* Date: 8/29/22



OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Ben Hedrick/Hedrick-Ortiz Holdings, LLC. ("Entity") is the owner of the following property:

(b) 172 & 174 Sunlight Dr. Grand Junction, CO 81503

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

I am the (c) Manager 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) 172 & 174 Sunlight Dr.

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

(e)

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: *Benjamin B Hedrick*

Printed name of person signing: Benjamin B Hedrick

State of FLORIDA )

County of VOLUSIA ) ss.

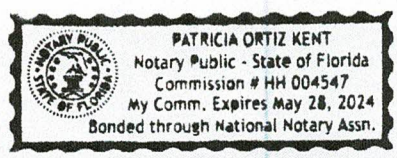
Subscribed and sworn to before me on this 29 day of AUGUST, 2022

by BENJAMIN B. HEDRICK

Witness my hand and seal.

My Notary Commission expires on May 28, 2024

*Patricia Ortiz Kent*  
Notary Public Signature





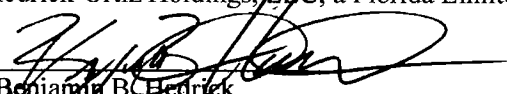
After Recording Return To:  
Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company  
106 River Lane  
Ormond Beach, FL, 32176


**STATEMENT OF AUTHORITY**

1. This Statement of Authority relates to an entity named: Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company
2. The Entity is a: Limited Liability Company
3. The Entity is formed under the laws of: Florida
4. The mailing address for the entity is:  
  
106 River Lane, Ormond Beach, FL, 32176
5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Benjamin B. Hedrick, Manager and Laura Ortiz, Manager.
6. The authority of the foregoing person(s) to bind the entity is **not limited**.
7. Other matters concerning the manner in which the entity deals with interests in real property: NONE
8. This Statement of Authority is executed on behalf of the Entity pursuant to the provisions of C.R.S. Section §38-30-172.

Executed this: February 16<sup>th</sup>, 2022

Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company

  
Benjamin B. Hedrick

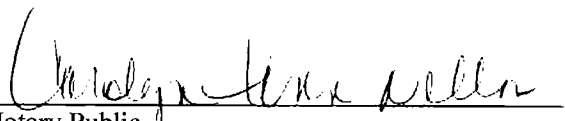
  
Laura Ortiz, Manager

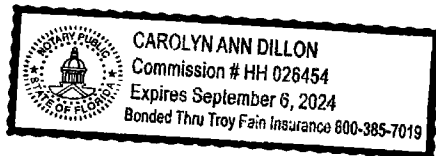
STATE OF: Florida  
COUNTY OF: VOLUSIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2022, by Benjamin B. Hedrick and Laura Ortiz as Managers for Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company.

Witness my hand and seal.

My commission expires:

  
Notary Public



**RETURN RECORDED DOCUMENT TO:**  
Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company  
106 River Lane, Ormond Beach, FL. 32176

Document Fee: \$58.00

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 17th day of February, 2022, is made between **Jeffery A. Hensley and Cynthia A. Hensley** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

**Hedrick-Ortiz Holdings, LLC, a Florida Limited Liability Company** ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is 106 River Lane, Ormond Beach, FL. 32176.

**WITNESS**, that the Grantor(s), for and in consideration of FIVE HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$580,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee. and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:


**FOR LEGAL DESCRIPTION SEE EXHIBIT A**

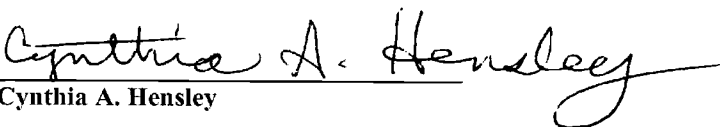
ALSO KNOWN AS: **172 AND 174 Sunlight Drive, Grand Junction, CO 81503**

**TOGETHER WITH**, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor(s), 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 heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, warrants title to the same against all persons claiming by, through or under the Grantor, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

  
\_\_\_\_\_  
Jeffery A. Hensley

  
\_\_\_\_\_  
Cynthia A. Hensley

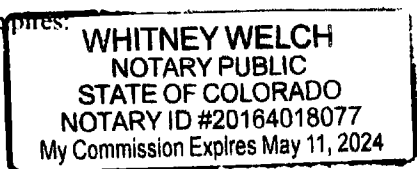
State of: Colorado

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|| ss.  
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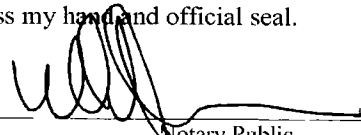
County Of Mesa

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **February 17, 2022**, by **Jeffery A. Hensley and Cynthia A. Hensley**

My Commission expires.



Witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public

**\*\*If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

## Exhibit 'A'

A parcel of land being a part of the land described in Book 713 at Page 458 in the Office of the County Clerk and Recorder of Mesa County, Colorado situated in the SE1/4 of the NW1/4 of Section 31, Township 1 South, Range 1 East of the Ute P.M., being more particularly described as follows:

Considering the line between the N1/4 corner of said Section 31, a Mesa County brass cap in place and the NE corner of said SE1/4 of the NW1/4 of Section 31, a Mesa County brass cap in place to bear South 00°00'44" East and all bearings contained herein relative thereto; Commencing at the SE corner of said SE1/4 NW1/4 of said Section 31:

thence North 00°08'47" West along the Easterly boundary line of said SE1/4 NW1/4 of Section 31 a distance of 991.77 feet to the NE corner of the S1/2 N1/2 of said SE1/4 NW1/4 of Section 31;

thence South 89°56'23" West a distance of 30.00 feet to a point on the Westerly sideline of a road right-of-way recorded in Book 2424 at Page 593 in the Office of the County Clerk and Recorder of Mesa County, Colorado and the TRUE POINT OF BEGINNING;

thence South 00°08'47" East continuing along said Westerly sideline of the road right-of-way, a distance of 164.13 feet to a point on the Northerly sideline of a canal easement recorded in Book 2398 at Pages 49 through 51 in the Office of the County Clerk and Recorder, Mesa County, Colorado;

thence continuing along said Northerly sideline of the canal easement the following fourteen (14) courses:

South 81°22'08" West a distance of 33.73 feet to a point of curvature;

thence along a curve to the left having radius of 270.04 feet, a long chord which bears South 75°18'31" West a distance of 57.02 feet, an arc distance of 57.13 feet;

thence South 69°14'53" West a distance of 10.81 feet to a point of curvature;

thence along a curve to the right having a radius of 7.43 feet, a long chord which bears North 76°34'43" West a distance of 8.35 feet, an arc distance of 8.86 feet;

thence North 42°24'20" West a distance of 49.29 feet to a point of curvature;

thence along a curve to the left having a radius of 49.03 feet, a long chord which bears South 85°57'35" West a distance of 76.89 feet, an arc distance of 88.38 feet;

thence South 34°19'31" West a distance of 24.05 feet;

thence South 28°05'20" West a distance of 44.34 feet;

thence South 35°11'59" West a distance of 61.65 feet;

thence South 39°12'16" West a distance of 25.61 feet to a point of curvature;

thence along a curve to the right having a radius of 39.66 feet, a long chord which bears South 74°59'53" West a distance of 46.39 feet, an arc distance of 49.55 feet;

thence North 69°12'30" West a distance of 55.26 feet to a point of curvature;

thence along a curve to the right having a radius of 14.47 feet, a long chord which bears North 61°10'33" West a distance of 4.04 feet, an arc distance of 4.06 feet;

thence North 53°08'36" West a distance of 140.34 feet;

thence South 35°10'27" West leaving said Northerly sideline of the canal easement a distance of 27.51 feet to a point on the centerline of said canal easement;

thence continuing along said centerline of canal easement the following fifteen (15) courses:

North 56°30'29" West a distance of 96.42 feet;

thence North 73°27'05" West a distance of 114.21 feet to a point of curvature;

thence along a curve to the left having a radius of 177.69 feet, a long chord which bears North 78°48'49" West a distance of 33.21 feet, an arc distance of 33.26 feet;

thence North 84°10'34" West a distance of 28.15 feet to a point of curvature;

thence along a curve to the right having a radius of 16.06 feet, a long chord which bears North 69°06'30" West a distance of 8.35 feet, an arc distance of 8.45 feet;

thence North 54°02'25" West a distance of 4.98 feet to a point of curvature;

thence along a curve to the left having a radius of 24.23 feet, a long chord which bears North 68°34'41" West a distance of 12.17 feet, an arc distance of 12.30 feet;

thence North 83°06'56" West a distance of 9.64 feet to a point of curvature;

thence along a curve to the left having a radius of 43.47 feet, a long chord which bears South 83°45'52" West a distance of 19.73 feet, an arc distance of 19.91 feet;

thence South 70°38'40" West a distance of 14.85 feet to a point of curvature;

thence along a curve to the right having a radius of 48.52 feet, a long chord which bears North 88°14'34" West a distance of 34.95 feet, an arc distance of 35.76 feet;

thence North 67°07'49" West a distance of 10.21 feet;

thence North 41°27'14" West a distance of 4.84 feet to a point of curvature;

thence along a curve to the left having a radius of 145.02 feet, a long chord which bears North 47°40'48" West a distance of 31.46 feet, an arc distance of 31.52 feet;

thence North 53°54'22" West a distance of 9.14 feet to a point on the Easterly sideline of a road right-of-way recorded in Book 2398 at Pages 148 through 149 in the Office of the County Clerk and Recorder of Mesa County;

thence North 10°55'31" West continuing along said Easterly sideline of the road right-of-way, a distance of 78.24 feet to a point on the Northerly boundary line of said S1/2 N1/2 SE1/4 NW1/4 of said Section 31;

thence North 89°56'23" East along said Northerly boundary line a distance of 940.42 feet to the Point of Beginning,

County of Mesa, State of Colorado

AND

North Quarter of the Southeast 1/4 of Northwest 1/4 of  
Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
EXCEPT Beginning at the Northwest corner of the SE1/4 of the NW1/4  
of Section 31, Township 1 South, Range 1 East of the Ute Meridian,  
thence East 310 feet;  
thence South 330 feet;  
thence West 310 feet;  
thence North to the Point of Beginning,  
ALSO EXCEPT a portion deeded to Mesa County in  
Book 788 at Page 242, Reception No. 777487,  
for road and utility purposes,  
County of Mesa, State of Colorado

**General Project Report- Preliminary Final Plan**

**Hedrick-Ortiz Holdings, LLC**

**172 & 174 Sunlight Dr.**

**Grand Junction, Colorado 81503**

Date: August 31,2022

Prepared by: Kim Kerk, PM

Submitted to: 250 N. 5<sup>th</sup> Street

Grand Junction, CO 81501

Project: Preliminary/ Final Subdivision Application

Property Address: 172 & 174 Sunlight Dr.

Grand Junction, CO 81503

Tax Schedule No.: 2943-312-00-116 & 2943-312-00-117



**Introduction:**

172 & 174 Sunlight Drive contains approximately 10.96 acres. Property is to be rezoned from PD to R-4. It is a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

**Property Locations/Zonings and Legal**

The property is located on 172 & 174 Sunlight Dr (Orchard Mesa) is 2 lots and contains 3.747125 acres on 172 & 7.223738 acres on 174. The project meets all R-4 criteria according to 21.04 use table.

**Legal Description Parcel 1-172 Sunlight Dr.**

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S  
89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A  
CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L  
RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG  
CRV TO R RAD 7.43FT CHD BRS N 76DEG34'43SEC W 8.35FT N 42DEG24'20SEC W  
49.29FT ALG CRV TO L RAD 49.03FT S 85DEG57'35SEC W 76.89FT S 34DEG19'31SEC W  
24.05FT S 28DEG05'20SEC W 44.34FT S 35DEG11'59SEC W 61.65FT S 39DEG12'16SEC W  
25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N  
69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT  
N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W

## Kim Kerk Land Consulting & Development, LLC

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96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N 78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD 24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N 83DEG06'56SEC W 9.64FT ALG CRV TO L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N 41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W 31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

### **Legal Description Parcel 1-174 Sunlight Dr.**

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W 110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS - 7.37AC

#### **Development Schedule and Phasing:**

Initial construction of infrastructure is anticipated to begin immediately following final approval of the project in one filing.

#### **Current Use/Site Characteristics:**

Currently the property is vacant and has not been occupied or used for many years.

#### **Neighborhood meeting notes**

Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

Meeting called 8/29/2022 at 5:35pm

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

There is 1 existing trailer and building 1 new house. We are in the early stages/process with the City. It's the property owner's intent to build something nice.

The neighbors arrived frustrated that a subdivision was being built. Once Kim started the meeting and explained the intent to rezone back to an R4, neighbors left reassured and happy. The following questions were asked during the meeting.

# Kim Kerk Land Consulting & Development, LLC

---

1. Will Sunlight Dr. be closed off?

A: No, it will not be closed off

2. When are you building the houses & where will the construction entrance be?

A: Sometime in 2023. Construction entrance will be at of 174 Sunlight driveway.

3. Does this property have any irrigation shares and if so, will we be sharing existing irrigation with the neighbors?

A: The property owners own 11 shares and are aware of the process and have already worked with some of the neighbors.

4. Will the lighting change or be affected?

A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors

Project Compliance

Adopted plans and/or policies meet the Zoning and Development Code 21.04.020 a single-family home on 1-lot so all that would be required would be an over-the-counter Planning Clearance.

➤ **Neighborhood Impact:**

No construction will be generated because the owner is only creating one additional lot

➤ **Domestic Water Impact:**

The provider for domestic water service in this area is Ute Water Conservancy District.

➤ **Drainage Impacts:**



# Kim Kerk Land Consulting & Development, LLC

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The provider for domestic water service in this area is Ute Water Conservancy District.

➤ **Fire Protection Impact:**

The service provider for fire protection in this area is the Grand Junction Fire Department. Fire hydrants shall be placed and have fire flow capabilities in accordance with the City's ordinances.

➤ **Flood Hazard Impact**

There are no mapped FEMA flood hazards in or near the proposed project area. In addition, based on requirements from the City of Grand Junction the peak 100-year discharge from developed conditions will be less than the historic conditions. Therefore, this subdivision will not create a flood hazard.

➤ **Historic Preservation Impact:**

No structures requiring preservation in accordance with City Standards exist on the site.

➤ **Irrigation Impact:**

Upon further design of the proposed subdivision the irrigation system and its maintenance shall be an integral part of the project. We will ensure that the existing irrigation service to adjacent properties continue and are not disturbed or negatively impacted.

➤ **Natural Features and Environmental Protection Impacts:**

The site does not contain natural features or environmental resources.

➤ **Noise, Dust & Odor Impacts:**

It is the intent of the developer/builder to limit the amount of unnecessary work which would pose a threat or be offensive to occupants of adjacent properties by reason of emission of noise, vibration, dust, smoke, odor or particulate matter, toxic or noxious materials.

➤ **Public Facilities Impacts:**

The impact on public facilities (i.e., schools, fire, police, roads, parks, etc...) will be minimal given only one additional lot will be created.

**Sewer Impacts:**

All lots will be served by a sewer system connected to Persigo Wastewater Treatment Facility and serviced by city sewer.

➤ **Soils Impacts:**

## Kim Kerk Land Consulting & Development, LLC

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The Natural Resources Conservation Service identifies 2 types of soils which are identified in the Drainage Report and are all typical of the vicinity.

➤ **Transportation and Traffic:**

The existing Sunlight Dr is proposed to extend into the project, continuing south to connect with All streets will be constructed in conformance with current City of Grand Junction standards and specifications.

### Neighborhood Meeting Sign In Sheet

Date:	Monday August 29th 2022	5:30pm	KKLCD Office
Subdivision:	172 & 174 Sunlight Dr.		
<u>Name</u>	<u>Email Address</u>	<u>Phone</u>	<u>Comments</u>
GARY McCORKLE	eieio3434@GMAIL	6199905123	
CAROL WARD	cbwardbzfr@gmail.com	970-216-9623	
Valynn Blackburn	valynn@bresnan.net	970.250.1507	
R YOST	Robert.Yost71@gmail.com	970.773.0057	
Lisa Burns	meow4558@gmail.com	970-314-1578	
Angela Harmon	harmonb8@gmail.com	970-986-9408	
John Calvin	beverlycalvin506@gmail.com	970 623-9067	
Jessica Dilka	jsutrina@gmail.com	970.812.0602	
CONRAD Cole	boogidieshoe@ACSOL.NET	986-4311	
Kim Cole	" "	812-6278	
Scott Peterman	scottp@GJCIY.ORG	244-1447	
Kim Kerk	KimK355@outlook.com	640 76913	

Hedrick-Ortiz Holdings, LLC- 172 & 174 sunlight Dr.

Attendees: Kim Kerk, Scott Peterson and 10 neighbors.

Meeting called at 5:35pm

Kim Kerk, Project Manager (PM) introduced herself and Senior Planner, Scott Peterson.

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4. Will the lighting change or be affected?

A: The lighting will not change or affect the neighborhood. There will not be any new streetlights.

5. Will this be a single story or 2 story house?

A: The Hedrick's are unsure, still trying to decide.

Senior Planner, Scott Peterson explained the process to the neighbors that it would take about 4-5 months to finalize the rezone.

Kim Kerk received 2 phone calls from two more neighbors expressing their concerns, Tommy & Karen Melkus (178 Sunlight Dr.) and Gregory & Alina Gibbert (184 28 ½ rd.) Kim called both neighbors and explained that the property owners are re-zoning to the same zone as the majority of the neighbors and are only building one house.

The neighbors all left happy after the meeting.

The meeting closed at 5:52pm

**Legal Description Parcel 1-172 Sunlight Dr.**

COM SE COR SE4NW4 SEC31 1S 1E UM N ODEG08'47SEC W 991.77FT S  
89DEG56'23SEC W 30FT TO POB S 0DEG08'47SEC E 164.13FT TO PT NLY SIDELINE OF A  
CANAL EASEMENT RECD IN B-2398 P-49-52 S 81DEG22'08SEC W 33.73FT ALG CRV TO L  
RAD 270.04FT CHD BRS S 75DEG18'31SEC W 57.02FT S 69DEG14'53SEC W 10.81FT ALG  
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25.61FT ALG CRV TO R RAD 39.66FT CHD BRS S 74DEG59'53SEC W 46.39FT N  
69DEG12'30SEC W 55.26FT ALG CRV TO R RAD 14.47FT N 61DEG10'33SEC W 4.04FT  
N53DEG08'36SEC W 140.34FT S 35DEG10'27SEC W 27.51FT N 56DEG30'29SEC W  
96.42FT N 73DEG27'05SEC W 114.21FT ALG CRV TO L RAD 177.69FT CHD BRS N  
78DEG48'49SEC W 33.21FT N 84DEG10'34SEC W 28.15FT ALG CRV TO R RAD 16.06FT  
CHD BRS N 69DEG06'30SEC W 8.35FT N 54DEG02'25SEC W 4.98FT ALG CRV TO L RAD  
24.23FT CHD BRS N 68DEG34'41SEC W 12.17FT N83DEG06'56SEC W 9.64FT ALG CRV TO  
L RAD 43.47FT S 83DEG45'52SEC W 19.73FT S 70DEG38'40SEC W 14.85FT ALG CRV TO  
R RAD 48.52FT CHD BRS N 88DEG14'34SEC W 34.95FT N 67DEG07'49SEC W 10.21FT N  
41DEG27'14SEC 4.84FT ALG CRV TO L RAD 145.02FT CHD BRS N 47DEG40'48SEC W  
31.46FT N 53DEG54'22SEC W 9.14FT TO ELY SIDELINE OF RD ROW RECD IN B-2398 P-  
148-149 N 10DEG55'31SEC W 78.24FT N 89DEG56'23SEC E 940.42FT TO POB - 3.81AC

**Legal Description Parcel 1-174 Sunlight Dr.**

N4SE4NW4 SEC31 1S 1E UM EXC BEG NW COR SE4NW4 SD SEC E 310FT S330FT W  
110FT N TO POB AND EXC RD ROW DESC B-788 P-242 RN 777487 MESA CO RECDS -  
7.37AC



# Grand Junction Fire Department New Development Fire Flow Form

**Instructions to process the application: Step 1) Applicant should first fill out all items in Section A. Step 2) Deliver/mail this form to the appropriate water purveyor.<sup>1</sup> The water supplier signs and provides the required information of Section B. Step 3) Deliver/mail the completed and fully signed form to the City or County Planning Department.<sup>2</sup>**

## SECTION A

To be completed by the Applicant

Date: 7/12/2022  
 Project Name: 172 & 174 Sunlight  
 Project street address: 172 & 174 Sunlight Dr. Grand Junction, CO 81503  
 Assessor's Tax Parcel Number: 2943-312-00-116 & 2943-312-00-117  
 Property Owner name: Ben Hedrick Hedrick-Ortiz Holdings, LLC.  
 City or County project file #: TBD  
 Name of Water Purveyor: Ute Water Conservatory District

Applicant Name/Phone Number: Ben Hedrick 352-516-1026  
 Applicant E-mail: bhedrick@SIGaviation.net

1. If the project includes one or two-family dwelling(s):
  - a. The maximum fire area (see notes below) for each one or two family dwelling will be \_\_\_\_\_ square feet.
  - b. All dwelling units will , will not  include an approved automatic sprinkler system.  
 Comments: There is one existing home and no new construction is proposed.
2. If the project includes a building other than one and two-family dwelling(s):
  - a. List the fire area and type of construction (See International Building Code [IBC]) for all buildings used to determine the minimum fire flow requirements: Barndominium Appx. 4400 SF
  - b. List each building that will be provided with an approved fire sprinkler system: \_\_\_\_\_
3. List the minimum fire flow required for this project (based on Appendix B and C in the International Fire Code [IFC]): 1500 GPM at 20 PSI

Comments: \_\_\_\_\_

### Notes:

**Fire Area:** The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

**Fire Flow Rule:** The City's Fire Code<sup>3</sup> sets minimum fire flows for all structures. In general, at least 1,000 gpm at 20 p.s.i. is required for residential one or two family dwellings up to 3,600 square feet (sf) of fire area. For dwellings greater than 3,600 sf of fire area or all commercial structures, the minimum fire flow is determined by Table B105.1(2) (See Fire Flow Guidance Packet<sup>4</sup>). Inadequate fire flows are normally due to water supply pipes that are too small or too little water pressure, or a combination of both.

**Applicant/Project Engineer:** Refer to City of Grand Junction most recently adopted IFC, Appendix B and C, [IFC 2018] to determine the minimum fire flow required for this project, based on the Water Purveyor's information (i.e., location, looping and size of water lines; water pressure at the site, etc.) and the type, density and location of all structures. Base your professional judgment on the City approved utility plans and Water Provider information shown on this Form. Each time the utility plans/other information relating to treated water changes, resubmit this form just as you did the first time.

**\*End of Section A. Section B continues on the next page\***



# Grand Junction Fire Department New Development Fire Flow Form

## SECTION B

To be completed by the Water Supplier

Attach fire flow test data for the hydrants

**Failure to attach the fire flow test data and/or diagram may delay your project review.**

1. Circle the name of the water supplier: **Ute** Clifton Grand Junction
2. List the approximate location, type and size of supply lines for this project, or attach a map with the same information:  
SEE ATTACHED MAP
3. Attach the fire flow test data @ 20 p.s.i. for the fire hydrants nearest to the development/project that must be used to determine available fire flow. Test data is to be completed within the previous 12 months or year. Identify the fire hydrants used to determine the available fire flow:  
SEE ATTACHED RESULTS  
[Or: **1.** attach a map or diagram with the same information, or **2.** attach a map/diagram with flow modeling information.]
4. If new lines are needed (or if existing lines must be looped) to supply the required fire flows, or if more information is needed to state the available minimum gpm @ 20 p.s.i. residual pressure, please list what the applicant/developer must do or obtain: \_\_\_\_\_

Print Name and Title of Water Supplier Employee completing this Form:  
DUSTY KRIEGSHAUSER MAINTENANCE II/HYDRANT MAINTENANCE Date 8/2/2022

Contact phone/E-mail of Water Supplier: 970-242-7491 hydrant@utewater.org

\*\*\*\*\*

**Note:** Based on the facts and circumstances, the Fire Chief may require the applicant/developer to engage an engineer<sup>5</sup> to verify/certify that the proposed water system improvements, as reflected in the approved utility plans submitted in support of the application/development, will provide the minimum fire flows to all structures in this project. If required, a State of Colorado Licensed Professional Engineer shall submit a complete stamped-seal report to the Grand Junction Fire Department. All necessary support documentation shall be included.

<sup>1</sup> There are three municipal water suppliers: Ute Water 970-242-7491, Clifton Water 970-434-7328, and City of Grand Junction Water 970-244-1572.

<sup>2</sup> Address: City- 250 North 5th St., Grand Junction, CO 81501; County-P.O. Box 20000, Grand Junction, CO 81502

<sup>3</sup> International Fire Code, 2018 Edition.

<sup>4</sup> <http://www.gjcity.org>

<sup>5</sup> City Code defines engineer as one who is licensed as a P.E. by the state of Colorado.



# Fire Flow Hydrant Master With Graph



**Company Name:** Ute Water Conservancy District  
**Address:** 2190 H 1/4 Rd  
**City:** Grand Junction  
**State:** Colorado  
**Zip:** 81505

**Test Date:** 8/2/22 9:00 am

<b>NFPA Classification:</b>	
Blue	AA
4320.39	

**Work Order:** 1,266  
**Operator:** DUSTY K/DON T.

**Test did not reach recommended drop of 25% per NFPA 291**

**Test Hydrant:** 3238  
**Address:** 2847 B 1/2 RD  
**Cross Street:**  
**Location:**  
**District:**  
**Sub-Division:**

**Latitude:** 714133.245  
**Longitude:** 4323445.743  
**Elevation:** 4678.21  
**State X / Y:** \_\_\_\_\_ / \_\_\_\_\_

**Pumpers:**

**Nozzles:**

**Open Dir:**

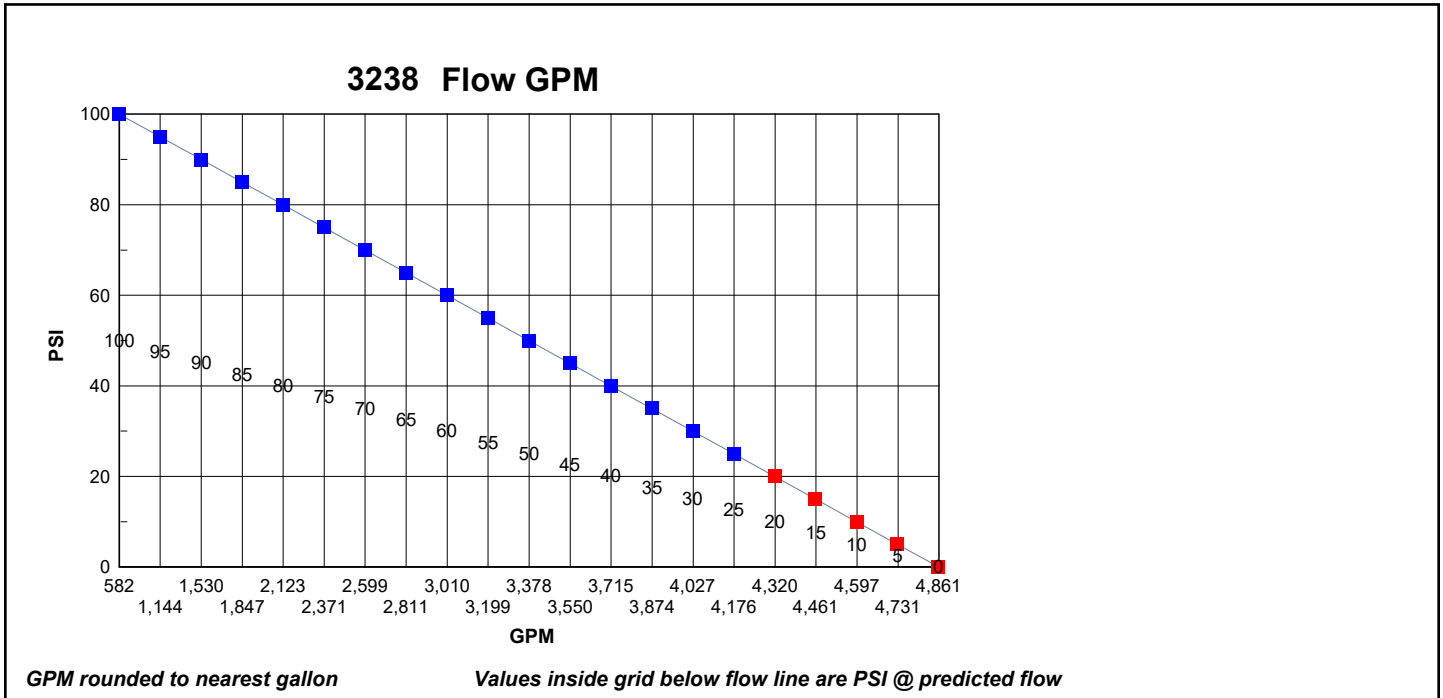
**Manuf:** Mueller  
**Model:** Centurion 5 1/4

**Installed:** 01/01/2019  
**Main Size:** 0.00

**Vandal Proof:**  
**Bury Depth:** 0.00

	<u>Flow Hydrant</u>	<u>Flow Device</u>	<u>Diameter</u>	<u>GPM</u>	<u>Gallon Used</u>
1:	1231	2.5" Hose Monster	2.50	1143.98	5719.88
2:					
3:					
4:					
5:					

<b>Pitot / Nozzle PSI:</b> 46.00	<b>Total Gallons Used:</b> 5719.88
<b>Static PSI:</b> 102.00	<b>Max GPM during test:</b> 1,143.98
<b>Residual PSI:</b> 95.00	<b>Elapsed Time Min:Sec:</b> 5 : 0
<b>Percent Drop:</b> <span style="color: red;">6.86</span>	<b>Predicted GPM @ 20 PSI:</b> <span style="color: red; text-decoration: underline;">4320.39</span>







2819

2828

2830

2832

2834

2836

2838

TEST HYDRANT

Simple Check

HWY 50

HWY 50

RD

SUNLIGHT DR

FLOW HYDRANT

Vault 188  
Pressure Reducer

28 1/2 RD

2823

2825

2827

2829

2831

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198

197 1/2

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Pressure Reducer  
Vault 208

2849

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GEORY VIEW DR

198

191 1/2

190 1/2

196

194

193

192

191

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188

189

188

THOMPSON RD

28 1/2 RD





THOMPSON RD

JOYCE AVE

SUNLIGHT DR

GLOOKY VIEW DR

VALLEY VIEW DR

28 1/2 RD

188  
186  
184  
182 1/2  
181 1/2  
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# City of Grand Junction Review Comments

**Date:** October 10, 2022      **Comment Round No.** 1      **Page No.** 1 of 4  
**Project Name:** Hedrick-Ortiz Holdings LLC Rezone      **File No:** RZN-2022-639  
**Project Location:** 172 & 174 Sunlight Drive

Check appropriate  if comments were mailed, emailed, and/or picked up.  
**Property Owner(s):** Hedrick-Ortiz Holdings LLC – Attn: Ben Hedrick  
 **Mailing Address:** 106 River Lane, Ormond Beach, FL 32176  
 **Email:** [bhedrick@SIGaviation.net](mailto:bhedrick@SIGaviation.net)      **Telephone:** 352-516-1026  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Representative(s):** Kim Kerk Land Consulting & Development – Attn: Kim Kerk  
 **Mailing Address:** 2829 North Avenue, Suite 105, Grand Junction, CO 81501  
 **Email:** [Kimk355@outlook.com](mailto:Kimk355@outlook.com)      **Telephone:** 970-640-6913  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

**Developer(s):**  
 **Mailing Address:**  
 **Email:** \_\_\_\_\_ **Telephone:** \_\_\_\_\_  
 **Date Picked Up:** \_\_\_\_\_ **Signature:** \_\_\_\_\_

## CITY CONTACTS

**Project Manager:** Scott D. Peterson, Senior Planner  
**Email:** [scottp@gjcity.org](mailto:scottp@gjcity.org)      **Telephone:** 970-244-1447  
**Dev. Engineer:** Rick Dorris  
**Email:** [rickdo@gjcity.org](mailto:rickdo@gjcity.org)      **Telephone:** 970-256-4034

# City of Grand Junction REQUIREMENTS (with appropriate Code citations)

## CITY PLANNING

1. Application is for a Rezone from PD (Planned Development) to R-4 (Residential – 4 du/ac) in anticipation of future residential development. Existing two (2) properties total 10.96 +/- acres in size. Comprehensive Plan Future Land Use Map identifies the properties as Residential Low. The proposed R-4 (Residential – 4 du/c) Zone District is an applicable zone district within the Residential Low category. No additional response required.

**Applicant's Response:**  
**Document Reference:**

2. Public Correspondence Received:

As of this date, City Project Manager has not received any public correspondence concerning the proposed rezone application, other than what was stated at the Neighborhood Meeting on August 29, 2022. If any future correspondence is received, City Project Manager will forward to the applicant and representative for your information and file.

Applicant's Response:

Document Reference:

3. Legal Description for Property:

See City Surveyor review comment regarding the legal descriptions of the properties. Please revise as appropriate. Submit/copy complete metes/bounds legal description from the 2007 Deposit Survey in WORD document form in preparation for City Rezone Ordinance for the property. **In order to meet the public hearing schedule as outlined below, please submit revised legal description by no later than 11-2-22.**

Applicant's Response:

Document Reference:

4. Planning Commission and City Council Public Hearings:

Planning Commission and City Council review and approval required for proposed Rezone request. City Project Manager will **tentatively** schedule application for the following public hearing schedule:

- a. Planning Commission review of request: November 8, 2022.
- b. First Reading of request by City Council: November 16, 2022.
- c. Second Reading of request by City Council: December 7, 2022.

Please plan on attending the November 8<sup>th</sup> Planning Commission meeting and the December 7<sup>th</sup> City Council Meeting. The November 16<sup>th</sup> meeting you do not need to attend as that is only scheduling the hearing date and the item is placed on the Consent Agenda with no public testimony taken. Both the November 8<sup>th</sup> and December 7<sup>th</sup> meetings begin at 5:30 PM at City Hall in the Council Chambers.

If for some reason, applicant cannot make these proposed public hearing dates, please contact City Project Manager to reschedule for the next available meeting dates.

Code Reference: Sections 21.02.140 of the Zoning and Development Code.

Applicant's Response:

Document Reference:

**CITY SURVEYOR – Renee Parent – [reneep@gjcity.org](mailto:reneep@gjcity.org) (970) 256-4003**

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Reviewed legal description in Special Warranty Deed, Rec. 3020334. See markup with errors. Suggest working with the title company to correct.

Applicant's Response:

Document Reference:

Reviewed the 2 legal descriptions in the Legal description document. These are abbreviated descriptions from the assessor's website and are not acceptable. The legal description should be a proper legal description for a deed.

Applicant's Response:

Document Reference:

Reviewed legal description in the General Report. Same comment as for the legal descriptions in the Legal description document.

**Applicant's Response:**  
**Document Reference:**

**CITY FIRE DEPARTMENT – Matt Sewalson – [mattse@gjcity.org](mailto:mattse@gjcity.org) (970) 549-5855**

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The Grand Junction Fire Department has no objections for the proposed rezoning. If you have any question, call the Grand Junction Fire Department at 970-549-5800.

**Applicant's Response:**  
**Document Reference:**

## **OUTSIDE REVIEW AGENCY COMMENTS**

**(Non-City Agencies)**

**Review Agency: Mesa County Building Department**

**Contact Name: Harry Middlemas**

**Email / Telephone Number: [harry.middlemas@mesacounty.us](mailto:harry.middlemas@mesacounty.us) (970) 244-1656**

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MCBD has no objections to this project. Utilities shall not cross property lines without proper easement.

**Applicant's Response:**

**Review Agency: Xcel Energy**

**Contact Name: Mike Castro**

**Email / Telephone Number: [Michael.a.castro@xcelenergy.com](mailto:Michael.a.castro@xcelenergy.com) (970) 244-2715**

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Xcel has no comments at this time.

**Applicant's Response:**

**Review Agency: Ute Water Conservancy District**

**Contact Name: Jim Daugherty**

**Email / Telephone Number: [jdaugherty@utewater.org](mailto:jdaugherty@utewater.org) (970) 242-7491**

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- No objection to rezone.
- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

**Applicant's Response:**

**Review Agency: Grand Valley Power**

**Contact Name: Perry Rupp**

**Email / Telephone Number: [prupp@gvp.org](mailto:prupp@gvp.org) 970-242-0040**

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1. The project is in the Grand Valley Power (GVP) service area.
2. Three-phase power is available for this project, along the east property line.
3. For new projects, some electrical equipment (transformers, metering, etc.) may have an ordering lead time exceeding twelve months. Please plan accordingly.

**Applicant's Response:**

## **REVIEW AGENCIES**

**(Responding with "No Comment" or have not responded as of the due date)**

**The following Review Agencies have responded with "No Comment."**

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1. City Development Engineer

**The following Review Agencies have not responded as of the comment due date.**

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1. Orchard Mesa Irrigation District

The Petitioner is required to submit electronic responses, labeled as "**Response to Comments**" for the following agencies:

1. **City Planning**
2. **City Surveyor**

Date due: **January 10, 2023**

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

**I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.**

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**Applicant's Signature**

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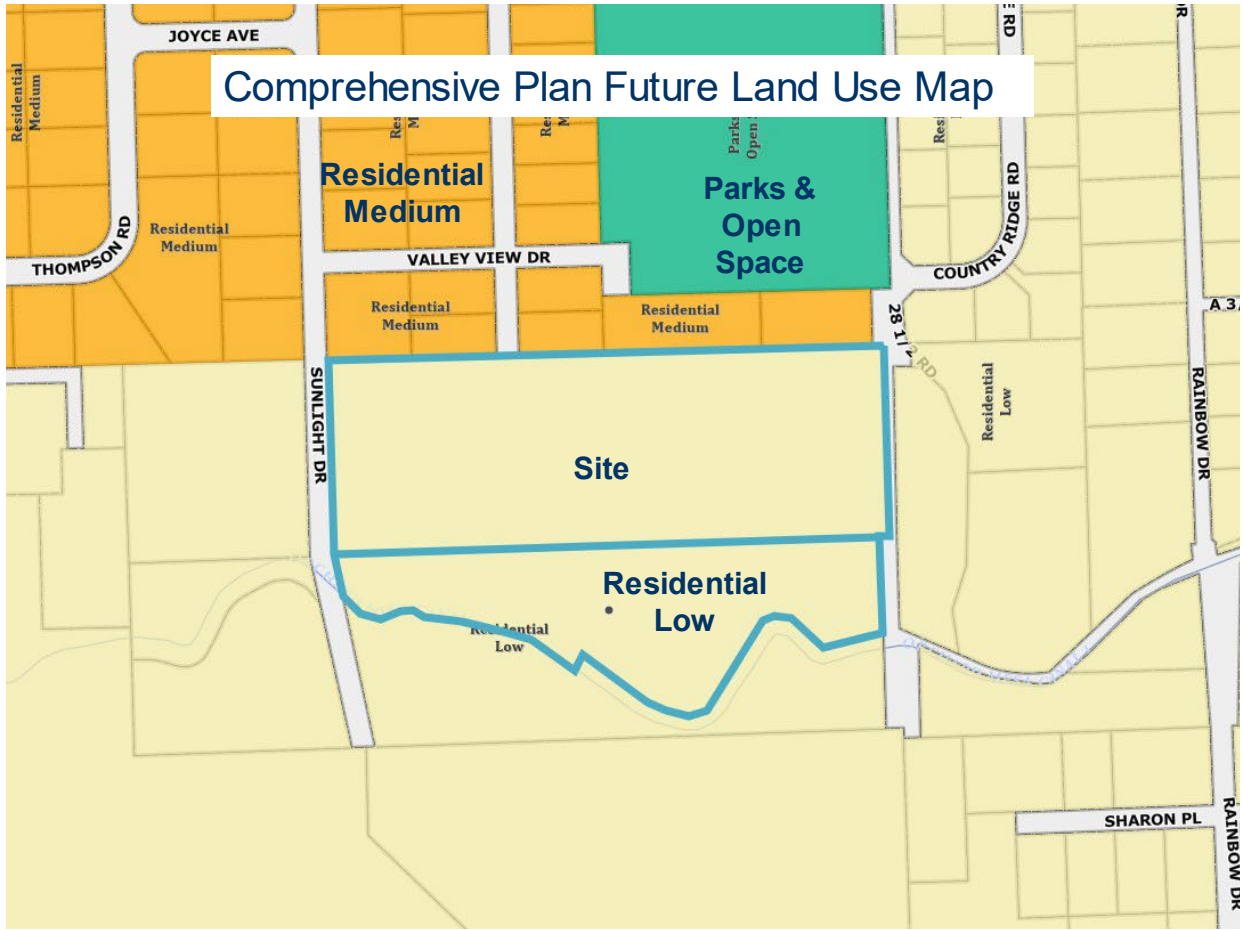
**Date**

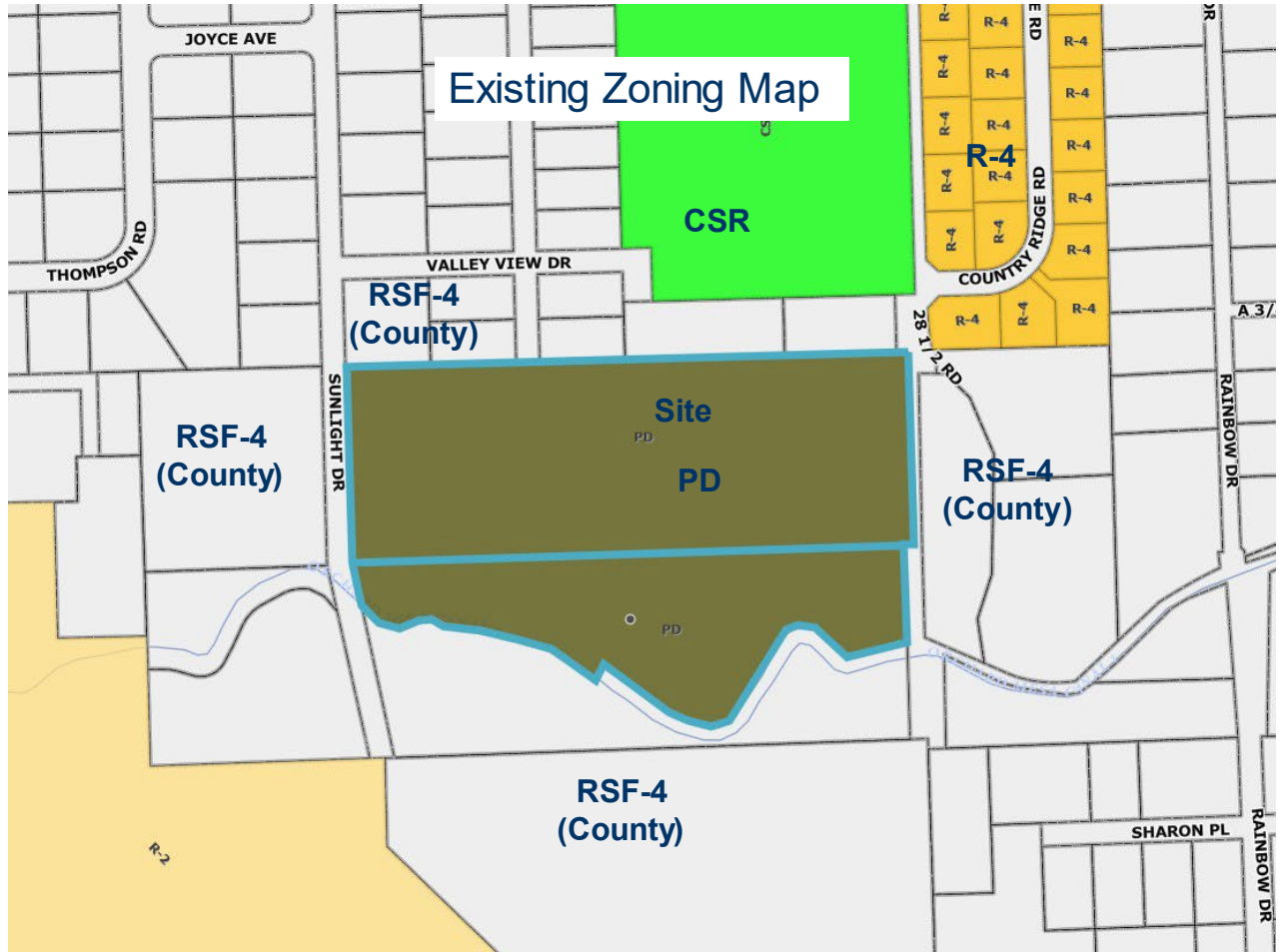






# Comprehensive Plan Future Land Use Map









**Pictometry view of property, looking north – April 2020**



**Grand Junction Planning Commission**

**Regular Session**

**Item #2.**

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**Meeting Date:** November 8, 2022  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, Planning Supervisor

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**Information**

**SUBJECT:**

Consider an amendment to the Zoning and Development Code Section 21.06.040 Landscape, Buffering, and Screening Standards; Section 21.10.020 Terms Defined; Section 21.03.030 Measurements; Section 21.03.080 Mixed Use and Industrial Bulk Standards Summary Table; and Section 21.04.030 Use-Specific Standards of the Grand Junction Municipal Code

**RECOMMENDATION:**

Staff recommends approval of the request.

**EXECUTIVE SUMMARY:**

These proposed amendments have returned to Planning Commission after additional discussion regarding requirements for significant tree preservation and irrigation design standards. The proposed amendments remain largely the same as presented at the August 23<sup>rd</sup> Planning Commission hearing, but portions of the analysis section of this report have been updated to reflect the changes, specifically the Water Conservation (par. 3), Significant Trees (all), and Suitable Plants List section (par. 3).

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:**

### **BACKGROUND**

Section 21.06.040 of the Zoning and Development Code requires that site development includes 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 regulations. The proposed ordinance includes many minor adjustments. It also includes substantive changes. These include stronger pathways to climate-appropriate landscaping, preservation of significant trees, and diverse landscape planting.

The proposed regulations emerge from public discourse and public policy. They featured in discussions by the City's Development Roundtable, the Forestry Board, City Council, and the 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 as required by Section 21.02.080(g). Notice of the public hearing was published on September XX, 2022 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 - Updated***

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.

Lastly, the updated ordinance now requires irrigation designs to be certified by a licensed irrigation design professional. Acceptable certifications include the CID certification from the Irrigation Association, or any other EPA Water Sense labeled certification program. This requirement will be phased in over three years after adoption to allow time for local professionals to acquire certification.

### ***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 - Updated***

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 as an appropriate type of tree to have significant status. If a tree that currently exists on a property proposed for development meets those criteria, then it is a significant tree.

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 removed. The same ratio would apply remedially to any development that inadvertently destroys a significant tree identified for preservation. This change is anticipated to resolve the recurring incidence of substantial canopy assets being lost during development.

Some development scenarios will present obstacles to preserving significant trees, such as when the required drip line protection area around a significant tree impedes the construction of a proposed structure. The proposed ordinance provides options for adjustments and relief. The updated ordinance first describes a 10% adjustment available from the Planning Director and/or the City Forester which provides more maneuverability on the site to accommodate the required undisturbed area around a significant tree.

- The Planning Director may adjust the setbacks, parking lot interior landscaping, and parking count requirements by up to 10%.
- The City Forester may adjust the drip line protection standards by up to 10%

Should these options not suffice, the developer or property owner may remove the trees and replace them on site at a ratio of 3 caliper inches of new tree for every 5 caliper inches of significant tree removed. Lastly, the updated ordinance allows for the developer to pay the value of the trees removed to replace as nearly as possible a planting of comparable size. This process would mimic the existing process that allows for a developer to pay for the replacement of a public tree removed for development reasons. A developer or property owner may also apply for a variance should these options not suffice.

Cottonwoods, and whether they qualify as significant trees, have been a consistent point of discussion. The proposed Suitable Plants List classifies them as “included” in the significant tree category. Most of the discussion around them concerns their potential impact on a development project. The proposed relief options are aimed at providing a means to work around some of the potential obstacles they might present as significant trees.

### ***Suitable Plant List - Updated***

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. The updated list identifies which types of trees will qualify as significant when they exceed 15 inches in diameter, and which types of trees the city prohibits from new plantings. 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.

## **RECOMMENDATION AND FINDINGS OF FACT**

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

Staff recommends approval of this request.

## **Attachments**

1. Exhibit 1 - Existing Code
2. Exhibit 2 - Landscaping Code Strike and Underline
3. Exhibit 3 - Landscaping Code Clean
4. Exhibit 4 - City of Grand Junction Suitable Plants List
5. Exhibit 5 - Summary of Engagement Process
6. Exhibit 6 – Draft Ordinance
7. Exhibit 7 – Comment Letters Regarding Cottonwoods

**SUGGESTED MOTION:**

On the request to amend the Zoning and Development Code Section 21.06.040 Landscape, buffering, and screening standards and related sections of the Grand Junction Municipal Code, file number ZCA-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. Exhibit 1 - Existing Code
2. Exhibit 2 - Landscaping Code Clean
3. Exhibit 3 - Landscaping Code Strike and Underline
4. Exhibit 4 - Suitable Plants List Updated
5. Exhibit 5 - Summary of Engagement Process
6. Exhibit 6 - Draft Ordinance
7. Exhibit 7 - Comment Letters Regarding Cottonwoods

## 21.06.040 Landscape, buffering and screening standards

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

(b) **General Landscape Standards.**

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

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

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

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

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

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

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

(5) Minimum plant sizes are:

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

(7) Landscape Plans and Equivalent Plants.

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

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

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



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

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

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

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

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

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

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

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

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

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

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

(13) Trees.

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

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

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

(14) Shrubs.

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

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

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

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

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

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

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

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

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

(18) Authority.

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

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

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

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

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

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

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

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

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

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

**(c) Parking Lots.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

(d) **Street Frontage Landscape.**

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

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

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

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

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

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

(e) **Buffers.**

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

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

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

(2) Exceptions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**(g) Residential Subdivision Perimeter Enclosures.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

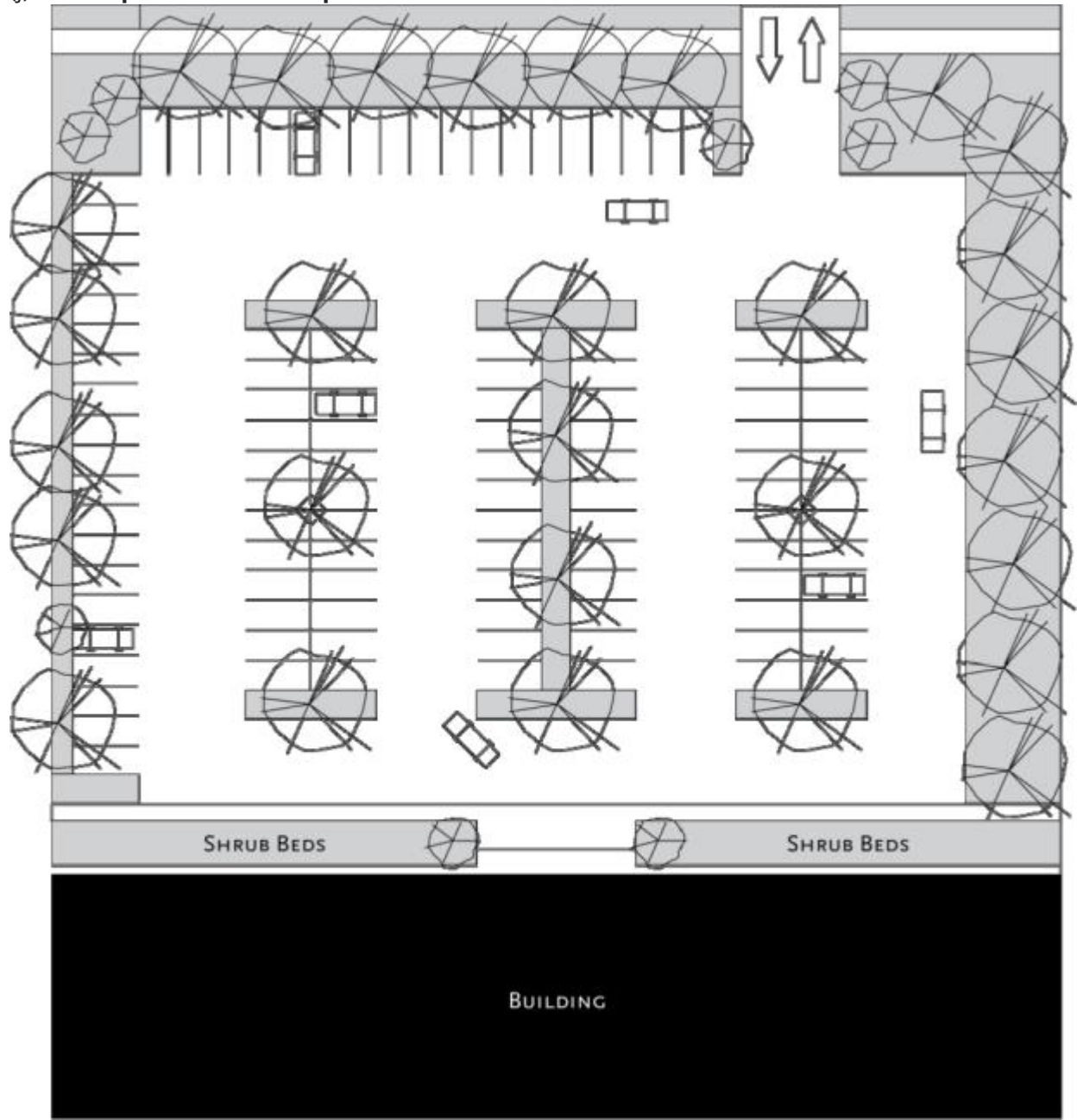
(5) Other Applicable Sections. The requirements of subsections (i), (j), (k) and (l) of this section shall also apply.

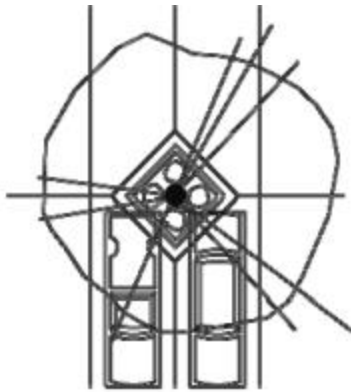
(i) **Landscaping Requirements.**

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



(j) Example Tree Landscape Plan.





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

**ORCHARD-STYLE LANDSCAPE ISLAND**

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

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

Notes

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

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

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

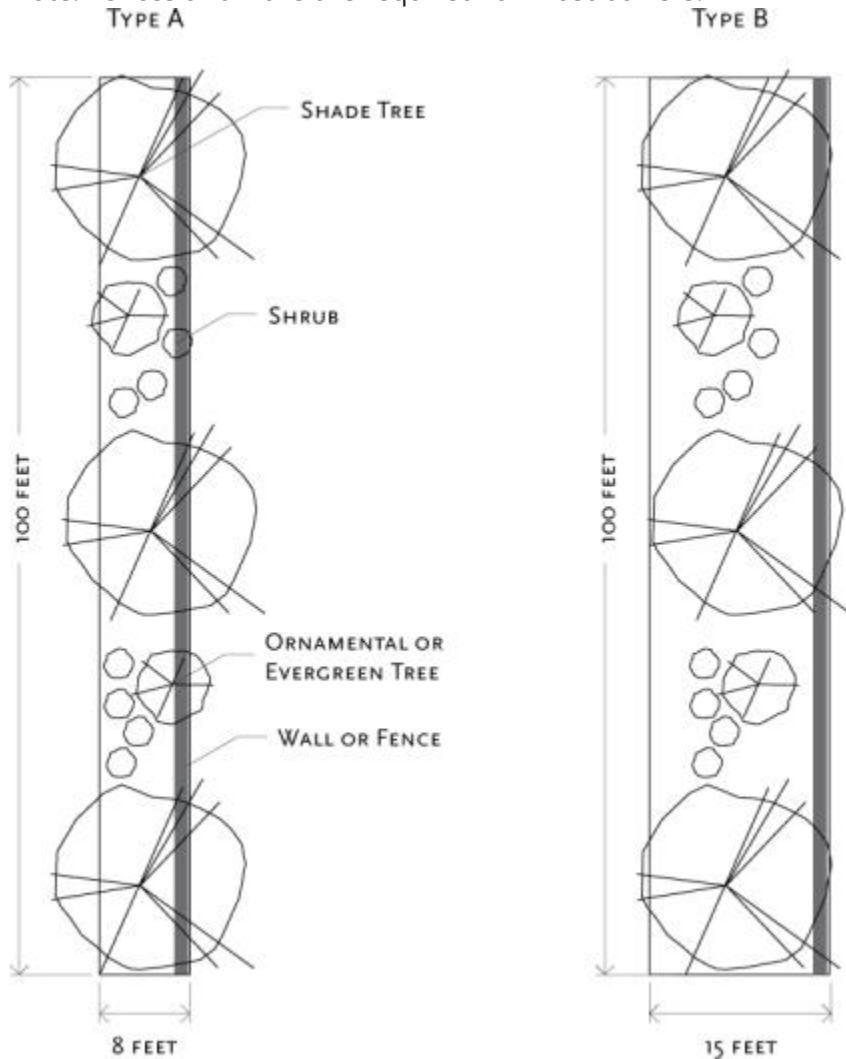
•The Director may modify this table based on the uses proposed in any zone district.

<sup>1</sup> Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

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

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.

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

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*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.

*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.

*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
<b>Lot</b>											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
<b>Setback</b>											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15



Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	<u>70%</u>	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
<b>Notes</b>											
<b>B-1:</b> Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
<b>B-2:</b> Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
<b>C-1:</b> Min. rear setback – 0 if an alley is present											
<b>CSR:</b> Maximum building height abutting residential – 40 ft.											

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

### **21.04.030 Use-Specific Standards**

#### **(g) Mini-Warehouse.**

- (1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini warehouses, including those that provide indoor and/or outdoor units.
- (2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.
- (3) Uses Prohibited.
  - (i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.
  - (ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.
- (4) Landscaping and Screening. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:
  - (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.

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## 21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and 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

<b><u>Minimum Plant Sizes</u></b>	
<b><u>Planting Type</u></b>	<b><u>Size at Time of Planting</u></b>
<u>Shade Tree</u>	<u>Two caliper inches</u>
<u>Ornamental Tree</u>	<u>One-and-one-half caliper inches</u>
<u>Evergreen Tree</u>	<u>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.

(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. 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. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. The irrigation plan shall also 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 excluded on the Suitable Plants List that have a diameter exceeding 15 caliper inches, in fair or better condition, free from irreparable structural defects, and is not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist 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) If the 30% minimum preservation requirement impedes the proposed structural development of a site, then the Director may grant a 10% adjustment of the minimum setbacks, parking lot interior landscaping, and parking count requirements. Furthermore, the City Forester may adjust the drip line protection standards described in (vi)(A) of the section so to allow for additional flexibility for the development to occur around the identified significant trees. If the 10% adjustment does not provide a viable means of developing the site with the preservation of the minimum required significant trees then the developer may pursue one or a combination of the following:

(A) Replace the required significant trees at a ratio of three caliper inches per five caliper inches of significant tree removed with trees identified as preferred trees on the Suitable Plants List.

(B) Pay the value of the tree or trees removed. The moneys received shall be used to replace as nearly as possible a planting of comparable size and value. The determination of the value of the tree shall be made by the City Manager, and the City Manager shall consider in arriving at the value current nursery estimates including the age, variety and condition of the tree removed.

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

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five 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 three caliper inches of new tree per five 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 have a preferred New Planting status on the Suitable Plants List and no more than 15 percent of the proposed trees shall have a limited New Planting status on the Suitable Plants 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.

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

**(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.**

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

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
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 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	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	Two caliper inches of tree 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	-	-

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-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes

- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
- Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
- The Director may modify this table based on the uses proposed in any zone district.

<sup>1</sup> Gravel operations subject to buffering adjacent to residential.

**(l) Buffer Requirements.**

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

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.

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

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*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.

*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.

*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
<b>Lot</b>											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100
Frontage	None	None	None	None	None	None	None	None	None	None	None
<b>Setback</b>											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15

Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	<u>70%</u>	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
<b>Notes</b>											
<b>B-1:</b> Max. gross floor area varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000											
<b>B-2:</b> Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.											
<b>C-1:</b> Min. rear setback – 0 if an alley is present											
<b>CSR:</b> Maximum building height abutting residential – 40 ft.											

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

### **21.04.030 Use-Specific Standards**

#### **(g) Mini-Warehouse.**

- (1) Purpose. This subsection sets standards for the establishment of safe and attractive mini-warehouse developments. These standards apply to all mini warehouses, including those that provide indoor and/or outdoor units.
- (2) Accessory Uses. Accessory uses may include living quarters for a resident manager or security and leasing offices.
- (3) Uses Prohibited.
  - (i) No owner, operator or lessee of any mini-warehouse or portion thereof shall offer for sale or sell any item of personal property, or conduct any type of commercial activity of any kind whatsoever, including such uses as sales, service and repair operations, manufacturing, or truck/equipment rentals, other than leasing of the units, or permit same to occur upon any area designated for the mini-warehouse use, except that estate or foreclosure sales held by the mini-warehouse owner or operator shall be allowed.
  - (ii) No outside storage shall be permitted except the storage of licensed vehicles within approved areas designated for such storage. This storage shall meet the requirements of GJMC 21.04.040.
- (4) Landscaping and Screening. All mini warehouses shall provide the following in addition to meeting standards of GJMC 21.06.040:
  - (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.

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## 21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and 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

<b><u>Minimum Plant Sizes</u></b>	
<b><u>Planting Type</u></b>	<b><u>Size at Time of Planting</u></b>
<u>Shade Tree</u>	<u>Two caliper inches</u>
<u>Ornamental Tree</u>	<u>One-and-one-half caliper inches</u>
<u>Evergreen Tree</u>	<u>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. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. The irrigation plan shall also 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 ~~excluded~~prohibited on the Suitable Plants List ~~and that has~~ have a diameter ~~that exceeds~~ exceeding 15 caliper inches, in fair or better condition, free from irreparable structural defects, and is not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist 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) If the 30% minimum preservation requirement impedes the proposed structural development of a site, then the Director may grant a 10% adjustment of the minimum setbacks, parking lot interior landscaping, and parking count requirements. Furthermore, the City Forester may adjust the drip line protection standards described in (vi)(A) of the section so to allow for additional flexibility for the development to occur around the identified significant trees. If the 10% adjustment does not provide a viable means of developing the site with the preservation of the minimum required significant trees then the developer may pursue one or a combination of the following:

(A) Replace the required significant trees at a ratio of three caliper inches per five caliper inches of significant tree removed with trees identified as preferred trees on the Suitable Plants List.

(B) Pay the value of the tree or trees removed. The moneys received shall be used to replace as nearly as possible a planting of comparable size and value. The determination of the value of the tree shall be made by the City Manager, and the City Manager shall consider in arriving at the value current nursery estimates including the age, variety and condition of the tree removed.

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

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five 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~~ three caliper inches of new tree per ~~2~~ five 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~~ have a preferred New Planting status trees byon the Suitable Plants List and no more than 15 percent of the proposed trees shall be identified as ~~excluded~~ have a limited New Planting status on the Suitable Plants 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.

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

**(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.**

<b>Zoning of Proposed Development</b>	<b>Landscape Requirement</b>	<b>Location of Landscaping on Site</b>
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way
R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	Two caliper inches of tree 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	Buffer, parking lot, street frontage perimeter, foundation plantings

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
	shrub per 450 square feet of improved area	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 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	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	Two caliper inches of tree 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	-	-	-

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-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
RO & MXOC	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-
CSR3 <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-

Notes

- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
- Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
- The Director may modify this table based on the uses proposed in any zone district.

<sup>1</sup> Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

Buffer Types	Landscaping Requirements	Location of Buffers on Site
Type A	Eight-foot-wide landscape strip with trees and shrubs	Between different uses
Type B	15-foot-wide landscape strip with trees and shrubs	Between different uses



Buffer Types	Landscaping Requirements	Location of Buffers on Site
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	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Absinth wormwood	<i>Artemisia absinthium</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Alba Meidiland Rose	<i>Rosa hybrida 'Alba Meidiland'</i>	Shrub, Deciduous	3-4	4-6	medium	non-native			n/a	
Allegheny Serviceberry	<i>Amelanchier laevis</i>	Tree, Deciduous	20-25	10-15	medium	non-native			Included	Limited
American Fringetree	<i>Chionanthus virginicus</i>	Tree, Deciduous	15	15	medium	non-native			Included	Limited
American Linden	<i>Tilia americana</i>	Tree, Deciduous	50-80	30-50	medium	non-native			Included	Limited
American Smoketree	<i>Cotinus obovatus</i>	Tree, Deciduous	15-20	10-15	low	non-native	Yes		Included	Preferred
American sycamore	<i>Platanus occidentalis</i>	Tree, Deciduous	75-100	75-100	medium-high	non-native			Included	Preferred
American Beech	<i>Fagus grandifolia</i>	Tree, Deciduous	65	60	medium	non-native			Included	Limited
American Hornbeam	<i>Carpinus caroliniana</i>	Tree, Deciduous	25	20-25	medium	non-native			Included	Limited
Amur Maackia	<i>Maackia amurensis</i>	Tree, Deciduous	20-30	15-20	xeric	non-native	Yes	Yes	Included	Preferred
Amur Maple	<i>Acer ginnala</i>	Tree, Deciduous	10-32	15	medium	non-native			Included	Limited
Andorra Juniper	<i>Juniperus horizontalis 'Andorra'</i>	Shrub, Evergreen	1-2	8-10	medium	non-native			n/a	
Antelope Bitterbrush	<i>Purshia tridentata</i>	Shrub, Deciduous	6-12	6-12	low	native			n/a	
Apache Plume	<i>Fallugia paradoxa</i>	Shrub, Deciduous	3-5	3-5	medium	native			n/a	
Apple Serviceberry	<i>Amelanchier x grandiflora</i>	Tree, Deciduous	20	15	medium	non-native			Included	Limited
Arcadia Juniper	<i>Juniperus sabina 'Arcadia'</i>	Shrub, Evergreen	4-6	5-10	medium	non-native			n/a	
Arizona Cypress	<i>Cupressus arizonica</i>	Tree, Evergreen	30-40	15-25	xeric	non-native	Yes		Included	Preferred
Arrowwood	<i>Viburnum carlesii</i>	Shrub, Deciduous	4-6	4-7	medium	non-native			n/a	
Ash	<i>Fraxinus spp.</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Included	Prohibited
Austrian pine	<i>Pinus nigra</i>	Tree, Evergreen	40-60	30-40	low	non-native	Yes		Included	Preferred
Banana Yucca	<i>Yucca baccata</i>	Shrub, Evergreen	1-3	2-3	low	native			n/a	
Bearberry or Kinnikinnick	<i>Arctostaphylos uva-ursi</i>	Groundcover	1	2	low	native			n/a	
Bee Balm or Wild Bergamont	<i>Monarda fistulosa var. menthaefolia</i>	Perennial	2	2	medium	native			n/a	
Big Bluestem	<i>Andropogon gerardii</i>	Grass, Ornamental	3-6	2-3	xeric-low	native			n/a	
Big Sagebrush	<i>Artemisia tridentata</i>	Shrub, Deciduous	1.5-6	1-5	xeric-low	native			n/a	
Bigtooth Maple	<i>Acer grandidentatum</i>	Tree, Deciduous	25	25	xeric-low	native	Yes		Included	Preferred
Black Maple	<i>Acer nigrum</i>	Tree, Deciduous	60	40	medium	non-native			Included	Limited
Black Walnut	<i>Juglans nigra</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Included	Prohibited
Black-eyed Susan	<i>Rudbeckia hirta</i>	Perennial	2-3	1-2	medium	native			n/a	
Blanketflower	<i>Gaillardia aristata</i>	Perennial	1	1	low-medium	native			n/a	
Bleeding Heart	<i>Lamprocapnos spectabilis</i>	Perennial	2-3	1.5-2.5	medium	non-native			n/a	
Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	Shrub, Evergreen	.5-1	7-9	medium	non-native			n/a	
Blue Flax	<i>Linum lewisii</i>	Perennial/Ground Cover	1.5	1	low	native			n/a	
Blue Grama Grass	<i>Bouteloua gracilis</i>	Grass, Ornamental	1-2	1.5-2	xeric-medium	native			n/a	
Blue Oat Grass	<i>Helictotrichon sempervirens</i>	Grass, Ornamental	2-3	2-2.5	low-medium	non-native			n/a	
Blue Spruce	<i>Picea pungens</i>	Tree, Evergreen	30-60	10-20	medium	non-native			Included	Limited
Blue Stem Joint Fir	<i>Ephedra equistina</i>	Shrub, Evergreen	4	6	xeric-low	non-native			n/a	
Blue Wild Indigo	<i>Baptisia australis</i>	Perennial	3-4	2-3	medium	non-native			n/a	
Bluemist Spirea	<i>Caryopteris incana</i>	Shrub, Deciduous	3-6	3-4	medium	non-native			n/a	
Bosnian Pine	<i>Pinus heldreichii</i>	Tree, Evergreen	30-40	20-30	low	non-native	Yes		Included	Preferred
Box Elder	<i>Acer negundo</i>	Tree, Deciduous	25-80	30-50	low	native	Yes	Yes	Included	Preferred
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	Perennial	1.5	1.5	low	native			n/a	
Bull Thistle	<i>Cirsium vulgare</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Bur Oak	<i>Quercus macrocarpa</i>	Tree, Deciduous	60-80	60-80	xeric	non-native	Yes	Yes	Included	Preferred
Butterfly Bush or Summer Lilac	<i>Buddleja davidii</i>	Shrub, Deciduous	6-8	3-5	low-medium	non-native			n/a	
Butterfly Milkweed	<i>Asclepias tuberosa</i>	Perennial	1.5	1.5	low	native			n/a	
Calgary Carpet Juniper	<i>Juniperus sabina 'Calgary Carpet'</i>	Shrub, Evergreen	4-6	5-10	medium	non-native			n/a	
Canada Thistle	<i>Cirsium arvense</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Catmint	<i>Nepeta racemosa</i>	Perennial	1-2	2-3	low-medium	non-native			n/a	
Cherry Plum	<i>Prunus cerasifera</i>	Tree, Deciduous	15-25	15-25	medium	non-native			Included	Limited
Chinese Catalpa	<i>Catalpa ovata</i>	Tree, Deciduous	25	25	medium	non-native	Yes		Included	Preferred
Chinese Clematis	<i>Clematis orientalis</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Chinese flame tree	<i>Koelreuteria bipinnata</i>	Tree, Deciduous	30-40	30-40	low	non-native			Included	Limited
Chinese Juniper	<i>Juniperus chinensis</i>	Shrub, Evergreen	40-50	15-20	medium	non-native			n/a	
Chinese Pistache	<i>Pistacia chinensis</i>	Tree, Deciduous	35	20	xeric-low	non-native	Yes	Yes	Included	Preferred
Chinese Silver Grass	<i>Miscanthus sinensis</i>	Grass, Ornamental	2-6	1-3.5	low-medium	non-native			n/a	
Chinkapin Oak	<i>Quercus muehlenbergii</i>	Tree, Deciduous	45	50	low	non-native	Yes	Yes	Included	Preferred

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Chokecherry	<i>Prunus virginiana</i>	Tree, Deciduous	25	20	medium	non-native			Included	Preferred
Cholla species	<i>Cylindropuntia spp.</i>	Shrub, Evergreen	2-7	2-7	xeric-low	Varies by spp.			n/a	
Claret Cup Cactus	<i>Echinocereus triglochidiatus</i>	Perennial	0.5	1	low	native			n/a	
Cologreen Juniper	<i>Juniperus scopulorum 'Cologreen'</i>	Tree, Evergreen	15-20	5-7	xeric	native	Yes		Included	Preferred
Colorado Desert Blue Star or Jone	<i>Amsonia jonesii</i>	Perennial/Ground Cover	1	1-1.5	low	native			n/a	
Colorado Foothills Oak	<i>Quercus x maxei</i>	Tree, Deciduous	35	30	xeric	native	Yes		Included	Preferred
Colorado Four O'Clock or Desert F	<i>Mirabilis multiflora</i>	Perennial	1	2-3	low	native			n/a	
Columnar European Hornbeam	<i>Carpinus betulus</i>	Tree, Deciduous	35	20	medium	non-native			Included	Limited
Common Broom	<i>Genista tinctoria</i>	Shrub, Evergreen	2-3	2-3	low-medium	non-native			n/a	
Common hackberry	<i>Celtis occidentalis</i>	Tree, Deciduous	30-60	40-60	xeric-low	non-native	Yes	Yes	Included	Preferred
Common Tansy	<i>Tanacetum vulgare</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Compact Burning Bush	<i>Euonymus alatus 'compactus'</i>	Shrub, Deciduous	5	5	medium	non-native			n/a	
Corktree	<i>Phellodendron amurense</i>	Tree, Deciduous	30-40	25-45	medium	non-native			Included	Limited
Corneliancherry Dogwood	<i>Cornus mas</i>	Tree, Deciduous	15	10-15	medium	non-native			Included	Limited
Cottonwood	<i>Populus deltoides</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Included	Limited
Crabapple cultivars	<i>Malus spp.</i>	Tree, Deciduous	10-30	10-30	medium-high	non-native	Yes		Included	Preferred
Cranberry Cotoneaster	<i>Cotoneaster apiculatus</i>	Shrub, Deciduous	2-3	3-6	medium	non-native			n/a	
Cucumbertree Magnolia	<i>Magnolia acuminata</i>	Tree, Deciduous	45	30	medium	non-native			Included	Limited
Cypress Spurge	<i>Euphorbia cyparissias</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Dense Blazing Star	<i>Liatris spicata</i>	Perennial	2-4	1-2	medium	non-native			n/a	
Denver Gold Columbine	<i>Aquilegia chrysantha</i>	Perennial	2-2.5	1-2	low-medium	native			n/a	
Desert Prickly Pear	<i>Opuntia phaeacantha</i>	Shrub, Evergreen	2-5	3-6	xeric-low	native			n/a	
Desert Prince's Plume	<i>Stanleya pinnata</i>	Perennial	2-6	1-2	low	native			n/a	
Desert Saltgrass	<i>Distichlis spicata</i>	Grass, Ornamental	1-3	indet.	xeric-low	native			n/a	
Desert Willow	<i>Chilopsis linearis</i>	Tree, Deciduous	20	20	xeric-low	non-native			Included	Limited
Downy Serviceberry	<i>Amelanchier arborea</i>	Tree, Deciduous	20	15	medium	non-native			Included	Limited
Dwarf Columbine	<i>Aquilegia flabellata</i>	Perennial	1	1	medium	non-native			n/a	
Dwarf Ephedra	<i>Ephedra monosperma</i>	Groundcover, Evergreen	1	3	xeric-low	non-native			n/a	
Dwarf False Indigo	<i>Amorpha nana</i>	Shrub, Deciduous	1-3	1-3	low-medium	native			n/a	
Dwarf Fountain Grass	<i>Pennisetum alopecuroides 'Hame'</i>	Grass, Ornamental	2.5-5	2.5-5	medium-high	non-native			n/a	
Dwarf Yucca	<i>Yucca harrimaniae</i>	Shrub, Evergreen	3	1	low	native			n/a	
Eastern Blue Star	<i>Amsonia tacernaemontana</i>	Perennial/Ground Cover	2-3	2-3	low	non-native			n/a	
English Oak	<i>Quercus robur</i>	Tree, Deciduous	40-70	40-70	medium	non-native	Preferred	Island Shade Tree	Included	Preferred
European Beech	<i>Fagus sylvatica</i>	Tree, Deciduous	25-55	15-40	medium	non-native			Included	Limited
False Indigo Bush	<i>Amorpha fruticosa</i>	Shrub, Deciduous	4-10	8-10	low	native			n/a	
Fernbush	<i>Chamaebatiaria millefolium</i>	Shrub, Deciduous	6-8	6-8	xeric-low	non-native			n/a	
Fireburst Paperbark Maple	<i>Acer griseum</i>	Tree, Deciduous	20-25	15	medium	non-native			Included	Limited
Firecracker Penstemon	<i>Penstemon eatonii</i>	Perennial	1	2	low	native			n/a	
Fireweed	<i>Chamerion angustifolium</i>	Perennial	2-5	0.5-1.5	medium	native			n/a	
Fragrant Sumac	<i>Rhus aromatica</i>	Shrub, Deciduous	2-6	6-10	low-medium	non-native			n/a	
Fringed Sage	<i>Artemisia frigida</i>	Perennial	0.5-1.5	1.5-2	xeric-low	native			n/a	
Fruitless White Mulberry	<i>Morus alba</i>	Tree, Deciduous	30-50	30-50	low	non-native	Yes	Yes	Included	Preferred
Gambel Oak	<i>Quercus gambelii</i>	Tree, Deciduous	20-25	10-12	xeric	native	Yes		Included	Preferred
Giant Reed	<i>Arundo donax</i>	Grass	n/a	n/a	n/a	non-native			n/a	
Ginkgo	<i>Ginkgo biloba</i>	Tree, Deciduous	40	20-30	medium	non-native			Included	Limited
Golden Rain Tree	<i>Koelreuteria paniculata</i>	Tree, Deciduous	30-40	30-40	xeric	non-native	Yes	Yes	Included	Preferred
Gray Gleam Juniper	<i>Juniperus scopulorum 'Gray Gleam'</i>	Tree, Evergreen	10-15	4-6	xeric	native	Yes		Included	Preferred
Gray Rabbitbrush	<i>Chrysothamnus nauseosus, or Eri</i>	Shrub, Deciduous	4-7	4-7	low-medium	native			n/a	
Grayheaded Coneflower	<i>Ratibida pinnata</i>	Perennial	1-3	1-2	low-medium	non-native			n/a	
Greasewood	<i>Sarcobatus vermiculatus</i>	Shrub, Deciduous	1.5-5	2-5	low	native			n/a	
Green Hawthorn	<i>Crataegus viridis</i>	Tree, Deciduous	20-35	20-35	low	non-native	Yes		Included	Preferred
Hairy Golden Aster	<i>Chrysopsis villosa</i>	Perennial	1	1-2	low	native			n/a	
Hardy Hibiscus or Swamp Rose M	<i>Hibiscus moscheutos</i>	Shrub, Deciduous	3-7	2-4	medium-high	non-native			n/a	
Hardy Rubbertree	<i>Eucommia ulmoides</i>	Tree, Deciduous	40	40	low	non-native	Yes		Included	Preferred
Hedge Maple	<i>Acer campestre</i>	Tree, Deciduous	30	15	medium	non-native	Yes		Included	Preferred
Hoary Cress	<i>Cardaria draba</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Honeylocust	<i>Gleditsia triacanthos inermis</i>	Tree, Deciduous	60-80	60-80	xeric	non-native	Yes	Yes	Included	Preferred

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Hophornbeam	<i>Ostrya virginiana</i>	Tree, Deciduous	35	15-20	medium	non-native			Included	Limited
Horsechestnut	<i>Aesculus hippocastanum</i>	Tree, Deciduous	45-60	35-40	medium	non-native			Included	Limited
Houndstongue	<i>Cynoglossum officinale</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Hubricht's Blue Star	<i>Amsonia hubrichtii</i>	Perennial	2-3	2-3	medium	non-native			n/a	
Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	Shrub, Evergreen	.5-1	7-9	medium	non-native			n/a	
Hybrid Elm	<i>Ulmus spp.</i>	Tree, Deciduous	30-60	20-40	xeric-low	non-native	Yes	Yes	Included	Preferred
Indian Ricegrass	<i>Achnatherum (Oryzopsis) hymenc</i>	Grass, Ornamental	2	1	xeric-low	native			n/a	
Japanese Barberry	<i>Berberis thunbergii</i>	Shrub, Deciduous	2-6	3-7	xeric-medium	non-native			n/a	
Japanese Knotweed	<i>Polygonum Cuspidatum</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Japanese Pagodatree	<i>Styphnolobium japonica</i>	Tree, Deciduous	50	40	xeric-low	non-native	Yes	Yes	Included	Preferred
Japanese Tree Lilac	<i>Syringa reticulata</i>	Tree, Deciduous	25	20	xeric-low	non-native	Yes		Included	Preferred
Japanese Zelkova	<i>Zelkova serrata</i>	Tree, Deciduous	50-80	50-80	xeric-low	non-native	Yes	Yes	Included	Preferred
June Snow Dogwood	<i>Cornus controversa</i>	Tree, Deciduous	25	35	medium	non-native			Included	Limited
Karl Foerster Feather Reed Grass	<i>Calamagrostis acutiflora</i>	Grass, Ornamental	4	2	low	non-native			n/a	
Katsuratree	<i>Cercidiphyllum japonicum</i>	Tree, Deciduous	35	35	medium	non-native			Included	Limited
Kentucky Coffeetree	<i>Gymnocladus dioicus</i>	Tree, Deciduous	60-80	40-55	xeric	non-native	Yes	Yes	Included	Preferred
Knapweed spp.	<i>Centaurea spp.</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Korean Lilac	<i>Syringa meyeri</i>	Shrub, Deciduous	5-8	6-10	low-medium	non-native			n/a	
Lacey Oak	<i>Quercus glaucooides</i>	Tree, Deciduous	30	25	xeric	non-native			Included	Limited
Lady's Mantle	<i>Alchemilla mollis</i>	Perennial	1.5-2	1.5-2	medium-high	non-native			n/a	
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	Perennial/Ground Cover	1-2	1-1.5	low-medium	native			n/a	
Lavender Leaf Sundrops	<i>Calylophus lavandulifolius</i>	Perennial	1	1	low	native			n/a	
Leadplant	<i>Amorpha canescens</i>	Shrub, Deciduous	2-3	2-2.5	xeric-medium	native			n/a	
Leafy Spurge	<i>Euphorbia esula</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Little Bluestem	<i>Schizachyrium scoparium</i>	Grass, Ornamental	1.5-2.5	1-2	low-medium	native			n/a	
Littleleaf Linden	<i>Tilia cordata</i>	Tree, Deciduous	50-80	35-50	medium	non-native			Included	Limited
Littleleaf Mock Orange	<i>Philadelphus microphyllus</i>	Shrub, Deciduous	2-3	2-3	low-medium	native			n/a	
London Planetree	<i>Platanus x acerifolia</i>	Tree, Deciduous	40-50	30-35	medium	non-native	Preferred	Island Shade Tree	Included	Preferred
Magnolia NCMX1 P.A.F.	<i>Magnolia NCMX1 P.A.F.</i>	Tree, Deciduous	20-15	10-15	medium	non-native			Included	Limited
Manchurian lilac	<i>Syringa pubescens subsp. Patula</i>	Shrub, Deciduous	4-9	5-7	medium	non-native			n/a	
Marsh Milkweed	<i>Asclepias incarnata</i>	Perennial	1-2	1	high	native			n/a	
Mat Penstemon	<i>Penstemon caespitosus</i>	Groundcover	1	1	low-medium	native			n/a	
Mayday Tree	<i>Prunus padus</i>	Tree, Deciduous	20-40	20-40	medium	non-native			Included	Limited
Mesa Verde Ice Plant	<i>Delosperma 'Kelaidis'</i>	Groundcover	0.25	1.5	low-medium	native			n/a	
Moonbeam Coreopsis	<i>Coreopsis verticillata 'Moonbeam'</i>	Perennial/Ground Cover	1-2	1-1.5	low-medium	non-native			n/a	
Morden Hawthorn	<i>Crataegus x mordenensis [laeviga</i>	Tree, Deciduous	15-20	15-20	low	non-native	Yes		Included	Preferred
Mormon Tea	<i>Ephedra viridis</i>	Shrub, Evergreen	2-3	3-6	xeric-low	native			n/a	
Mountain Alyssum	<i>Alyssum montanum</i>	Groundcover	0.5	1-1.5	low	non-native			n/a	
Mountain Mahogany	<i>Cercocarpus ledifolius</i>	Shrub, Deciduous	8-12	4-8	low-medium	native			n/a	
Mountain Mahogany	<i>Cercocarpus montanus</i>	Shrub, Deciduous	8-12	4-8	low-medium	native			n/a	
Mt. Atlas Daisy	<i>Anacyclus pyrethrum var. depress</i>	Groundcover	.258	1	low-medium	non-native			n/a	
Munstead Lavender	<i>Lavandula angustifolia 'Munstead'</i>	Perennial	1-1.5	1-1.5	low-medium	non-native			n/a	
Musk Thistle	<i>Carduus nutans</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Myrtle Spurge	<i>Euphorbia myrsinites</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Narrowleaf Yucca	<i>Yucca angustissima</i>	Shrub, Evergreen	3	3	low	native			n/a	
New Mexico Locust	<i>Robinia neomexicana</i>	Shrub, Deciduous	12-36	12-36	xeric	native			Included	Preferred
New Mexico Privet or Desert Olive	<i>Foresteria pubescens</i>	Shrub, Deciduous	6-8	5-8	low	native			n/a	
Ninebark	<i>Physocarpus opulifolius</i>	Shrub, Deciduous	5-8	4-6	low-medium	native			n/a	
Northern Red Oak	<i>Quercus rubra</i>	Tree, Deciduous	50-75	50-75	medium	non-native			Included	Limited
Northern Downy Hawthorn	<i>Crataegus submollis</i>	Tree, Deciduous	20	20	low	non-native	Yes		Included	Preferred
Norway Maple	<i>Acer platanoides</i>	Tree, Deciduous	40-50	30-50	medium	non-native			Included	Limited
Ohio Buckeye	<i>Aesculus glabra</i>	Tree, Deciduous	20-40	20-40	medium	non-native			Included	Limited
Oregon Grape	<i>Mahonia aquifolium, or Berberis a</i>	Shrub, Evergreen	3-6	2-5	medium	non-native			n/a	
Ornamental Pear	<i>Pyrus spp.</i>	Tree, Deciduous	20-50	20-35	low	non-native	Yes	Yes	Included	Preferred
Osage Orange	<i>Maclura pomifera</i>	Tree, Deciduous	30	30	xeric	non-native	Yes	Yes	Included	Preferred
Oxeye Daisy	<i>Leucanthemum vulgare</i>	Perennial	1-2.5	1-3	low-medium	non-native			n/a	
Oxeye Daisy	<i>Chrysanthemum leucanthemum</i>	Perennial	n/a	n/a	n/a	non-native			n/a	



Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Panchito Maznanita; Chieftan Man	<i>Arctostaphylos x coloradoensis</i>	Shrub, Evergreen	5-7	3-5	medium	native			n/a	
Parry's Agave	<i>Agave parryi</i>	Shrub, Evergreen	1.5-2	2-3	medium	non-native			n/a	
Pawpaw	<i>Asimina triloba</i>	Tree, Deciduous	20-25	10-15	medium-high	non-native			Included	Limited
Pecan	<i>Carya illinoensis</i>	Tree, Deciduous	60	40	medium	non-native			Included	Limited
Peking Tree Lilac	<i>Syringa pekinensis</i>	Tree, Deciduous	15	12	xeric-low	non-native	Yes		Included	Preferred
Perennial Lupine	<i>Lupinus perennis</i>	Perennial	1-2	1-2	low-medium	non-native			n/a	
Perennial Pepperweed	<i>Lepidium latifolium</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Persian Ironwood	<i>Parrotia persica</i>	Tree, Deciduous	30	30	medium	non-native			Included	Limited
Pignut Hickory	<i>Carya glabra</i>	Tree, Deciduous	50	30	medium	non-native			Included	Limited
Piñon Pine	<i>Pinus edulis</i>	Tree, Evergreen	18-25	12	low	native	Yes		Included	Preferred
Plumeless Thistle	<i>Carduus acanthoides</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Poppy Mallow	<i>Callirhoe involucrata</i>	Perennial/Ground Cover	0.5-1	0.5-3	low-medium	native			n/a	
Powis Castle Sage	<i>Artemisia 'Powis Castle' [arboresc</i>	Shrub, Deciduous	2-3	1-2	low	non-native			n/a	
Prairie Coneflower	<i>Ratibida columnifera</i>	Perennial	1-3	1-1.5	low-medium	native			n/a	
Prairie Switch Grass	<i>Panicum virgatum</i>	Grass, Ornamental	3-6	2-3	medium-high	native			n/a	
Prickly Pear species	<i>Opuntia spp.</i>	Shrub, Evergreen	1-3	2-7	xeric-low	varies by spp.			n/a	
Prickly Poppy	<i>Argemone polyanthemus</i>	Perennial	1-3	1-2	xeric-low	native			n/a	
Prickly Thrift	<i>Acantholimon glumaceum</i>	Perennial/Ground Cover	0.5	1	xeric	non-native			n/a	
Purple Catalpa	<i>Catalpa x erubescens</i>	Tree, Deciduous	50	35	medium	non-native	Yes		Included	Preferred
Purple Coneflower	<i>Echinacea purpurea</i>	Perennial	2-5	1.5-2	low-medium	non-native			n/a	
Purple Loosestrife	<i>Lythrum salicaria</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Quaking Aspen	<i>Populus tremuloides</i>	Tree, Deciduous	60	12-15	medium	non-native			Included	Prohibited
Ravenna Grass	<i>Saccharum ravennae</i>	Grass	n/a	n/a	n/a	non-native			n/a	
Red Berry Mahonia	<i>Mahonia haematocarpa</i>	Shrub, Deciduous	6-12	6-12	xeric-low	native			n/a	
Red Maple	<i>Acer rubrum</i>	Tree, Deciduous	40-60	40	medium	non-native			Included	Limited
Red osier dogwood	<i>Cornus sericea</i>	Shrub, Deciduous	5-10	8-12	medium-high	native			n/a	
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub, Evergreen	3-5	4-6	xeric-low	non-native			n/a	
Redbud	<i>Cercis canadensis</i>	Tree, Deciduous	15-25	15-30	medium	non-native	Yes		Included	Preferred
Rocky Mountain Columbine	<i>Aquilegia caerulea</i>	Perennial	1-2	1-2	low	native			n/a	
Rocky Mountain Iris	<i>Iris missouriensis</i>	Perennial	1-2	1	medium-high	native			n/a	
Rocky Mountain Maple	<i>Acer glabrum</i>	Tree, Deciduous	20	10-15	medium	native			Included	Limited
Rocky Mountain Penstemon	<i>Penstemon strictus</i>	Perennial	2-3	2-3	low	native			n/a	
Rose of Sharon	<i>Hibiscus syriacus</i>	Shrub, Deciduous	8-12	6-10	medium	non-native			n/a	
Rose of Sharon	<i>Hibiscus syriacus</i>	Shrub, Deciduous	1-8	1-10	medium-high	non-native			n/a	
Russian Hawthorn	<i>Crataegus ambigua</i>	Tree, Deciduous	18-24	18-24	xeric	non-native	Yes		Included	Preferred
Russian Olive	<i>Elaeagnus angustifolia</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Excluded	Prohibited
Russian Sage	<i>Perovskia atriplicifolia</i>	Shrub, Deciduous	3-5	2-4	low-medium	non-native			n/a	
Saltbush	<i>Atriplex canescens</i>	Shrub, Deciduous	3-4	3-4	low	native			n/a	
Sand Cherry	<i>Prunus besseyi</i>	Shrub, Deciduous	2-4	2-5	medium	native			n/a	
Sand Love Grass	<i>Eragrostis trichodes</i>	Grass, Ornamental	2-4	2-3	low-medium	native			n/a	
Sand Sagebrush	<i>Artemisia filifolia</i>	Shrub, Evergreen	3-4	3-4	low	native			n/a	
Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	Shrub, Deciduous	10-15	10-30	low-medium	native			n/a	
Sawtooth Oak	<i>Quercus accutissima</i>	Tree, Deciduous	50	50	medium	non-native			Included	Limited
Scandia Juniper	<i>Juniperus sabina 'Scandia''</i>	Shrub, Evergreen	4-6	5-10	medium	non-native			n/a	
Scarlet Bugler	<i>Ipomopsis aggregata</i>	Perennial	1	1	low-medium	native			n/a	
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>	Perennial	0.5-1	1	low	native			n/a	
Scentless chamomile	<i>Matricaria perforate</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Scotch broom	<i>Cytisus scoparius</i>	Shrub, Deciduous	4-8	4-8	low-medium	non-native			n/a	
Scotch Thistle	<i>Onopordum acanthium</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Seafoam Sage	<i>Artemisia versicolor 'Seafoam'</i>	Perennial	0.5-1	1.5-2.5	low	non-native			n/a	
Shabark Hickory	<i>Carya ovata</i>	Tree, Deciduous	50	30	medium	non-native			Included	Limited
Shadblow Serviceberry	<i>Amelanchier canadensis</i>	Shrub, Deciduous	15-30	10-20	medium	non-native			n/a	
Shadscale	<i>Atriplex confertifolia</i>	Shrub, Deciduous	1-3	1-3	low	native			n/a	
Shantung Maple	<i>Acer truncatum</i>	Tree, Deciduous	20-35	20	medium	non-native			Included	Limited
Shasta Daisy	<i>Leucanthemum x superbum</i>	Perennial/Ground Cover	1-2.5	1-3	low-medium	non-native			n/a	
Shingle Oak	<i>Quercus imbricaria</i>	Tree, Deciduous	50	50	medium	non-native			Included	Limited
Shrubby Cinquefoil	<i>Dasiphora fruticosa</i>	Shrub, Deciduous	3	3	medium	native			n/a	

Common	Scientific Name	Plant Type	Height (ft)	Spread (ft)	Water Needs	Native Status (CO / GJ)	Preferred Tree	Parking Lot Island Tree	Significant Tree Status	New Planting Status
Siberian Elm	<i>Ulmus pumila</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Excluded	Prohibited
Siberian Wall Flower	<i>Cheiranthus allionii</i>	Perennial	1	1-2	low-medium	non-native			n/a	
Sideoats Grama	<i>Bouteloua curtipendula</i>	Grass, Ornamental	1.5-2	1.5-2	low	native			n/a	
Silver Buffaloberry	<i>Shepherdia argentea</i>	Shrub, Deciduous	8-12	8-12	medium	native			n/a	
Silver Linden	<i>Tilia tomentosa</i>	Tree, Deciduous	45	30	medium	non-native			Included	Limited
Singleleaf Ash	<i>Fraxinus anomala</i>	Tree, Deciduous	12	6	xeric	native			Included	Limited
Skunkbush sumac	<i>Rhus trilobata</i>	Shrub, Deciduous	2-6	6-10	low-medium	native			n/a	
Skyrocket Juniper	<i>Juniperus scopulorum 'Skyrocket'</i>	Tree, Evergreen	15-20	4-6	xeric	native	Yes		Included	Preferred
Small Leaf Pussytoes	<i>Antennaria parvifolia</i>	Groundcover	.25	.5	low	native			n/a	
Snowmound Spiraea	<i>Spiraea nipponica var. tosaensis</i>	Shrub, Deciduous	3-4	3-4	medium	non-native			n/a	
Snow-on-the-Mountain	<i>Aegopodium podagraria</i>	Perennial/Ground Cover	1	1-2, rhizomous	medium	non-native			n/a	
Soapweed Yucca	<i>Yucca glauca</i>	Shrub, Evergreen	2-3	2-3	low	non-native			n/a	
Spanish Broom	<i>Cytisus purgans</i>	Shrub, Deciduous	2-3	4-6	low	non-native			n/a	
Staghorn Sumac	<i>Rhus typhina</i>	Shrub, Deciduous	15-25	20-30	low-medium	non-native			n/a	
State Street Maple	<i>Acer miyabei</i>	Tree, Deciduous	45-50	35	medium	non-native	Preferred		Included	Preferred
Stonecrop species	<i>Sedum spp.</i>	Groundcover	0.5	1-4	low-medium	varies by spp.			n/a	
Sugar Maple	<i>Acer saccharum</i>	Tree, Deciduous	25-40	35	medium	non-native			Included	Limited
Sugar Hackberry	<i>Celtis laevigata</i>	Tree, Deciduous	45	40	xeric-low	non-native	Yes	Yes	Included	Preferred
Sulfur Buckwheat	<i>Eriogonum umbellatum var. umbe</i>	Groundcover	1	1	low	native			n/a	
Sulfur Cinquefoil	<i>Potentilla recta</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Sunset Hyssop or Licorice Mint	<i>Agastache rupestris</i>	Perennial	1.5-2	1-1.5	xeric-medium	non-native			n/a	
Swamp White Oak	<i>Quercus bicolor</i>	Tree, Deciduous	45	36	medium	non-native			Included	Limited
Sweet William	<i>Dianthus barbatus</i>	Perennial	1-2	.5-1	medium	non-native			n/a	
Sweetgum	<i>Liquidambar styraciflua</i>	Tree, Deciduous	60	40	medium	non-native			Included	Limited
Swiss Mountain Pine	<i>Pinus mugo</i>	Tree, Evergreen	15-20	15-20	medium	non-native			Included	Limited
Sycamore Maple	<i>Acer pseudosieboldianum</i>	Tree, Deciduous	15	20	medium	non-native			Included	Limited
Syrian Bean Caper	<i>Zygophyllum fabago</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Tamarisk	<i>Tamarisk parviflora &amp; Tamarisk ra</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Excluded	Prohibited
Tatarian Maple	<i>Acer tataricum</i>	Tree, Deciduous	15-20	15-20	xeric-low	non-native	Yes		Included	Preferred
Texas Hummingbird Mint or Sonor.	<i>Agastache cana</i>	Perennial	1.5-3	1-2	xeric-medium	non-native			n/a	
Texas Red Oak	<i>Quercus buckeyi</i>	Tree, Deciduous	35	35	xeric-low	non-native	Yes	Yes	Included	Preferred
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>	Tree, Deciduous	20	20	xeric	non-native	Yes		Included	Preferred
Three Flower Maple	<i>Acer triflorum</i>	Tree, Deciduous	25	20	medium	non-native			Included	Limited
Toadflax	<i>Linaria spp.</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Tokyo Tower Fringetree	<i>Chionanthus retusus</i>	Tree, Deciduous	15	5-10	medium	non-native			Included	Limited
Tom Thumb Cotoneaster	<i>Cotoneaster adpressus</i>	Groundcover or Shrub	0.5-1	4-6	medium	non-native			n/a	
Trailing Fleabane	<i>Erigeron flagellaris</i>	Groundcover	0.5	1	low	native			n/a	
Tree of Heaven	<i>Ailanthus altissima</i>	Tree, Deciduous	n/a	n/a	n/a	non-native			Excluded	Prohibited
Trident Maple	<i>Acer buergeranum</i>	Tree, Deciduous	30	30	medium	non-native			Included	Limited
Tulip Tree	<i>Liriodendron tulipifera</i>	Tree, Deciduous	60-90	30-50	medium	non-native			Included	Limited
Turkish Filbert	<i>Corylus colurna</i>	Tree, Deciduous	40	25	medium	non-native			Included	Limited
Utah Juniper	<i>Juniperus osteosperma</i>	Tree, Evergreen	20	10	xeric	native	Yes		Included	Preferred
Utah Serviceberry	<i>Amelanchier utahensis</i>	Shrub, Deciduous	10-14	5-7	medium	native			n/a	
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	Tree, Deciduous	25	25	low	non-native	Yes		Included	Preferred
Wavey Leaf Oak	<i>Quercus undulata</i>	Tree, Deciduous	20	15	xeric	native	Yes		Included	Preferred
Western Catalpa	<i>Catalpa speciosa</i>	Tree, Deciduous	40-70	20-50	xeric-low	non-native	Yes	Yes	Included	Preferred
Wichita Blue Juniper	<i>Juniperus scopulorum 'Wichita Bl</i>	Tree, Evergreen	18-23	4-8	xeric	native	Yes		Included	Preferred
Winter Fat	<i>Ceratodites lanata or Krascheninni</i>	Shrub, Deciduous	1-3	1-3	low	non-native			n/a	
Yarrow species	<i>Achillea spp.</i>	Perennial/Ground Cover	1-3	1-3	xeric-low	varies by spp.			n/a	
Yellow Buckeye	<i>Aesculus flava</i>	Tree, Deciduous	35	35	medium	non-native			Included	Limited
Yellow Rabbitbrush	<i>Chrysothamnus viscidiflorus</i>	Shrub, Deciduous	4-7	4-7	low-medium	native			n/a	
Yellow Starthistle	<i>Centaurea solstitialis</i>	Perennial	n/a	n/a	n/a	non-native			n/a	
Yellowwood	<i>Cladrastis kentukea</i>	Tree, Deciduous	35-40	35-45	medium	non-native			Included	Limited



## **Summary of Engagement Process – Landscaping Code Revision**

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### **Landscaping Taskforce Roster**

Ted Ciavonne (PLA, Consultant, GJ)

Rob Breeden (PLA, Consultant, Fruita)

Julee Wolverton (PLA, Consultant, Montrose)

David Varner (Restoration Specialist)

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

Ivan Geer (Principal Engineer, River City Consultants)

Doug MacDonald (Landscape Design, CMU)

### **Landscaping Taskforce Workshop Dates**

1/27/2022

2/11/2022

2/25/2022

3/4/2022

10/17/2022

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### **Forestry Board Workshop Dates**

2/3/2022

9/1/2022

10/20/2022

### **Planning Commission Workshop Dates**

2/3/2022

3/3/2022

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING 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.**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

**Sections 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 are amended as follows (deletions struck through, added language underlined):**

**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.

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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.

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.

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.

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### **21.03.030 Measurements.**

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

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### **21.03.080 Mixed Use 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
<b>Lot</b>											
Area (min. ft. unless otherwise specified)	5,000	10,000	None	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	None	50	50	100	100	100	100	100	100

Frontage	None	None	None	None	None	None	None	None	None	None	None
<b>Setback</b>											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	10	0	10	10	10	10	10	10	10	10
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	0	5	0	5	5	5	5	5	5	5	0
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
<b>Other Dimensional Requirements</b>											
Lot coverage (max.)	<u>70%</u>	<u>80%100%</u>	<u>100%</u>	<u>80%100%</u>	<u>80%100%</u>	<u>75%100%</u>	<u>80%100%</u>	<u>80%100%</u>	<u>80%100%</u>	<u>90%100%</u>	<u>90%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
<b>Notes</b>											

**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.

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### 21.06.040 Landscape, buffering and screening standards

(a) **Purpose and Goals.** The purpose of this section is to enhance the aesthetic appeal and 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>

(67) 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. Irrigation plans shall be certified by an irrigation design professional who has been certified through the Irrigation Association (CID), or a similar EPA WaterSense labeled certification program. This certification will be required on all irrigation plans no later than three years after the adoption of this ordinance. -The irrigation plan shall also 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 TreesLandscape 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 excluded prohibited on the Suitable Plants List and that have a diameter that exceeds 15 caliper inches, in fair or better condition, free from irreparable structural defects, and is not infested with a disease or pestilence that threatens the good health of other trees as determined by a certified arborist 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~~(ih)~~(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) If the 30% minimum preservation requirement impedes the proposed structural development of a site, then the Director may grant a 10% adjustment of the minimum setbacks, parking lot interior landscaping, and parking count requirements. Furthermore, the City Forester may adjust the drip line protection standards described in (vi)(A) of the section so to allow for additional flexibility for the development to occur around the identified significant trees. If the 10% adjustment does not provide a viable means of developing the site with the preservation of the minimum required significant trees then the developer may pursue one or a combination of the following:

(A) Replace the required significant trees at a ratio of three caliper inches per five caliper inches of significant tree removed with trees identified as preferred trees on the Suitable Plants List.

(B) Pay the value of the tree or trees removed. The moneys received shall be used to replace as nearly as possible a planting of comparable size and value. The determination of the value of the tree shall be made by the City Manager, and the City Manager shall consider in arriving at the value current nursery estimates including the age, variety and condition of the tree removed.

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

(A) During construction, existing plant material to be preserved shall be enclosed by a temporary fence at least five 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~~ three caliper inches of newly planted tree per ~~two~~ five 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 are~~ is required for all shrub beds.

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

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

(13) Trees.

~~(i) —Trees should not be planted near a light pole if eclipsing of light will occur at maturity. Placing light poles in the parking lot, away from landscape 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 ten24 trees: No more than 50 percent of one speciesgenus.
- (C ) Eleven to twenty trees: No more than 33 percent of one genus
- (C) twenty-one24 or more trees: No more than 20 percent of one speciesgenus.

(xi) A minimum of 50 percent of proposed tree plantings shall have a preferred New Planting status on the Suitable Plants List and no more than 15 percent of the proposed trees shall have a limited status on the Suitable Plants 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) ~~Ten10~~ through 19 shrubs: 50 percent per genus.
- (B) ~~Twenty20~~ 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.~~

~~(ijiv)~~ 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 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 ~~100~~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.

(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.

(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 [Directordecision-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 ~~notespecify~~ 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>

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

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

~~(i) 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, ~~87~~0 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.

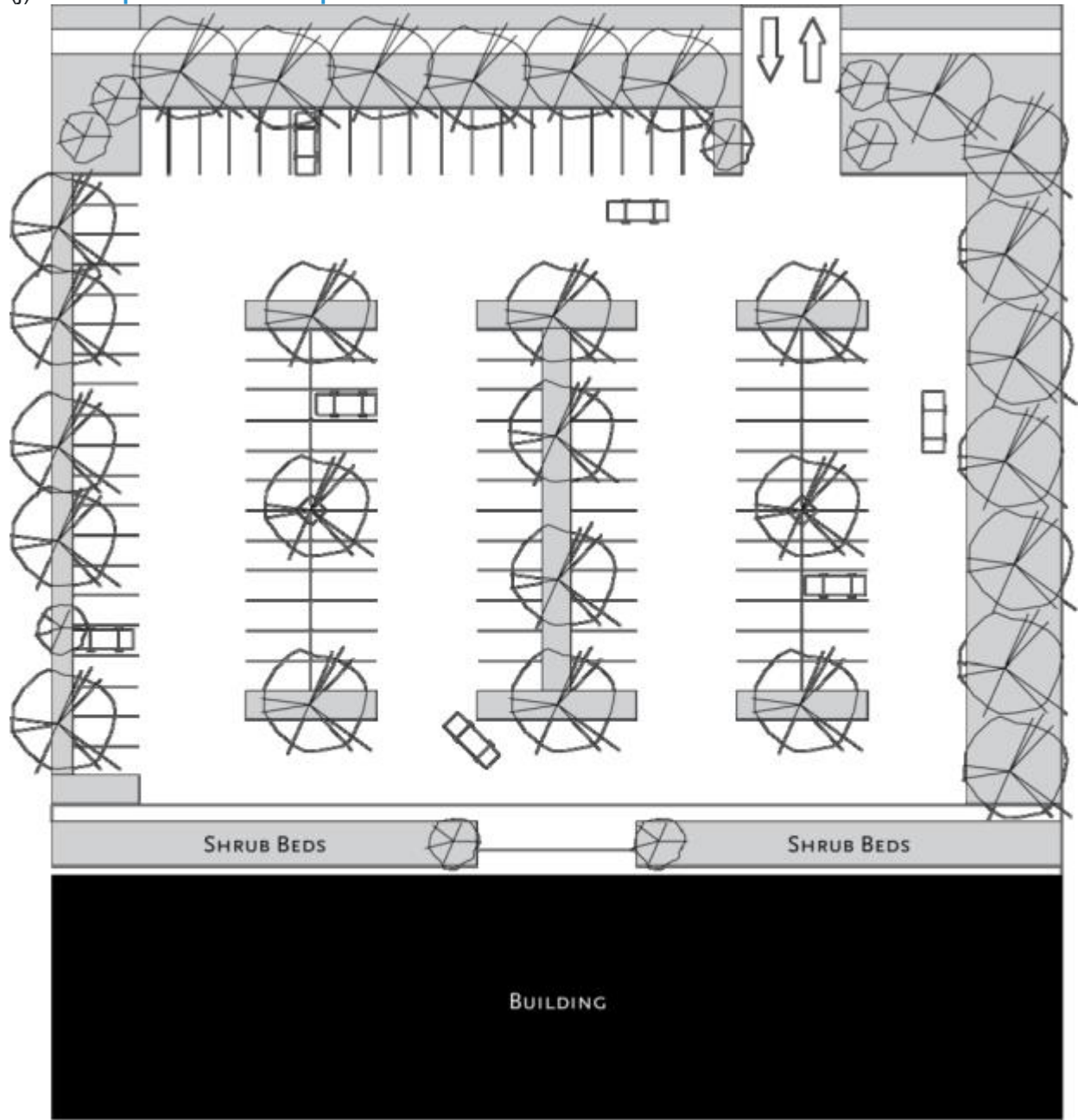
(5) Other Applicable Sections. The requirements of subsections ~~(i)~~, (j), ~~(k)~~ and ~~(l)~~ of this section shall also apply.

**(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	<del>One</del> <u>Two</u> caliper inches of tree per <del>2,500</del> <u>3,000</u> square feet of improved area, with no more than <u>24</u> 0 percent of the total being ornamental trees or evergreens. One <del>five-gallon</del> <u>#5 container</u> shrub per <del>450</del> <u>300</u> square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	<del>One</del> <u>Two</u> caliper inches of tree per <del>2,500</del> <u>3,000</u> square feet of improved area, with no more than <u>24</u> 0 percent of the total being ornamental trees or evergreens.	Parking lot, park strip (in right-of-way)

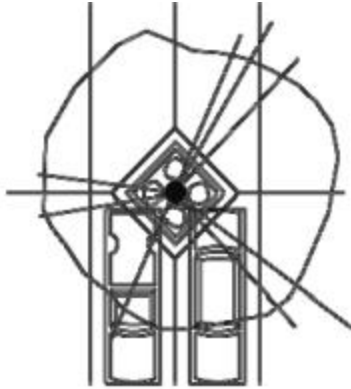
Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
	One <del>five-gallon</del> <u>#5 container</u> shrub per <del>450</del> <u>300</u> square feet of improved area	
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, MXOC	<del>One</del> <u>Two caliper inches of</u> tree per 3,000 square feet of improved area, with no more than <del>4</del> <u>20</u> percent of the total being ornamental trees or evergreens. One <del>five-gallon</del> <u>#5 container</u> 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	<del>One</del> <u>Two caliper inches of</u> tree per 5,000 square feet of improved area. One <del>five-gallon</del> <u>#5 container</u> shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

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



  
**SHADE TREES**

  
**ORNAMENTAL TREES  
AND EVERGREENS**



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 <sup>1</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

Notes

- A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.
- Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.
- The Director may modify this table based on the uses proposed in any zone district.

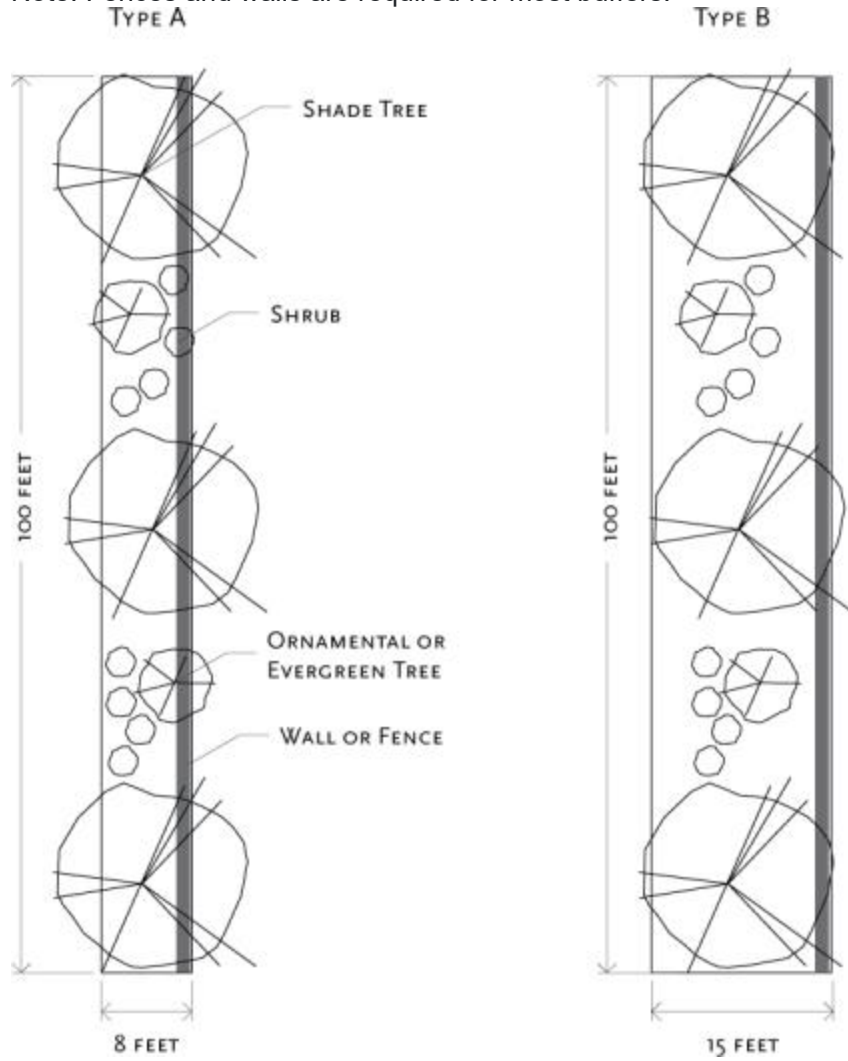
<sup>1</sup> Gravel operations subject to buffering adjacent to residential.

(l) **Buffer Requirements.**

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



Note: Fences and walls are required for most buffers.



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

September 6, 2022

Dear City Council,

As the Chair of the City of Grand Junction Forestry Board and as the CSU Extension Area Horticulture and Natural Resource Agent that was asked by the city to be very involved with the landscape code revision, I want to pass on some information. This letter represents the Forestry Board. The Landscape Code has defined significant trees as 15" and larger though cottonwoods have been excluded from the category. The Board strongly opposes the removal of cottonwoods from the significant tree definition. Cottonwood is the only native deciduous shade species in the Grand Valley. It naturally grows along bodies of water and in moist areas which naturally exist and are present in manmade landscapes as well. Cottonwoods provide shade, help clean the air, provide wildlife habitat, and help stop erosion, slow flood water runoff, and increase water filtration just to name a few benefits. The Forestry board member unanimously voted that Cottonwoods should be in the consideration to be significant. The Forester or other appointed City official should have the opportunity to determine if a Cottonwood is significant and should be saved verses being biased against all cottonwood trees and removing them as well as other significant trees. Cottonwood trees are part of what makes this Colorado and very appropriate to plant and grow in moist areas!

Other References to Cottonwood's significance:

<https://www.monumentaltrees.com/en/trees/populusfremontii/records/>

<https://www.swcoloradowildflowers.com/Tree%20Enlarged%20Photo%20Pages/populus%20deltoides.htm>

<https://coloradoencyclopedia.org/article/cottonwood-trees>

In the code, it seems to be some confusion between significant trees, prohibited trees, and preferred trees. Significant trees are the trees over 15" that should be deemed by city staff if they are worth of saving in new development. Referred above to my statement about Cottonwood trees, but this should include any tree over 15". They should not only be xeric trees as it should depends on the situation and how much water availability is nearby. Currently only the very dry ones are listed, the forestry board disagrees with this. This should be based on site, right tree, right place and value of the tree. Canopy cover of a large tree will not be replaced by new trees in our life time.

Prohibited trees should be a list of noxious or obnoxious trees that should never be planted. However there are some of these like existing large Siberian elm trees that make up about 20% of our shade canopy, so the prohibited list does not mean that these should be cut down.

Preferred and suitable trees should be the tree lists that new tree species are selected from. These lists may not be all inclusive and will be amended as new suitable species are found for our area. Tree selection should be based on the situation, so sometime a drain ways, pond areas, areas of function turf are the right place to plant trees of higher water demands. <https://static.colostate.edu/client-files/csfs/pdfs/632.pdf>

With prolonged drought, the board feels it is a mistake to not require irrigation systems to be **designed by an Irrigation Engineer**. With the water issues we face across the west, we feel this is the time to start heading this way. Just because someone can install a system, does not mean they are trained to design it for future needs of the landscape including growing root systems, and to be the most efficiently designed as possible for conservation. I just had a client in today that felt that the Western Slope was not engaged with the water shortages of the West. This board has proved that the city can require certification, and it will happen. We have gone from 3 companies with ISA certified Arborists to 16 companies with more than 23 certified arborists working in Grand Junction. This has improved the professionalism of the industry and requiring Irrigation Engineers in the future will also improve the irrigation industry! I hear horror stories of incorrectly installed systems all the time. It can be corrected with appropriate design.

We appreciate the city council taking time to review the landscape code. Thank you for your time to consider our recommendations to Council.

Sincerely,

Susan L. Carter, ISA  
Chair, City of Grand Junction Forestry Board  
CSU Extension TRA Horticulture and Natural Resource Agent

**From:** [Robert Davis](#)  
**To:** [Felix Landry](#)  
**Subject:** Fw: Cottonwoods  
**Date:** Thursday, September 8, 2022 2:03:32 PM  
**Attachments:** [Outlook-jytbvfpn.png](#)  
[Outlook-Oekatc33.png](#)  
[Outlook-p4pwggx3.png](#)

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Comments from Forestry Board member Mollie Higginbotham.

Rob

Rob Davis  
City of Grand Junction Parks and Recreation  
City Forester and Open Space Supervisor  
Phone: 970-254-3825 | [robd@gjcity.org](mailto:robd@gjcity.org)  
2529 High Country Court  
Grand Junction, CO 81501  
[www.gjcity.org/forestry](http://www.gjcity.org/forestry)



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**From:** Mollie Higginbotham <[mphfrazzled@gmail.com](mailto:mphfrazzled@gmail.com)>  
**Sent:** Thursday, September 8, 2022 1:26 PM  
**To:** Robert Davis <[robd@gjcity.org](mailto:robd@gjcity.org)>  
**Subject:** Cottonwoods

**\*\* - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - \*\***

Dear Rob, I'm so sorry I missed the last meeting! I do apologize!  
As I understand it, the definition given by the planning dept. would not consider cottonwoods as a significant tree! I agree that this tree is too important to NOT be on that list! It is extremely important to our local environment, for humans and our local wildlife! It does sound like the wording for the watering requirements has been resolved! I hope I interpreted that correctly?  
I am hoping to come to the October 5th City Council meeting to support our board and this issue!

Thanks for all of the communication and information!  
Mollie Higginbotham.

September 6, 2022

Grand Junction City Council  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Planning Department Landscape Code update

Mayor Pro Tem and Members of City Council,

My name is Kamie Long and I am a member of the Grand Junction Forestry Board and a forester with the Colorado State Forest Service. Our Forestry Board Chair, Susan Carter, has been working with the Planning Department in regards to updating the landscape code and the Forestry board members have been able to provide some feedback.

I think there have been great strides made with this update however, I do not feel it is ready to be approved. There are some items that need to be addressed and clarified. I know putting this on hold for additional modifications can be frustrating to those who are working on it, but rushing the ordinance through without attending to these issues will be problematic in the future.

My two issues with the proposed ordinance or the Planning Departments recommendations are:

- 1) Limiting trees to only tree that are considered to have low or xeric water use can be considered as a significant tree,
- 2) Not specifying that new landscape plans cannot use plants from the prohibited list or clearly stating what list the other 50 percent of the landscape plants can be pulled from.

I support what is stated in the letter from Susan Carter to the City Council from the other Forestry Board members in regards to these issues and I wanted to add my voice to the concerns listed in those letters.

Cottonwood trees are a Colorado native tree that provides many benefits to our environment and to wildlife. They are also a large contributor to our existing urban canopy which is an important focus stated in our Parks and Recreation Open Space Master Plan. The purpose of the significant tree caveat for the Landscape Code revision is to protect large, mature trees in our community.

By limiting the significant tree list to trees that are only considered as low or xeric water use is reducing the ability of the City to maintain and protect our established urban canopy. Also, by created this stipulation, there are many other species of trees that would meet the size criteria but not the water limitation. Removing mature trees that have established themselves in the landscape and are adding value to the environment because they don't meet a limitation we put on them, it counterintuitive to maintaining our urban canopy.

Many trees that will be under consideration will be in naturalized areas where trees are not managed. Very few tree species will grow in these areas and get larger than 15 inches in diameter, two of the trees that will grow this large are not native and not usually desirable (Siberian elm and Russian olive). Cottonwood will grow in these areas and do many important things including provide shade, help clean the air, provide wildlife habitat, help stop erosion, slow flood water runoff, and increase water filtration to name a few environmental benefits. To remove cottonwood (and other trees with higher water use) from the list of trees that should be considered is a mistake and will weaken the intent of the code as very few other trees will fit this category and therefore will make the significant tree caveat pointless.

To the second concern, the code states that landscape design plans must use at least 50 percent of plant species from the City's preferred plant list. The other 50 percent can be any other plant except those on the noxious or invasive plant list. The City has a prohibited plant list and the code currently does not specify that plants cannot come from that list.

The prohibited plant list is comprised of plants that are either serious weeds or have the potential to have serious issues when planted in our high desert landscape. Plants are not put on this list on a whim. There are serious considerations before placing them on the list that includes potential insect or diseases that could impact the plant and other trees already in the landscape, and/or they have health issues that could increase the cost of care by the landowner. The plants on the list are there to encourage landscapers and homeowners to choose plants from the City's recommended plant list that includes plants that are known to do well in our environment.

The code as currently stated, would allow landscape planners to include plants from the prohibited plant list which goes against the purpose of the list. I highly recommend the City Council to have this loophole closed and update the code to state that plants from the prohibited list may not be including in any planting plan.

Again, I want to acknowledge that a tremendous amount of work has gone into updating the Landscape Code. However, the Planning Department has recommended that cottonwood trees not be considered as a significant tree and I and the Forestry Board see this as a huge error that could impact our urban tree canopy and our environment. The loophole that allows landscape plans to include plants from the prohibited list should be closed and stated that plants cannot be selected from this list.

Thank you for your time and consideration. I will be attending the City Council meeting that address the code update and will be happy to answer or clarify any of my statements.

Sincerely,

*Kamie Long*

Kamie Long  
Grand Junction Forestry Board  
Colorado State Forest Service



**From:** [Robert Davis](#)  
**To:** [Felix Landry](#)  
**Subject:** Fw: Vince Urbina; Forestry Board; Significant Trees  
**Date:** Thursday, September 8, 2022 2:03:57 PM  
**Attachments:** [Outlook-ba4d00ei.png](#)  
[Outlook-uxtrerezd.png](#)  
[Outlook-q2uhotgy.png](#)

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Vince Urbina's comments are below:

Rob

Rob Davis

City of Grand Junction Parks and Recreation

City Forester and Open Space Supervisor

Phone: 970-254-3825 | [robd@gjcity.org](mailto:robd@gjcity.org)

2529 High Country Court

Grand Junction, CO 81501

[www.gjcity.org/forestry](http://www.gjcity.org/forestry)



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**From:** **Urbina,A Vince** <[Vince.Urbina@colostate.edu](mailto:Vince.Urbina@colostate.edu)>  
**Date:** Wed, Sep 7, 2022 at 4:45 PM  
**Subject:** RE: Significant Trees  
**To:** susan.carter <[susan.carter@mesacounty.us](mailto:susan.carter@mesacounty.us)>, Dan Komlo <[dan.komlo26@gmail.com](mailto:dan.komlo26@gmail.com)>  
**Cc:** Robert Davis <[robd@gjcity.org](mailto:robd@gjcity.org)>, Bennett Boeschstein <[boeschstein.bennett0@gmail.com](mailto:boeschstein.bennett0@gmail.com)>, William Cooper <[bill@t4tree.com](mailto:bill@t4tree.com)>, Long,Kamie <[Kamie.Long@colostate.edu](mailto:Kamie.Long@colostate.edu)>, Molly Higginbotham <[mphfrazzled@gmail.com](mailto:mphfrazzled@gmail.com)>, Carter,Susan <[Susan.Carter@colostate.edu](mailto:Susan.Carter@colostate.edu)>

Folks,

I read through the e-mail chain and reviewed the attachments. Here are my thoughts in no particular order.

- Since 2013, I have taught the ISA's Tree Risk Assessment Qualification course throughout the Rocky Mountain and Utah Chapters. I have communicated to all of my students that just because a tree has a structural problem or a particular trait that shouldn't automatically warrant removal. In many cases a problem can be mitigated and the tree can remain in place to provide all the benefits that Susan Carter alluded to in her letter. Trees are resilient, adaptable and in many cases can live over 100 years (including cottonwoods). Removing cottonwoods that would meet the significant criteria to remain is a short-sighted objective especially where they are growing in their native riparian habitat and it has taken them decades to achieve that size status.
- When I moved to GJ from Fort Collins in 1994, I was amazed at the number of Siberian elms growing in the city. I was not a fan of this tree on the Front Range. The longer I lived here the more I began to appreciate the tree for its tolerance of salty soils with

poor drainage. If regular pruning maintenance is applied to this tree species it can be an asset to any yard.

- I looked over the preferred tree list and noticed box elder. There is another native that grows naturally along the Colorado river in Glenwood Canyon. I would not classify it as a low water need tree.
- There are numerous genera mentioned on the suitable plant list. Each genus has an undesirable tree in it. I can think of *Acer saccharinum* – silver maple, *Salix matsudana* – globe willow as examples of non-preferred status.
- There are some genera that are not on the list that merit consideration: *Picea* (Colorado spruce, Black Hills spruce), *Aesculus* (Ohio & yellow buckeye), *Thuja* (arborvitae), *Cedrus* (Arizona cypress), *Prunus* (Newport, Mt. Saint Helens), *Platanus* (London plane tree) *Metasequoia* (dawn redwood), *Ulmus parvifolia* (Chinese elm). There are examples growing in the Grand Valley that are doing quite well.
- What about *Pinus ponderosa* - ponderosa pine another native that should be on the list.

Flying out of Grand Junction or looking at the city from vantage points like the Colorado National Monument should validate in most people's minds that large trees no matter what species are an asset to our community. I am all in when it comes to good planning documents. But I am a proponent of using wisdom and incorporating flexibility in these documents. I believe that removing cottonwood (i.e., natives) is an inflexible and unwise option. If you changed the significant tree size status to 20+ inches a lot of cottonwoods would qualify.

I am good with Susan Carter's letter.

Vince Urbina  
ISA Certified Arborist, RM-1043A

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September 7th, 2022

Dear City Council & Planning Commission,

On September 1st Felix Landry, Planning Supervisor, presented an update on the proposed Development Landscape Regulations coming before council for approval at the monthly City Forestry Board meeting and I have taken issue with a few of the items that are included in the final draft. Specifically: 1) The language defining significant trees and the preservation thereof; 2) the misuse of the City suitable plant species lists; and 3) the lack of professional licensing requirements for irrigation system design.

Let me preface my letter with my background. I am an ISA Certified Arborist with Tree Risk Assessment Qualifications and a degree in Landscape Architecture from Colorado State University currently serving on the Grand Junction Forestry Board. I have been a resident of the Grand Valley since 1995 and have structured my career in order to protect and enhance the landscapes of Grand Valley. With my diverse experience in the green industry starting as a landscape laborer and irrigation auditor, to an ecological restorationist and landscape designer, to a production arborist and now as a consulting and sales arborist; I am intimately familiar with what it takes to build smart, sustainable, water-wise landscapes here.

We are all well aware of the state of water in the Colorado River Basin. Increasing demand for a shrinking supply has required that we take a hard look at our water use, and in turn, our landscapes. However, we need to be very careful not to bite the hand that feeds us in our pursuit of water conservation- our urban forest. It is an indisputable fact that the shade trees provide aids in landscape water conservation. Trees also improve our quality of life, reduce household energy consumption, combat the heat island effect, are our best tool for climate amelioration, improve air & water quality, support wildlife, make the oxygen we breathe, buffer winds, reduce violence, shelter us from the deadly summer heat, improve drought resiliency, beautify our City, and add value to our properties. In short, our community would be miserable without our trees.

1. We must strive to preserve and promote our trees if our community is to thrive in an evermore uncertain future. To that end, the inclusion of an effective tree preservation clause in the new Landscape Regulations is paramount. As currently stated, the code reads: *“(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.”*

Additionally, The Planning Commission is now advising the City Council to approve regulations with the exclusion of species in the *Populus* (Poplar) genus from the preservation clause. Basically, if it's any naturally growing tree (tamarisk, Russian olive, Siberian elm, or Cottonwood), you can remove it. So what significant trees are we trying to preserve exactly? Nobody will argue against tamarisk or Russian olive being bulldozed but the other two, while not ideal in a small backyard or along the street, do provide significant value for the landscape and community with intelligent site planning.

Developers should have to apply for an exception to tree preservation in order to remove a significant tree rather than have free rein to level any large tree that gets in their way. The way the significant tree portion of the code is currently worded, it is only marginally effective on scrape and build sites with legacy maintained landscapes (ash is on the prohibited list but that doesn't mean it isn't worth saving, does it?). It does nothing to preserve existing trees on vacant land, especially if the *Populus* genus is unprotected.

I would like to see *Populus* species included in the significant tree qualification and an exception made for Siberian elm as when the condition of the tree is strong enough to warrant preservation. I also would like

to see the elimination of the 30% required to be preserved and make ANY tree over 15" DBH (not T,RO) default to being preserved unless an exception is granted after review with a qualified Consulting Arborist/City Forester, Planning Dept. and the Design Team. While I realize the limitations that come with developing land and preserving trees, I encourage you to consider the irreplaceable value that large trees provide us. A new tree will take generations to recoup the value of the significant tree that was removed.

2. There is misapplied language in the proposed landscape regulations to encourage the planting of appropriate species but the way it is currently written does not accomplish that goal. As it reads *"(xi) A minimum of 50 percent of proposed tree plantings shall be identified as preferred trees by the Plant List."* Over decades of maintaining the urban forest of the Grand Valley, we arborists have developed a list of the species that grow well here in lieu of our alkaline, poorly draining, low organic matter soils, common pathogens, and low water availability. These trees are encompassed within the preferred plants list. Trees not on this list are not suitable for planting here and should not be allowed in new landscapes. We should require that ALL trees included in landscape designs be from the preferred plants list, not 50%. By allowing leeway, we are setting ourselves up for trees that will live a truncated life and present their new owners with costly plant health care challenges. Why would we allow developers to spec trees that cannot thrive here when there are better adapted species that also consume less water?

3. The greatest challenge to growing healthy landscapes in our environment is water delivery. If waterwise landscapes are to be a cornerstone of our revised landscape regulations (as they should be), then requiring a Certified Irrigation Designer (CID) to stamp all irrigation plans is necessary as the Landscape Architects who are currently responsible for such aspects of landscape design simply do not have the working knowledge necessary to optimize irrigation systems in our challenging site conditions. A CID can better specify which style of spray heads and emitters work best for the species being irrigated on a particular site's topography and soil type, balance flow rates across zones to minimize water waste, how to design zone layouts to accommodate for different water need plants most efficiently, and how best to program automated control systems for maximum water efficiency among many other nuanced details that add up to irrigation systems that don't waste water yet allow our plants to thrive.

The common pushback for including such a regulation in the development code is that- there is only one CID in the Grand Valley and the workload would overwhelm a single individual. But I encourage you to look at the effect of requiring all tree professionals licensed in the City to be Certified Arborists. Before that mandate was put in place, there were very few CAs working in Grand Junction. Now that we require ISA certification to receive a business license, the number of CAs has exploded and the quality and safety of tree work performed within the City has never been better. To ease the sting, I propose allowing for a 5 year transition period moving towards requiring all irrigation designs be approved by a CID.

While I applaud the planning commission for the improvements that have been made to ensure more intelligent and waterwise landscapes are designed and installed, I feel that with these few modifications, we can better ensure an effective water conscious ethos and produce the highest quality, lowest maintenance, healthiest landscapes for our communities. Which, out here in the high desert, is the basis of all that makes living here so great.

Thank you for your consideration,

William Cooper  
ISA Certified Arborist, RM-8111A

The views and opinions expressed in this letter are my own



## Grand Junction Planning Commission

### Regular Session

Item #3.

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**Meeting Date:** November 8, 2022  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, Planning Supervisor

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### **Information**

#### **SUBJECT:**

Consider an amendment to the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code.

#### **RECOMMENDATION:**

Staff recommends approval of this request.

#### **EXECUTIVE SUMMARY:**

These proposed amendments come to Planning Commission with support from the 2020 One Grand Junction Comprehensive Plan and the Grand Junction Housing Strategy Report, completed in 2021 with Root Policy Research. Both documents identify Accessory Dwelling Units (ADU) as development types beneficial to the citizens of Grand Junction. ADUs present the following potential benefits:

1. Inexpensive way to create low-cost housing units
2. Increases residential density
3. Uses existing public infrastructure such as water and sewer
4. Potential income generator for homeowners

The proposed code amendments occur in Section 21.04.040(f) in the City of Grand Junction Municipal Code Title 21 Zoning and Development Code. Staff has drafted the proposed amendments to make ADUs a more viable development option for more residents and developers in our City.

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

## **BACKGROUND**

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing Choices” as Plan Principle 5. Strategies to achieve that end include the following:

**5(1)(c) Housing Types** - Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character

**5(1)(e) Age in Place** - Encourage housing options and infrastructure designed to accommodate multigenerational needs to increase the ability of residents to remain in their homes as they enjoy old age.

**5(2)(a) Housing Strategy** - Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city’s workforce. Update the strategy periodically to address changing needs.

**5(3)(a) Retention of Existing Housing Stock** - Encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods. Support property owners, residents, neighborhood associations, and non-profit organizations in bringing substandard housing and unmaintained properties into compliance with City codes and to improve overall conditions.

**5(4)(b) Connectivity and Access** - Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

However, recent housing cost trends present challenges to achieving that goal. Since 2011 residents of Grand Junction have experienced an increase in the cost of for-sale housing of over 70%. From 2012 to 2022 the median home price has increased from \$165,000 to \$390,000. This trend may be contributing to Grand Junction’s decline in home ownership from 64% to 58% from 2010 to 2018. That’s lower than surrounding jurisdictions of Clifton (66%), Fruita (71%), Palisade (59%), and Mesa County overall at 68%. Furthermore, the rental market has seen similar increases in cost, rising from a median gross rent of \$770 in 2010 to \$935 in 2019, a 21% increase. These represent serious challenges to meeting the goals established in the comprehensive plan.

City staff has taken a variety of steps toward finding solutions for these challenges. In 2021 staff, with Root Policy Research, completed the Housing Needs Strategy report. Strategy 4 in that report identifies the encouragement of ADU development as one way to address the shortage of affordable and attainable housing. Increasing ADU development will also assist in achieving Principle 5 from the 2020 One Grand Junction Comprehensive Plan. Additionally, staff has identified the following benefits associated

with ADU development:

**Increase Density in Single Family Neighborhoods:** surveys conducted by Root Policy Research as part of the Housing Needs Assessment revealed that residents preferred ADUs as a method of adding density to their neighborhood.

**Extra Income and affordability for homeowners:** For many homeowners, adding an ADU creates additional income. For some, that additional income may mean that it allows them to continue living in the primary home that might otherwise be unaffordable perhaps due to rising property taxes, or reduction in income after retirement. For others, the additional income may mean that they can pay off their car payment, subsidize their mortgage or allow enough income for one parent to stay home to care for children.

**Expands and adds diversity to housing options:** Not all ADUs are affordable nor are they rented at “affordable rates.” However, because they are typically smaller in size, ADU are frequently more affordable to rent, especially compared to single-family homes. Renters of all income levels can rent ADUs; however, because they are small and often have limited amenities (lacking a full kitchen), they tend to be occupied by low-and moderate-income single people or couples. Additionally, many ADUs tend to be smaller and one-story and can easily support disabled and/or elderly individuals easily, though in Grand Junction more than half of the new ADUs constructed since 2018 were constructed above a garage. The Grand Valley Needs Assessment revealed that smaller units were are an housing type that are not available or being produced at a measurable volume in the market. The Assessment indicated between 2010 and 2019, the greater than 65-year-old demographic grew 18 percent in Grand Junction. Unfortunately, housing construction since 1990 has produced 90 percent of the new units as single-family detached homes which, in general, does not aligned well with supporting the needs of single or aging households.

**Lower Costs to homeowners:** For a detached ADU, construction and development costs can range widely with the lower end costs being realized for conversions such as existing garages while higher costs being realized by detached units with higher finishes and larger square footage. In Grand Junction, detached ADUs typically cost between \$60,000 and \$225,000 and basement, attic, or garage conversion is typically roughly \$50,000 to \$110,000. Both are lower cost than single-family or multifamily units of which multi-family has recently been estimated by Colorado Housing and Finance Authority (CHFA) to cost between \$225,000 and \$300,000 per unit. Costs for an ADU can vary significantly as it depends on if the homeowner can do some of the work themselves, uses a contractor, and/or the finishing touches

**Utilize existing infrastructure:** ADUs use existing City infrastructure such as streets, water, sewer, and stormwater helping a city become more efficient with its use of city infrastructure and service costs per capita.



**Faster development time:** Due to limited scope of an ADU, it generally allows for a faster construction time (3-12 months as reported by local homeowners), especially compared to new apartment complexes or the subdivision of new lots for residential construction.

## **NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on October 28, 2022 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

In 2018 the City revised its regulations around ADU to allow them in all residential zones, to increase the maximum allowed size from 600 to 900 square feet, eliminated the maximum size of 50% of the primary structure, and eliminated the requirement for the primary unit to be owner occupied. These changes were followed by an increased volume of ADU development. From 2013 to 2017 the city received 30 permit requests for ADUs. After the City amended its regulations in 2018 that number increased to 72 permit requests over a similar four-year period, from 2018 to 2022. Easing the regulations around developing ADUs can encourage further ADU development.

The Root Policy Research team and city staff have identified some remaining barriers to developing ADUs in the current zoning regulations. These proposed amendments aim to address those barriers. Those remaining barriers and our proposed solutions include:

**Off Street Parking Minimum** – existing regulations require one additional on-site parking space for an ADU.

AMENDMENT: Staff proposes to retain the minimum required one additional parking space per ADU but added language to allow on-street parking within 100 feet of the property to satisfy the requirement.

**Entry Requirement** – existing regulations require an entry to and ADU to face either the side or rear of the property, prohibiting it from facing the front.

AMENDMENT: Staff proposes to eliminate this requirement, allowing an entry to an ADU to face in any direction.

**Minimum Lot Size** – existing regulations require a minimum lot size of 3,000 square feet.

AMENDMENT: Staff proposes to eliminate this requirement. The City's zoning districts all contain minimum lot size and coverage requirements. Also, ADUs as an accessory use contain their own setback requirements. Staff proposes to allow these standards to dictate the feasibility of an ADU on a property.

**Design Requirements** – existing regulations require a harmonious character with the neighborhood and restrictions of changing the outside appearance of the primary structure.

AMENDMENT: Staff proposes to eliminate language requiring ADU development that is “harmonious with the character of the neighborhood”, and also eliminating language that prohibits change to “the outside appearance of the principal structure”. This language is difficult to enforce and does not provide a measurable public benefit. However, the regulations will still require the design and construction material of the ADU to complement those of the primary structure.

**One ADU Maximum** – existing regulations prohibit the development of more than one ADU on a lot.

AMENDMENT: Staff proposes to allow two ADU’s on a property with a primary use of single family, so long as one of the ADUs is an attached ADU. An attached ADU could include a basement, attic, or adjacently attached ADU. Limited to Single Family Development - Currently, Grand Junction does not allow any duplex or multi-family unit to construct ADUs. AMENDMENT: Staff proposes to allow one ADU on lots with a primary use of two-family or duplex.

### **RECOMMENDATION AND FINDINGS OF FACT**

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing” choices as one of its eleven principles. The proposed revisions are found to be consistent with Principle 5 and its goals, specifically goal 5(1)(c), 5(1)(e), 5(2)(a), 5(3)(a), and 5(4)(b).

Staff recommends approval of this request.

### **SUGGESTED MOTION:**

On the request to amend the Zoning and Development Code Section 21.04.040 Accessory Uses and Structures, specifically item (f) Accessory Dwelling Units, of the Grand Junction Municipal Code, file number ZCA-2022-757, 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. Exhibit 5 - Strategy 4 Root Policy Housing Strategy Report
2. Exhibit 1 - ADU Existing Code
3. Exhibit 2 - ADU Code Strike and Underline
4. Exhibit 3 - ADU Code Clean
5. Exhibit 4 - Draft Ordinance

# STRATEGIES TO ADDRESS HOUSING NEEDS

- Allow residential infill in traditionally single family districts.
- Consider relaxing minimum lot sizes and maximum densities.
- Adjust parking standards to align with the type and intensity of land use.
- Actively rezone property to densities of R-8 (Residential 8 units per acre) or greater aligned with the 2020 One Grand Junction Comprehensive Plan.

See Appendix A for additional details.

## STRATEGY 4. ENCOURAGE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS).

Accessory dwelling units (ADUs) are smaller independent living spaces on the same lot as a single-family home. ADUs can be attached to the home itself or be separate structures on the owners' property. They have minimal impacts on the character of single-family neighborhoods. Strategies to encourage their development and affordability include: eliminating parking requirements, assist with site planning and provide free off-the-shelf plans, short-turnaround approval process for ADUs, provide financial assistance for homeowners to create ADUs, waiving development fees for ADUs that will be restricted to low-income occupants, provide low- and moderate-income homeowners interest-free loans for an ADU project. In addition, some communities are moving to allow secondary ADUS. This should be considered for appropriateness in Grand Junction or within specific areas of Grand Junction.

**Benefits.** ADUs can be a relatively inexpensive way to create low-cost housing units, free up low-income housing, and increase density in single-family areas, while reusing existing infrastructure such as water and sewer.

**Challenges.** Requires additional staff capacity for development review.

**Expected outcomes and keys to success.** Can expand the housing stock and allow low-income owners to generate income from their property. Works better with a rental license program and regulation of short-term rental units.

### Recommended actions for Grand Junction:

- Conduct focus group(s) or surveys among residents who have recently constructed ADUs to evaluate the overall process of permitting/constructing ADUs as well as the impact of potential incentives (as outlined in the description above).
- Consider creating an easy-to-follow guide for homeowners looking to build ADUs (example from San Marcos: [www.sanmarcostx.gov/1567/Accessory-Dwelling-Units](http://www.sanmarcostx.gov/1567/Accessory-Dwelling-Units)) and proactively communicate opportunity for ADUs to residents.
- Consider allowing secondary ADUS.
- Based on focus group/survey responses consider pilot program for ADU incentives.

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family use and only on a lot of 3,000 square feet or more. The ADU is not included in the density calculation. The ADU must comply with the following:

- (1) No more than one ADU is allowed in conjunction with a single-family use.
- (2) The design and location of the ADU shall be clearly subordinate to the principal structure.
- (3) The ADU must meet all requirements of the building and fire codes.
- (4) One additional off-street parking space shall be provided for the ADU.
- (5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.
- (6) The ADU shall not be more than 900 square feet.
- (7) The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.
- (8) The outside appearance of the principal structure shall not be changed from that of a single-family residence.
- (9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.
- (10) The ADU shall not be located in front of the principal structure.
- (11) The design and construction material of the ADU shall be complementary to those of the principal structure.

A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed ~~only~~ in conjunction with a single-family ~~or two-family~~ use ~~and only on a lot of 3,000 square feet or more~~. ~~The ADUs shall~~ ~~is not~~ ~~be~~ included in ~~the~~ density calculations. ~~The ADU must comply~~ A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

(1) ~~A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family dwelling unit sharing a single lot may have no more than one ADU on the lot. No more than one ADU is allowed in conjunction with a single-family use.~~

(2) ~~The design and location of the ADU shall be clearly subordinate to the principal structure.~~

(3) ~~The ADU must meet all requirements of the building and fire codes.~~

(4) ~~One additional off-street parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking shall suffice for an ADU.~~

(5) ~~The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.~~

(65) ~~The ADU shall not be more than exceed 900 square feet of habitable space.~~

~~(78) The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.~~

~~(89) The outside appearance of the principal structure shall not be changed from that of a single-family residence.~~

(9) ~~Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.~~

(610) ~~The ADU shall not be located in front of the principal structure.~~

(714) ~~The design and construction material of the ADU shall be complementary to those of the principal structure.~~

~~A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.~~

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed in conjunction with a single-family or two-family use. ADUs shall not be included in density calculations. A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family dwelling unit sharing a single lot may have no more than one ADU on the lot.
- (2) The design and location of the ADU shall be clearly subordinate to the principal structure.
- (3) The ADU must meet all requirements of the building and fire codes.
- (4) One parking space shall be provided for the ADU. On-street parking within 100 feet of the lot may serve as the required parking.
- (5) The ADU shall not exceed 900 square feet of habitable space.
- (6) The ADU shall not be located in front of the principal structure.
- (7) The design and construction material of the ADU shall be complementary to those of the principal structure.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.06.040(F) ACCESSORY DWELLING UNIT STANDARDS OF THE GRAND JUNCTION MUNICIPAL CODE.**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

**Sections 21.06.040(f) Accessory Dwelling Unit standards are amended as follows (deletions struck through, added language underlined):**

(f) **Accessory Dwelling Unit.** An accessory dwelling unit (ADU) is allowed only in conjunction with a single-family or two-family use ~~and only on a lot of 3,000 square feet or more~~. ~~The ADUs shall~~ is not be included in ~~the~~ density calculations. ~~The ADU must comply~~ A planning clearance is required for any ADU and an ADU must demonstrate compliance with the following:

- (1) A lot with a single family detached unit or two family unit united by a common wall and located on two separate lots may have two ADU's if one of the ADUs is attached to the primary dwelling unit (e.g. attic, basement, carriage house, etc.). Lots with a two family



~~dwelling unit sharing a single lot may have no more than one ADU on the lot. No more than one ADU is allowed in conjunction with a single-family use.~~

(2) The design and location of the ADU shall be clearly subordinate to the principal structure.

(3) The ADU must meet all requirements of the building and fire codes.

(4) One ~~additional off-street~~ parking space shall be provided for the ADU. ~~On-street parking within 100 feet of the lot may serve as the required parking shall suffice for an ADU.~~

~~(5) The ADU shall share utility meters with the principal structure, except where the utility provider requires separate meters for an accessory dwelling unit.~~

~~(6) The ADU shall not be more than exceed 900 square feet of habitable space.~~

~~(7) The ADU shall be integrated into the site by appropriate site grading, earthwork and landscaping and be harmonious with the character of the neighborhood.~~

~~(8) The outside appearance of the principal structure shall not be changed from that of a single-family residence.~~

~~(9) Private entrances to the ADU shall be located on the side or rear of the residence and shall not be located on the same side as the primary residence's entrance.~~

~~(10) The ADU shall not be located in front of the principal structure.~~

~~(11) The design and construction material of the ADU shall be complementary to those of the principal structure.~~

~~A planning clearance is required to establish an accessory dwelling unit; to obtain a planning clearance, the applicant must demonstrate that the unit will meet all the foregoing standards, limitations and requirements.~~



## Grand Junction Planning Commission

### Regular Session

Item #4.

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**Meeting Date:** November 8, 2022  
**Presented By:** Felix Landry, Planning Supervisor  
**Department:** Community Development  
**Submitted By:** Felix Landry, Planning Supervisor

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### Information

#### **SUBJECT:**

Consider an amendment to the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code.

#### **RECOMMENDATION:**

Staff recommends approval of this request

#### **EXECUTIVE SUMMARY:**

Staff proposes these amendments to the City's short term rental (STR) regulations based on direction from the 2020 One Grand Junction Comprehensive Plan, and staff recommendations related to the 2021 Grand Junction Housing Strategy report.

Short term rentals have a growing presence in Grand Junction. STRs offer a mix of benefits and burdens to the city. The benefits include additional income for property owners and additional lodging tax revenue for the city. On the other hand, they can also strain the local housing market by removing housing options from local residents and weaken the social networks of local neighborhoods.

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

##### **BACKGROUND**

The city developed its current regulatory process for STR operations in late 2018. That process consists of a permit application, building inspection, tax license, and an annual renewal process. Since that time, the number of STR operations has steadily grown. In October of 2022 the City had just over 180 compliantly registered STR operations, with an estimated 40 additional STR operations in some stage of application, renewal, or

non-compliance.

STR operations offer a unique option for visitors to the area and generate sales and lodging tax revenue for the City. They also provide a means for property owners to generate additional income from their properties. In some cases, this additional income can help a home buyer pay for a home they might otherwise struggle to afford. These benefits align with the following goal from the 2020 On Grand Junction Comprehensive Plan:

**5(2)(a) Housing Strategy** - Develop a targeted housing strategy to facilitate and incentivize the creation of affordable housing units for low-income residents and attainable housing for the city's workforce. Update the strategy periodically to address changing needs.

STR operations can also contribute to the local affordable housing stress our city continues to endure. As a full time commercial operation an STR operator can typically support a much higher monthly purchase payment than a potential residential home buyer can as a mortgage payment, removing the property as an affordable option for local residents. Additionally, STR operations tend to gravitate towards high activity parts of town such as downtown or around a university campus. At high concentrations STRs can damage the social fabric of existing neighborhoods by removing long term tenants and making it difficult for neighbors to build relationships. These aspects of STR operation can work against the following goal from the 2020 One Grand Junction Comprehensive Plan:

**5(3)(a) Retention of Existing Housing Stock** - Encourage ongoing maintenance and promote reinvestment and improvements in established neighborhoods. Support property owners, residents, neighborhood associations, and non-profit organizations in bringing substandard housing and unmaintained properties into compliance with City codes and to improve overall conditions.

City staff recently drafted a detailed set of recommendations aimed at implementing strategy 4 "Encourage Development of Accessory Dwelling Units" from the 2021 Grand Junction Housing Strategy report. Those detailed recommendations include the following regarding STR operations:

**Limit Short term rentals.** Grand Junction does not have a cap or limit on the number of Short-Term Rentals (STR). To address this STR use, communities are using different tools or a combination of tools, including limiting the overall or neighborhood concentration of STRs, imposing an additional sales tax on STRs, and incentivizing homeowners to use their ADU for long term tenants. Many communities view STRs as a key economic force that is removing dwelling units from long term housing stock and affordability.

**Recommendation:** Limit neighborhood concentration of STRs

**Timeframe:** Consider as part of ZDC update

With these challenges in mind, City staff reviewed a variety of local ordinances from cities such as Fort Collins, Glenwood Springs, Durango, and Colorado Springs. These ordinances provided some guidance for the proposed regulations focusing on distinguishing between the types of STR operations and requiring a minimum buffer between the more intensive STR operations.

## **NOTIFICATION REQUIREMENTS**

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on October 30, 2022 in the Grand Junction Daily Sentinel.

## **ANALYSIS**

The proposed amendments contain two significant changes.

1. STRs have been categorized into Primary and Secondary STRs.
  - a. Short-term rental, Primary is a short-term rental that makes available for rent a full (eg. all bedrooms) principal dwelling unit
  - b. Short-term rental, Secondary is a short-term rental that makes available for rent a portion of a principal dwelling unit or an accessory dwelling unit.
2. No more than one Primary STR and one Secondary STR, or two Secondary STRs, may reside on the same lot for any residential development with less than 20 units on the same lot. When a development has more than 20 units on the same lot no more than 10% of those units may have a primary or secondary STR permit.

Establishing these two different types of STRs allows the city to apply minimum distancing and concentration requirements to the more intensive Primary STR operations, while allowing the less intensive Secondary STRs to operate more freely. An STR may operate as a secondary STR as long as the primary structure contains a long-term tenant such as an owner occupation or a long term leaser. This should help stabilize the social fabric of the neighborhood while also retaining long term rental inventory which might otherwise transition to STR operations. The amendments do not propose a distancing requirement between Secondary STRs in single family and two family residences residing on separate lots.

Primary STR operations tend to function more like a commercial operation and may not fit as well into existing neighborhoods. Furthermore, some neighborhoods around activity centers might experience escalating housing price pressure if the City does not regulate them. The proposed distancing requirements for Primary STRs include the following:

A Primary STR may not reside within 500 of more than one other Primary STR operation. The 500 feet will be measured in all directions from the full boundary of the property lines.

These proposed amendments attempt to minimize the potential negative impacts of Primary STR operations while also minimizing unnecessary burdens on Secondary STR operations and the benefits they may provide for residents.

### **RECOMMENDATION AND FINDINGS OF FACT**

The 2020 One Grand Junction Comprehensive Plan identifies “Strong Neighborhoods and Housing” choices as one of its eleven principles. The proposed revisions are found to be consistent with Principle 5 and its goals, specifically goal 5(1)(c), 5(1)(e), 5(2)(a), 5(3)(a), and 5(4)(b).

Staff recommends approval of this request.

### **SUGGESTED MOTION:**

On the request to amend the Zoning and Development Code Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and Section 21.10.020 Terms Defined of the Grand Junction Municipal Code, file number ZCA-2022-756, 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. Exhibit 1 - STR Existing Code
2. Exhibit 2 - STR Code Strike and Underline
3. Exhibit 3 - STR Code Clean
4. Exhibit 4 - Draft Ordinance

### 21.10.020 Terms defined.

*Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days.

#### (h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(3) Definitions. *Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of *short-term rental*. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental*. *Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for the life of the short-term rental use, subject to annual re-registration in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;



- f. Maximum occupancy restrictions;
  - g. City permit number;
- (iii) Certify all units maintain a fire extinguisher in good working order;
  - (iv) Permit inspection of the premises by the City or its agent or employee during the pendency of the permit application, and thereafter upon reasonable notice;
  - (v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;
  - (vi) If the short-term rental unit is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;
  - (vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;
  - (viii) Register annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;
  - (ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.
- (8) Revocation, Suspension, and Appeal.
- (i) A short-term rental permit may be suspended or revoked for any of the following reasons:
    - (A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).
    - (B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.
    - (C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.
    - (D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

STR Regulations:

Chapter 21.10 Definitions

Short-term rental is a type of lodging wherein a residential dwelling unit, on a permanent foundation, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. is, for purposes of this title, a type of short-term rental. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.

Short-term rental, Primary is a short-term rental that makes available for rent ~~the~~ full (eg. all bedrooms) principal dwelling unit — Primary STR – means when an entire residential dwelling unit is available for short term rental and the property owner a permanent resident long-term tenant does not live on site.

Short-term rental, — Secondary STR is a ~~— means when a residential~~ short-term rental that makes available for rent a portion of a principal dwelling unit or an accessory dwelling unit. is provided for STR operations, and a long term long-term tenant the owner of the property lives on site.

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

~~(3) Definitions. Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of short-term rental. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.~~

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for a period of one year and is the life of the short-term rental use, subject to annual permit renewal~~re-registration~~ in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued for either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

~~—(i) A primary short-term rental permit shall not be issued for a location that would allow more than two Primary Short-Term Rentals to be located within 500 feet. The 500 feet distance is measured from the property boundaries of the proposed location.~~

~~(ii) A permit may be issued for either one primary and one secondary short-term rental per lot, or no more than two secondary short term rentals per lot, when the dwelling unit type is single-family detached, single-family attached, duplex or triplex.~~

~~(iii) A property with more than 20 units on a lot permit may be issued permits for primary and/or secondary short-term rentals in a multi-family development (greater than 3 attached units) so long as the combined total short term rental permits do not exceed ten percent of the total units within the development. (8) —Bulk Standards~~

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants~~renters~~, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

a. Location of building exits and fire extinguishers;

b. Twenty-four-hour emergency contact information;

c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;

d. Noise restrictions and quiet hours;

e. Trash disposal instructions including trash pickup location and schedule;

f. Maximum occupancy restrictions;

g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent ~~or employee~~ during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental ~~unit~~ is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) ~~Renew permit~~ register annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).~~1.~~

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of [permit](#) revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.



STR Regulations:

*Chapter 21.10 Definitions*

*Short-term rental* is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a *short-term rental*. *Short-term rental* does not include shelters or other transient lodging as defined as a community service use.

*Short-term rental, Primary* is a short-term rental that makes available for rent a full (eg. all bedrooms) principal dwelling unit

*Short-term rental, Secondary* is a short-term rental that makes available for rent a portion of a principal dwelling unit or an accessory dwelling unit.

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for a period of one year and is subject to annual permit renewal in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued for either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

(i) A primary short-term rental permit shall not be issued for a location that would allow more than two Primary Short-Term Rentals to be located within 500 feet. The 500 feet distance is measured from the property boundaries of the proposed location.

(ii) A permit may be issued for either one primary and one secondary short-term rental per lot, or no more than two secondary short term rentals per lot.

(iii) A property with more than 20 units on a lot may be issued permits for primary and/or secondary short-term rentals so long as the combined total short term rental permits do not exceed ten percent of the total units within the development.

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional occupants, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:

(i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;

(ii) Demonstrate and certify that the unit contains the following on the premises at all times:

(A) A smoke detector in good working order;

(B) A carbon monoxide detector in good working order;

(C) Adequate and functional building egress from each sleeping room in the unit;

(D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:

- a. Location of building exits and fire extinguishers;
- b. Twenty-four-hour emergency contact information;
- c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;
- d. Noise restrictions and quiet hours;
- e. Trash disposal instructions including trash pickup location and schedule;
- f. Maximum occupancy restrictions;
- g. City permit number;

(iii) Certify all units maintain a fire extinguisher in good working order;

(iv) Permit inspection of the premises by the City or its agent during the pendency of the permit application, and thereafter upon reasonable notice;

(v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;

(vi) If the short-term rental is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) Renew permit annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h),

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of permit revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE SECTION 21.04.030 USE SPECIFIC STANDARDS, SPECIFICALLY ITEM (H) SHORT TERM RENTALS, AND SECTION 21.10.020 TERMS DEFINED IN THE GRAND JUNCTION MUNICIPAL CODE.**

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions and has directed that the Code be reviewed and amended as necessary.

The amendments to the Zoning and Development Code eliminate (1) requirements that have been proven, over time, impractical, difficult, or impossible to apply or enforce, and for which there are other safeguards in the Code furthering the intent of the provisions; (2) inconsistencies within the Code; (3) unnecessary regulations; or (4) duplicative information.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the proposed Code amendments.

After public notice and public hearing, the Grand Junction City Council finds that the proposed Code amendments are necessary to maintain effective regulations to implement the Comprehensive Plan.

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

**Section 21.04.030 Use Specific Standards, specifically item (h) Short Term Rentals, and section 21.10.020 Terms Defined in the Grand Junction Municipal Code are amended as follows (deletions struck through, added language underlined):**

*Chapter 21.10 Definitions*

*Short-term rental* is a type of lodging wherein a residential dwelling unit, on a permanent foundation, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast and a home used similar

~~to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. is, for purposes of this title, a type of short-term rental. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.~~

~~Short-term rental, Primary is a short-term rental that makes available for rent thea full (eg. all bedrooms) principal dwelling unit —Primary STR— means when an entire residential dwelling unit is available for short term rental and the property ownera permanent resident long-term tenant does not live on site.~~

~~Short-term rental, — Secondary STR is a — means when a residential short-term rental that makes available for rent a portion of a principal dwelling unit or an accessory dwelling unit. is provided for STR operations, and a long term long-term tenantthe owner of the property lives on site.~~

(h) **Short-Term Rentals.**

(1) Purpose. The purpose of this regulation is to allow short-term rentals in certain zone districts in the City with a permit and with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, and occupants.

(2) Applicability. These regulations apply to all uses meeting the definition of short-term rental. Private covenants running with land may restrict or prohibit short-term rentals; it is the responsibility of the property owner, not the City or any employee or agent thereof, to ensure compliance with restrictive covenants.

~~(3) Definitions. Short-term rental is a type of lodging wherein a dwelling unit, either in full or in part, is rented to a temporary occupant(s) for monetary consideration for fewer than 30 consecutive days. A bed and breakfast is, for purposes of this title, a type of short-term rental. Likewise, a home used similar to a rooming/boarding house but where stays are fewer than 30 consecutive days is also a short-term rental. Short-term rental does not include shelters or other transient lodging as defined as a community service use.~~

(4) Permit Required. No person or entity shall sell lodging to a temporary occupant(s) of a dwelling unit for fewer than 30 consecutive days without first having obtained a short-term rental permit issued by the City and complying with any conditions or restrictions thereof. A short-term rental permit is valid for a period of one year and is the life of the short-term rental use, subject to annual permit renewalre-registration in a form prescribed by the City. A separate short-term rental permit is required for each short-term rental unit and will be issued for either a primary or a secondary short-term rental. A short-term rental permit may be issued only to the owner of the property used for short-term rental. A short-term rental permit may be issued by the Director upon

finding that the requirements of this subsection (h) are met. A permit may contain conditions and restrictions.

~~—(i) A primary short-term rental permit shall not be issued for a location that would allow more than two Primary Short-Term Rentals to be located within 500 feet. The 500 feet distance is measured from the property boundaries of the proposed location.~~

~~(ii) A permit may be issued for either one primary and one secondary short-term rental per lot, or no more than two secondary short term rentals per lot, when the dwelling unit type is single-family detached, single-family attached, duplex or triplex.~~

~~(iii) A property with more than 20 units on a lot permit may be issued permits for primary and/or secondary short-term rentals in a multi-family development (greater than 3 attached units) so long as the combined total short term rental permits do not exceed ten percent of the total units within the development. (8) — Bulk Standards~~

(5) Occupancy.

(i) The number of occupants at any given time in a short-term rental unit shall not exceed two persons per bedroom plus two additional ~~occupants~~renters, including the operator, except where the Director determines that the size, configuration and/or structural features of the unit allow greater or lesser occupancy.

(ii) The permit shall specify the maximum occupancy of the unit.

(6) Designated Local Responsible Party.

(i) The property owner shall designate one or more local person(s) who will be permanently available and responsible for immediately responding to complaints about or violations of law or of permit terms. *Local* as used herein means having a permanent address within a 20-mile radius from the short-term rental property and a 24-hour contact phone number.

(ii) The designated local responsible party may be the owner of the property if he or she meets the *local* criteria.

(iii) The designated local responsible party must be authorized by the property owner to permit inspection of the premises by the City and/or its agent or employee to ensure compliance with applicable fire and building codes and with the requirements for and/or of the short-term rental permit.

(7) General Requirements. The owner of a dwelling used or to be used as a short-term rental shall:



- (i) Obtain a tax license from the City of Grand Junction and comply with all applicable local, State, and federal taxes;
- (ii) Demonstrate and certify that the unit contains the following on the premises at all times:
  - (A) A smoke detector in good working order;
  - (B) A carbon monoxide detector in good working order;
  - (C) Adequate and functional building egress from each sleeping room in the unit;
  - (D) Posted notice providing in detail the following information in a highly visible location and readily accessible form:
    - a. Location of building exits and fire extinguishers;
    - b. Twenty-four-hour emergency contact information;
    - c. Parking areas and parking restrictions, including a notice that parking on lawns is not allowed;
    - d. Noise restrictions and quiet hours;
    - e. Trash disposal instructions including trash pickup location and schedule;
    - f. Maximum occupancy restrictions;
    - g. City permit number;
- (iii) Certify all units maintain a fire extinguisher in good working order;
- (iv) Permit inspection of the premises by the City or its agent ~~or employee~~ during the pendency of the permit application, and thereafter upon reasonable notice;
- (v) Provide with its application a sketch or drawing of the unit that depicts all rooms, doors and windows, including dimensions, and shows on-site areas available for guest parking;
- (vi) If the short-term rental ~~unit~~ is accessed by a shared driveway, provide the City with a copy of a written instrument authorizing use of the driveway for short-term rental purposes;

(vii) Provide the name, address and phone number of the designated local responsible party to the City, and update such information with the City whenever it changes;

(viii) ~~Renew permit~~ register annually with the City, certifying that the permit terms and requirements are still being met and updating any material changes to the unit or property;

(ix) Where food is prepared and served to guests/lodgers on the premises, demonstrate compliance with Mesa County Health Department regulations.

(8) Revocation, Suspension, and Appeal.

(i) A short-term rental permit may be suspended or revoked for any of the following reasons:

(A) The owner or designated responsible party has failed to comply with a requirement of this subsection (h).~~r~~

(B) The owner or designated responsible party has failed to comply with a condition of or restriction set forth in the short-term rental permit.

(C) The owner has failed to collect or remit lodging taxes or otherwise comply with local, State and/or federal tax requirements.

(D) Materially false or misleading information has been provided to the City by the applicant, owner or designated responsible party on an application.

(E) The City has received excessive and substantial complaints by neighbors or affected persons that were not adequately and timely addressed by the owner or designated responsible party.

(ii) Notice of ~~permit~~ revocation shall be provided to the owner, who shall then be given an opportunity to respond within 10 days. The Director will issue any decision to revoke or suspend a permit within 10 days of the response date.

(iii) Any aggrieved person may appeal the issuance, denial, suspension, or revocation of a short-term rental permit to the Zoning Board of Appeals within 10 days of the issuance of the decision.