

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5312

**AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING RIGHT-OF-WAY DEDICATION, ACCEPTABLE PLANT MATERIAL, AND STREET FRONTAGE LANDSCAPE**

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.

Staff has identified items that inadvertently conflict with standard practice, have challenges with implementation, require correction, or could use additional clarification.

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 amendments.

After public notice and public hearing, the Grand Junction City Council finds that the amendments to the Zoning & Development Code implement the vision and goals of the Comprehensive Plan and that the amendments provided in this Ordinance are responsive to the community's desires, encourage orderly development of real property in the City, and otherwise advance and protect the public health, safety, and welfare of the City and its residents.

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

**The following sections of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) are amended as follows (deletions struck through, added language underlined):**

**21.05.020    REQUIRED IMPROVEMENTS**

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- (c) Public Improvements Required.
  - (1) Types of Improvements and Dedications.

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(iv) ROW Dedication. A developer

(A) The owner of any land proposed for development shall dedicate to the City all rights-of-way and easements needed to serve the project, consistent with adopted standards (Title 29) of the GJMC. Such dedications shall be at no cost to the City and shall not be eligible for impact fee credit(s).

(B) If a developer the owner dedicates road or street right-of-way beyond what is needed to serve the project, or if the developer owner dedicates the right-of-way or easement for an Active Transportation Corridor (as described in § 31.08.130 and as shown in § 31.08.150, Appendix A, Figure 2), the developer owner shall receive credit at fair market value for such that portion of the total dedication exceeding the requirements of 21.05.020(c)(1)(iv)(A) according to the following process:

a. Determination of Fair Market Value.

1. The Director shall submit an offer equal to the Mesa County Assessor value of the land to be dedicated. This represents the City's proposed Fair Market Value.

2. The owner may accept the offer or submit a written objection with counteroffer. This represents the owner's proposed Fair Market Value.

3. The Director may accept the counteroffer or obtain an appraisal of the land to be dedicated. Upon receipt of such appraisal, the Director, at his/her discretion, may then offer the City's appraised amount, the counteroffer amount, the Assessor value, or make any offer between the highest and lowest amounts.

4. If the owner does not accept the City's offer, the Director shall cause a public hearing to be held before the City Council, and the City Council shall determine whether the Mesa County Assessor value, the owner's counteroffer, or the appraised value is the Fair Market Value, which shall constitute the City's final offer for dedication.

b. Credit for Fair Market Value of ROW Dedication.

1. The City shall credit the Fair Market Value of the dedication against the project's Transportation Impact Fee.

2. If the value of such dedication exceeds the project's Transportation Impact Fee, the owner shall receive the difference in cash. The credit shall not exceed the total Transportation Impact Fee for the project. If a dedication or a determination regarding a fee credit is claimed to exceed constitutional standards, the owner shall inform the City Attorney who, if he/she agrees, shall make a recommendation to the City Council to evaluation whether to pay or not additional value of such dedication or to waive all or part of

~~such required dedication. If a developer donates road or street right-of-way beyond what is needed to serve the project, or if the developer donates the right-of-way or easement for an Active Transportation Corridor (as described in § 31.08.130 and as shown in § 31.08.150, Appendix A, Figure 2), the developer shall neither claim, nor receive credit for such donation against the project's Transportation Impact Fee.~~

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### **21.07.030 GENERAL LANDSCAPE STANDARDS.**

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#### **(c) Acceptable Plant Material.**

##### **(1) Suitable Plant List.**

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(iv) A minimum 90% of the proposed shrubs and ground cover shall be identified as xeric, xeric-low, xeric-medium, or low-water having very low, very low-low, low, or low-moderate water needs on the Suitable Plants List.

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### **21.07.060 STREET FRONTAGE LANDSCAPE.**

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(a) For all development, except construction of one or two dwelling units or development within the MU-3 zone district, the owner shall provide and maintain a minimum fourteen-foot-wide street frontage landscape adjacent to the public right-of-way.

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(2) For a new residential subdivision, the street frontage landscape is only required on the perimeter of the subdivision adjacent to a right-of-way, ~~not along new internal roadways~~ unless that perimeter street is classified as a local street. In such cases, the applicant may choose whether to provide the required perimeter landscaping along that local perimeter street.

**INTRODUCED** on first reading this 18th day of February 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading this 4th day of March 2026 and ordered published in pamphlet form.

*Cody Kennedy*

Cody Kennedy  
President of the City Council



ATTEST:

*Selestina Sandoval*

Selestina Sandoval  
City Clerk

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5312 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18<sup>th</sup> of February, 2026, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 4<sup>th</sup> of March 2026, at which Ordinance No. 5312 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9<sup>th</sup> day of March 2026.

  
Deputy City Clerk

Published: February 21, 2026  
Published: March 7, 2026  
Effective: April 6, 2026

