

GRADING PERMIT

10-18B-2: REVIEW PROCESS:

A. Application Form: Application forms are available from and shall be submitted to the building department. See [chapter 6](#) of this title for information required with the application. A list of additional information that may be required may be obtained from the building department. Included shall be:

1. A plan showing surface drainage flow patterns and a report of subsurface investigation if it appears that landslide or erosion will be caused by the proposed grading or filling.
2. Proof of land ownership in the form of a recorded deed or grant, recorded plat or title insurance policy will be required before grading permits will be issued.

B. City Review: **The building department Zoning Administrator or authorized city personnel** shall determine the adequacy of the application and may require the submission of further information where necessary.

C. Inspections: All construction or work for which a permit is required shall be subject to inspection at all reasonable times by the building department. The building department may make any inspections of any construction work deemed necessary to ascertain compliance with the provisions of this article and other ordinances which are applicable. The permittee shall notify the building department when grading reaches completion and prior to being covered or concealed by additional work. Whenever any work on which inspections are required is covered or concealed by additional work without first having been inspected, the building department may require, through written notice, that such work be exposed for examination. The work of exposing and recovering shall be an expense of the permittee requiring the inspection.

D. Performance Bond: If the work specified under the permit is not completed in accordance with the approved plans and specifications when occupancy permit is requested, the city may require a performance bond or other security in such form and amounts as may be deemed necessary to assure the work will be corrected to eliminate hazardous conditions. In lieu of a performance bond, the applicant may file a cash bond or instrument of credit with the city in an amount equal to that which would be required for a performance bond and in conformance with section [10-5-3](#), "Security For Completion", of this title. (Ord. 2012.04, 1-18-2012)

10-16A-2: DEFINITIONS:

For the purposes of this article, the following words and phrases shall have the following meanings:

CUT: Land surface which is reshaped by man through the removal of soil, rock or other materials.

DEVELOPMENT: **The carrying out of any building activity or clearing of land as an adjunct of construction.**

Which definition does the commission like better?

DEVELOPMENT OR DEVELOPMENT ACTIVITY: Any of the following:

- A. *Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.*
- B. *Any construction, reconstruction, or expansion of a building, structure, or use.*
- C. *Any change in the use of a building or structure.*
- D. *The total area of a lot on which a building permit is to be issued or the total area of property being improved.*
- E. *Any change in the use of land that creates additional demand and need for capital facilities.*
- F. *The property being developed and/or subdivided.*
- G. *The act, process or result of developing.*

Or

DEVELOPMENT: Any manmade change in improved and unimproved real estate including, but not limited to, the carrying out of any building activity, the making of any material change in the use or appearance of any structure or land, or the dividing of land into parcels by any person, including the construction of any principal building or structure; an increase in the intensity of use of land, such as an increase in the number of dwelling units or an increase in nonresidential use that requires additional parking; mining, dredging, grading, paving; the commencement of drilling for purposes other than obtaining soil samples; the driving of piles, or excavation on a parcel of land; demolition of a structure; clearing land as an adjunct of construction, including removal of vegetation or any significant disturbance of vegetation or soil manipulation; the deposit of refuse, solid or liquid waste, or fill on a parcel of land or storage of equipment or materials. Exceptions are utility installations; residential landscaping; and work involving the maintenance of existing landscaped areas and existing rights of way such as setbacks and other planting areas.