Obtain the Proper Land Disturbance Permit?

Does your land disturbance require a permit?

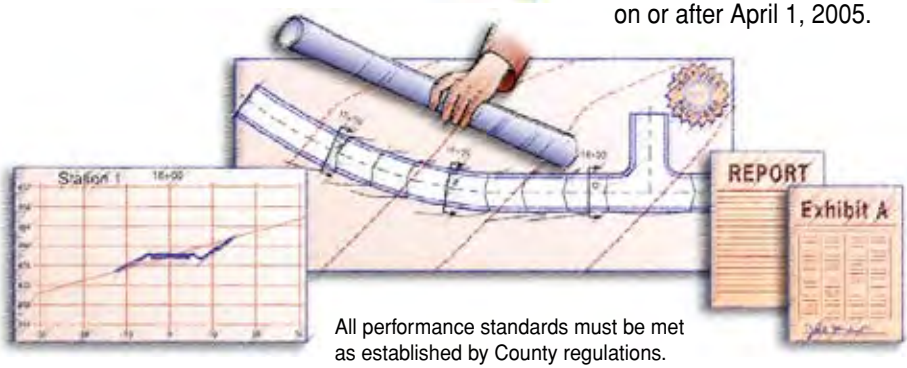
Today's requirements generally mean that any work requires a permit before the activity takes place.

Grading Permit Required

- Removing or placing more than 300 cubic yards of material, and/or
- Disturbing more than 10,000 square feet of area, including but not limited to stripping or vegetation, and/or
- Grading of individual lots within a subdivision under the same ownership where either 300 cubic yards or 10,000 square feet of area occurs.

Notice of Intent Required

- Disturbed area less than 1 acre but greater than or equal to 10,000 square feet in a non sensitive area;
- Disturbed areas less than 1 acre but volume of earth moved greater than or equal to 300 cubic yards in a non-sensitive area and;
- Land disturbed in accordance with lot grading and erosion control plans approved with plats recorded on or after April 1, 2005.



All performance standards must be met as established by County regulations.

What you need to provide - Grading Permit

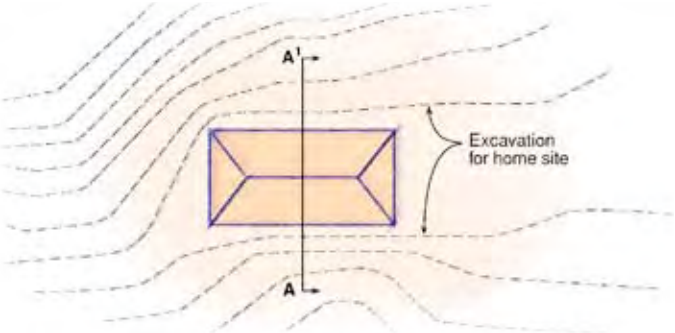
Submit the following to the Planning & Zoning Division:

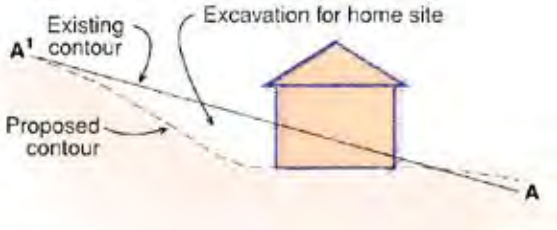
- A nonrefundable application fee
- Grading, Erosion and Sediment Control Plan showing affected area
- Plans stamped by a registered professional engineer in the State of Colorado
- Cross sections showing stations
- Geologic/Soil Report
- Cost Estimate (Exhibit A) to be completed later in the process
- Proof of access and proof of ownership
- Notification of adjoining and affected property owners
- All other materials deemed necessary by the Planning & Zoning Division

What you need to provide - Notice of Intent

The landowner and/or contractor shall submit a Notice of Intent to the Planning and Zoning Division at least 10 calendar days prior to the proposed land disturbance activity:

- A Notice of Intent form signed by the fee simple owner of the property
- A nonrefundable application fee
- A copy of a deed that shows ownership or applicable easements for the parcel, tract or lot.
- Evidence of legal access in compliance with the Zoning Resolution (Section 2)
- A grading and erosion and sediment control plan





Refer to Section 16 of the Jefferson County Zoning Resolution for more information on land disturbance.

Inspections are completed by the Planning & Zoning Division.

Please contact Planning and Zoning at 303-271-8700 for more details