

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4306**

**AN ORDINANCE AMENDING THE SUBMITTAL STANDARDS FOR IMPROVEMENTS AND DEVELOPMENT (SSID) TO REQUIRE LANDSCAPE PLANS TO BE STAMPED BY A LICENSED LANDSCAPE ARCHITECT**

Recital:

The City of Grand Junction considers amendments to development standards from time to time, including the submittal standards for development applications. Certain updates and changes are desirable to maintain the effectiveness of the development review process and to ensure that the goals and policies of the Growth Plan are being implemented.

An amendment to the Submittal Standards for Improvements and Development (SSID) is proposed to reflect the statutory requirement that landscape plans to be stamped by a Landscape Architect licensed by the state of Colorado, pursuant to C.R.S. §12-45-101 et seq. C.R.S §12-45-101 et seq. provides an exemption for landscape plans for residential properties consisting of four or fewer lots or units and including no common areas. The proposed amendment includes this exemption.

The City Council finds that the request to amend the Submittal Standards for Improvements and Development (SSID) is consistent with the goals and policies of the Growth Plan.

The Planning Commission, having heard and considered the request, found the proposed amendments further several goals and policies of the Growth Plan and recommended approval of the proposed amendments to the Submittal Standards for Improvements and Development (SSID).

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ZONING AND DEVELOPMENT CODE BE AMENDED AS FOLLOWS:**

**Amend Section V-10, Drawing Standards Checklist, Landscape Plan, by adding the following new text in Section V – Graphic Standards and a new footnote under Comments.**



**Amend Section VII.C.a.i.(2) as follows:**

- (2) Facilities that may ultimately impact the public at large, such as Stormwater Best Management Practices, overlot grading, private detention/retention basins, storm water collection and conveyance, and required landscaped areas.

**Create new Section VII.C.b.ix to read as follows:**

**ix. Letter of Compliance** A letter from a Landscape Architect, licensed by the state of Colorado, which states that they have inspected the site and certify compliance of the installed, constructed improvements with the approved landscape plan(s).

Introduced for first reading this 3<sup>rd</sup> day of November, 2008.

Passed and adopted this 17<sup>th</sup> day of November, 2008.

/s/: Gregg Palmer  
President of the Council

Attest:

/s/: Stephanie Tuin  
City Clerk