

- A. **Purpose.** The purpose of this Section is to provide a uniform mechanism for landowners to commence public facility, infrastructure, or support facility improvements to land, after approval of a Final Subdivision Plat (minor, major, or commercial), or a Land Development Plan (minor or major), to ensure compliance with this Development Code and all terms and conditions of permit approval.
- B. **Applicability.** Prior to initiating the construction of any public facility, infrastructure, or support facility improvements to land after approval of a Final Subdivision Plat (minor, major, or commercial), or a Land Development Plan (minor or major), the landowner shall receive a Development Permit in accordance with this Section.
- C. **Appeal.** The decision of the Director on a Development Permit may be appealed to the Planning Commission. See Section 7.3.70 (Appeals).
- D. **Development Permit Conditions.** A Development Permit may include such conditions as are necessary to insure compliance with this Development Code. At a minimum, the following conditions shall apply:
1. All tree aeration systems, natural resource, archeological and tree protection barriers, and silt fencing shall be constructed prior to any other site work approved in accordance with the Development Permit. Upon their completion, the applicant shall request an inspection by the County prior to receiving an authorization to proceed with other construction activities;
  2. A Development Permit associated with a Subdivision approval is for construction of infrastructure only, unless infrastructure bonding is posted and accepted in accordance with the requirements of this Development Code;
  3. Subdivision Plats shall not be recorded and sale of lots permitted until final approval is affixed and certified on the Final Subdivision Plat and the plat is duly recorded by the Register of Deeds;
  4. A Certificate of Occupancy shall not be issued until all site work is completed, inspected by the County, and granted a Certificate of Compliance;
  5. A landscape survival bond is required prior to issuance of a Certificate of Compliance for all landscape materials planted or relocated on site;
  6. Subdivision infrastructure bonding is for one year. In order to obtain a release of bond, all infrastructure shall be completed and a Certificate of Compliance issued;
  7. All bonding shall be in the form of cash, certified check, irrevocable bank letter of credit, or surety bond as approved by the County; and
  8. The owner of the land, or if such owner is a corporate entity, an officer of the corporation, shall sign a document provided by the County Attorney accepting full civil and criminal responsibility for any violations of the Code of Ordinances arising out of or relating to the development of the subject land during the pendency of the Development Permit."
- E. **Field Modifications.** All construction of on-site improvements on land subject to a Development Permit is to be in accordance with the approved final development plan or plat. Final engineering may be modified in the field provided as-built drawings are submitted. As-built drawings must be accepted by the County Engineer. If unacceptable, the work must be corrected at the developer's expense prior to accepting improvements and return of any surety.
- F. **Expiration.** Approval of a Development Permit shall be effective beginning on the date of approval and shall remain effective for the period indicated in the permit, unless an extension of this time period is authorized in accordance with Section 7.4.130 (Expiration of Development Approval).
- G. **Amendment.** A Development Permit may be amended only in accordance with the procedures and standards established for its original approval.