

CITY OF GRAND JUNCTION, COLORADO**Ordinance No. 2785
AMENDING SECTION 5-4-15 OF THE ZONING AND
DEVELOPMENT CODE
LANDSCAPING IN THE RIGHT-OF-WAY**

Recitals.

The City of Grand Junction recognizes the visual and environmental benefits of landscaping. Currently, there are no provisions in the Zoning and Development Code which address standards for landscaping in the right-of-way. This text amendment is proposed for that purpose.

The Grand Junction Planning Commission at its October 11, 1994 hearing recommended approval of the text amendment.

The City Council has duly considered the matter and the recommendation of the Planning Commission and finds that the amendments to the Zoning and Development Code are appropriate in order to define landscaping requirements in the right-of-way.

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

1. The Zoning and Development Code is amended by the addition of a new subsection G, as shown, to section 5-4-15 as follows:

"G. Landscaping in the Right-of-way

A property owner is required to landscape the entire area within the public right-of-way and may, with the written approval of the Administrator, place up to fifteen percent (15%) of the required landscaping for the parcel (except for required parking lot landscaping) in the right-of-way to satisfy this requirement. The Administrator shall deny approval of a request to install required landscaping in the right-of-way if the City anticipates road widening and/or other improvements in the right-of-way. The Administrator shall be guided by the advice of the Director of Public Works and capital improvements plans in making this determination."

Introduced on first reading this 19th day of October, 1994.

PASSED and ADOPTED on second reading this 2nd day of November, 1994.

ATTEST:

/s/ R.T. Mantlo
President of City Council

/s/ Stephanie Nye
City Clerk