



Jefferson County, Colorado  
Planning & Zoning Division

100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550  
☎ 303.271.8700 • Fax 303.271.8744 • <http://planning.jeffco.us>

# DO I NEED A LAND DISTURBANCE PERMIT?

## Staff Use Only

A Grading Permit is required     A Grading Permit is not required            *See Page 2 for Performance Standards*  
 A Notice of Intent is required     A Notice of Intent is not required

Project Location/Name *(Street Address or Legal Description)*  Subdivision

Section  Township  Range  Project Acreage

Purpose of Grading

Owner's Name  Phone *(home)*  Phone *(work)*  E mail *(required)*

Owner's Address  
 Street  City  State  ZIP

## Part 1

Will the project involve?

A.  Yes  No Disturbance of more than 5,000 square feet of area, including, but not limited to stripping of vegetation?

B.  Yes  No Grading of individual lots and/or tracts and/or parcels under the same ownership, and the total of all grading on all lots is more than 5,000 square feet of area? See Section 16.B.3.a of the Zoning Resolution.

C.  Yes  No Land disturbed in accordance with an approved Site Plan Application for drilling and production of oil and gas wells.

D.  Yes  No Working within sensitive areas which include: North and South Table Mountain, Green Mountain, the Hogback, existing slopes greater than 20%, geologic or floodplain overlay zones, disturbance of more than one acre?

E.  Yes  No Land Disturbance Area exceeds one Acre.

## Part 2

If you answered **NO** to *all* of the questions in Part 1, you **do not** need a Land Disturbance Permit. **However, you still need to comply with the Grading and Erosion Control Performance Standards listed on page 2 of this form.** If you answered **YES** to either A, B, or C, but **NO** to D and E, a Notice of Intent is required. If you answered **YES** to either A, B, or C, and **YES** to D or E, a full Grading Permit is required. If you answered **YES** to *any* of the questions in Part 1, please answer the following exemption questions:

A.  Yes  No Will the grading be done pursuant to, and in conformance with an approved lot-specific grading plan in conjunction with an approved, recorded process (plat, site development plan, exemption etc.)?

B.  Yes  No Is the purpose of the project to till agricultural land (no grading)?

C.  Yes  No Is the purpose of the project to trench for the construction, maintenance, or installation of an underground pipeline, electrical or communication facilities, or drilling or excavation for approved wells or post holes, and the land disturbance area is less than one acre? Construction of access required to complete the trenching or for future maintenance is not exempt.

D.  Yes  No Is the grading or excavation in accordance with a mining permit, reclamation plan or sanitary landfill approved by Jefferson County?

E.  Yes  No Is the purpose of the project to maintain and/or clean a ditch, lake, pond, or water storage reservoir?

F.  Yes  No Is the purpose of the project to maintain or resurface an existing street/road, trail, sidewalk, parking lot/loading area or railroad bed (no land disturbance)?

If you answered **YES** to question A in Part 2, you **DO** need a Notice of Intent. If you answered **YES** to any of the remaining questions in Part 2, you **DO NOT** need a Grading Permit, but do need to comply with the Grading and Erosion Control Performance Standards listed on page 2 of this form.

## Please sign this form and return to the Planning and Zoning

I hereby give permission for County staff to enter upon my property for purposes of site inspection and investigation. Please specify any extraordinary circumstances of which staff should be aware, i.e., dogs on the site, locked gates, etc.

Owner's Signature  Date

## Grading and Erosion Control Performance Standards

Even though a grading permit may not be required, any grading activity must comply with certain performance standards. Noncompliance with these standards may result in the issuance of a zoning violation. The grading and erosion control standards are summarized below. Please refer to Section 15 of the Jefferson County Zoning Resolution for the complete grading and erosion control regulations.

- ✓ No work may interfere with the flow of storm water (Zoning Resolution Section 16.E.1.a)
- ✓ Construction equipment must be kept out of watercourses (Zoning Resolution Section 16.E.1.b)
- ✓ Any drainage structures shall be designed and constructed in accordance with the Jefferson County Storm Drainage Design and Technical Criteria. If any culverts or other structures are proposed the designs need to be reviewed by Planning and Zoning. (Zoning Resolution Section 16.E.11)
- ✓ Excavations shall be constructed so that they are stable (Zoning Resolution Section 16.E.2)
- ✓ The slope of excavations shall not be steeper than 2 horizontal to 1 vertical (Zoning Resolution Section 16.E.3)
- ✓ The slope of fill surfaces shall not be steeper than 2 horizontal to 1 vertical (Zoning Resolution Section 16.E.7)
- ✓ Vegetation, topsoil and other unsuitable materials shall be removed from the ground surface prior to fill placement (Zoning Resolution Section 16.E.6)
- ✓ All topsoil shall be salvaged. When grading is complete topsoil shall be redistributed throughout the disturbed area. (Zoning Resolution Section 16.E.12.h)
- ✓ Except for roads and driveways, all grading activities shall be set back at least 7 feet from property boundaries and 25 feet from off-site occupied structures (Zoning Resolution Section 16.E.10)
- ✓ Temporary erosion and sediment controls such as silt fence, straw wattles, hay bales, and vehicle tracking control shall be installed prior to grading activities (Zoning Resolution Section 16.E.12.a)
- ✓ Upon completion of grading activities, all areas shall be stabilized with vegetation or other permanent erosion control measures (Zoning Resolution Section 16.E.12.b)
- ✓ Dust emissions (wind erosion) shall be controlled (Zoning Resolution Section 16.E.12.f)
- ✓ All erosion control devices shall be maintained so that they function as designed (Zoning Resolution Section 16.E.12.g)
- ✓ All concentrated storm water runoff shall be discharged to the nearest street, roadside ditch, storm sewer, or natural drainage way with adequate capacity. (Zoning Resolution Section 16.E.11.a)
- ✓ No increase in storm runoff volume or quantity and/or changes in points of concentration of stormwater runoff into an irrigation ditch is permitted in an irrigation ditch without permission from the Irrigation Ditch Company (Section 3.5.3 of the Jefferson County Storm Drainage Design and Technical Criteria)
- ✓ Earth material shall not be tracked onto public streets (Zoning Resolution Section 16.E.12.j)
- ✓ Should sediment leave the site for any reason, the sediment shall be cleaned up promptly (Zoning Resolution Section 16.E.12.k)