

ZONING PERMIT APPLICATION
Aurora, Nebraska

Application Fee \$10.00

This portion to be filled out completely by Applicant.

Owner's Name: _____

Date of Application: _____

Type of Construction (check one)

- New Construction
 Alteration / Enlargement
Describe Alteration / Enlargement _____

Architect: _____ PH# _____

Builder: _____ PH# _____

Zoning District Designation _____

Estimated Cost of Construction \$ _____

Intended Use: _____

Street Address of Construction: _____

Legal Description of Property: (Lot, Blk, Addition) _____

House / Building Moving

Double-Wide Mfg. Home

Single-Wide Mfg. Home

Sign

Construction Involves: (check all that are applicable)

Plumbing Water/Sewer: Yes No

Name of Plumber: _____ Phone# _____

Electrical: Yes No

Name of Electrician: _____ Phone# _____

Drive Way: Yes No (Requires curb grinding) Circle Y N

Sidewalk: Yes No N/A

Size of Building / Addition:

Length: _____ ft. Width: _____ ft.

No. of Stories: _____ Garage: Yes No

Type of Construction Material: _____

Height to top of Roof: _____ ft.

Height to top of Fence: _____ ft.

Type of Roof Material: _____

Pitch of Roof: _____

Is area of construction greater the 1 acre Yes No

Storm Water Run-off; NPDES Permit attached Yes No N/A

Please Note: The installation of a fence is permitted within the property lines and over an easement, provided that if maintenance work is needed on a Utility within that easement, the Utility may remove the fence and shall not be responsible for the reinstallation of the fence.

This application includes construction of a sign(s): Yes No

Dimensions of sign face(s): _____ ft x _____ ft. Overall Height of the sign structure: _____ ft.

Type of Sign(s): Wall Mounted Wall Mounted (projecting) Ground Mounted Pole Mounted

Nebraska Department of Roads approved it's location regarding Hwy. 34 and Hwy. 14 Yes NO N/A

Proposed Setback from:

Street Right-of-Way Line to which sign is oriented: _____ ft.

Secondary Street Right-of-Way Line to which sign is oriented (corner lot): _____ ft.

From nearest property line to which sign is oriented: _____ ft.

Sign Builder: _____ Phone #: _____

On the third page of this application form, sketch a site plan showing location(s) of sign(s). (attach sign builder's plan of sign(s))

Provided your Commercial / Industrial structure or addition, repair, remodel, reconstruction or alteration includes:

1. Exceeds 5,000 sq. ft., or
2. Exceeds 30 ft. in height, or
3. Is sized to be occupied by 20 people or more, Then:

Provide Architect and/or Professional Engineer: _____ Phone# _____

Has the State Fire Marshal's Office approved the construction of this Commercial / Industrial Facility: Yes No

Code Review #: _____

On the third page of this application form, sketch a site plan of the activity proposed in this application which indicates all of the following:

(Architects or builders drawings may be attached in place of sketch plan)

1. Dimension of the lot(s) on which the proposed building / addition is proposed to be located.
2. Location and size of the proposed building / addition (include all construction such as roof overhangs, bay windows, porches, decks, chimneys which extend beyond the foundation walls).
3. The name and location of all streets / roads adjoining this property and the distance(s) from the centerline of any street(s) / road(s) to the point of the closest point of the building location.
4. The distances to all adjoining property lines (front, side and rear yards)
5. The locations and sizes of all other buildings on the property.
6. The location of any water well and sewage disposal system proposed, the distance between well and septic tank and tile field.
(Must comply with Title 124 regulations and may require NDEQ permit)
7. The location of the driveway(s) and sidewalks which will serve the building / addition.
8. For commercial, industrial, public use or other non-residential use, indicate the number, location and size(s) of all parking spaces, the location of loading areas, the location of any signs to be placed on the premises and the type, location and height of any fences proposed.

Zoning Permit Number _____

Continue ->

REQUIREMENTS:

1. No construction shall be started without an approved Zoning Permit. No occupancy of new or converted buildings without an approved Certificate of Zoning Compliance.
2. Owner / Builder shall be solely responsible for compliance with any and all State/Federal Requirements including but not limited to NDEQ Storm Water and Erosion Control Requirements and applicable Ordinances of the City of Aurora related to this construction project.
3. Driveway plans must be approved by the Street Commissioner and where a driveway abuts a paved streets or curbs it shall be constructed with expansion joints as required.
4. All buildings constructed in a fire zone (as described by ordinance) shall be of fireproof construction per City Ordinance.
5. Application must be filed at least 48 hours prior to making a determination by the Zoning Administrator.
6. Construction must be initiated within 6 months of approval of the Zoning Permit and completed within 2 years.

I hereby certify that I have the legal authority to file this application, that I have completed and examined this application and know the same to be true and correct. I further certify that all provisions of law and other regulations governing the type of construction and use proposed in this application will be complied with, whether or not specified in this application and I will hold the City harmless from any and all liability that may arise as a result of the above proposed construction.

Signature of Applicant

Mailing Address of Applicant

Telephone No.

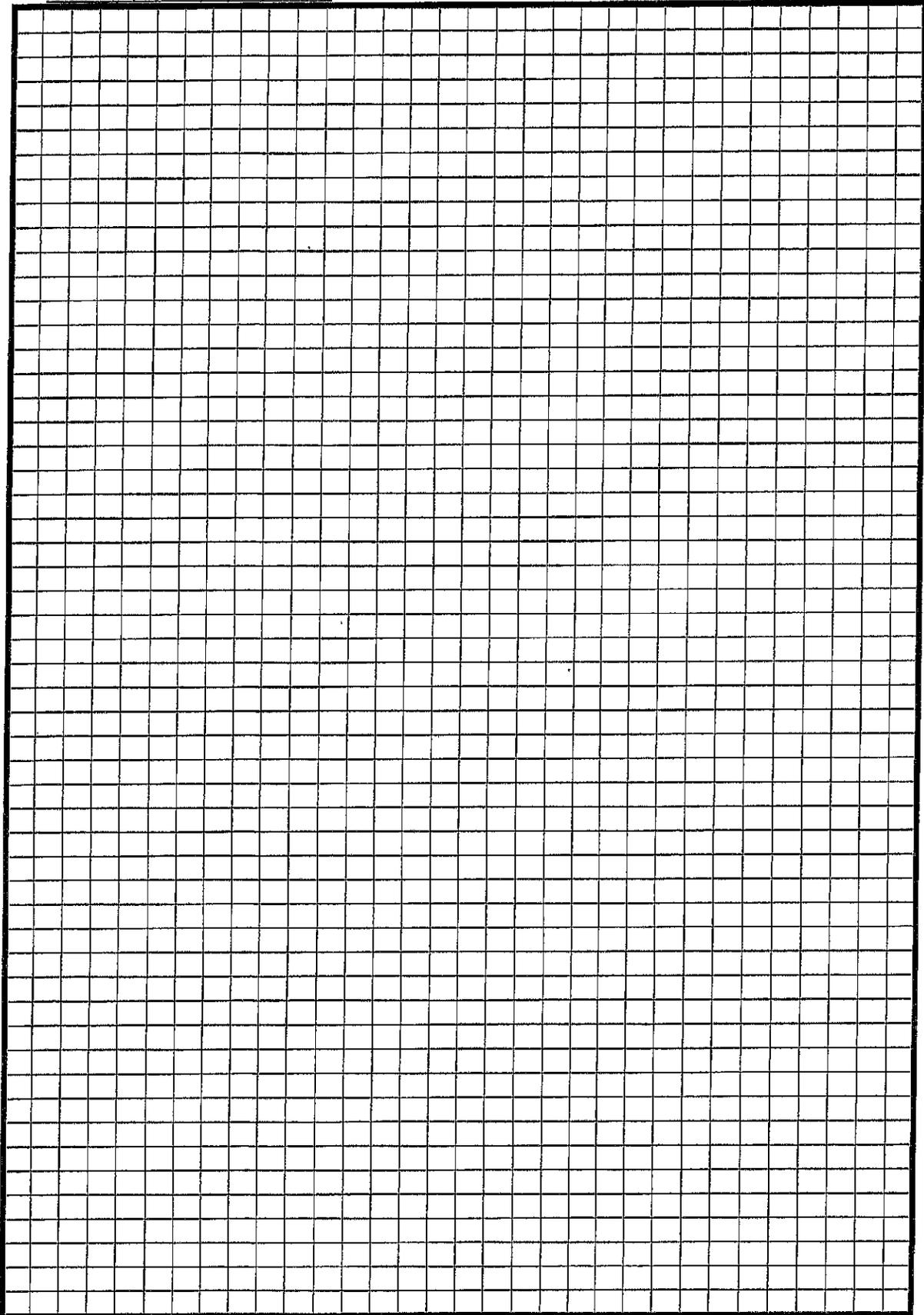
This section to be completed by Zoning Administrator.

1. If construction is in an AG Zoning District, lot on which Building / Addition is proposed meet(s) minimum lot width, frontage and area requirements ___ YES ___ NO ___ N/A
2. Building / Addition complies with setbacks from street(s), other buildings and property line(s) ___ YES ___ NO ___ N/A
3. Building / Addition complies with height limitations ___ YES ___ NO ___ N/A
4. Is building located in 100 year special flood hazard area? ___ YES ___ NO ___ N/A
If YES, is first floor of the building elevated above 100 year base flood elevation by at least One (1) foot? (Circle) Y N
5. Building / Addition / Use requires Conditional Use / Variance approval ___ YES ___ NO ___ N/A
If Yes, Conditional Use / Variance approval has been given and application complies with all conditions of approval set forth in the Conditional Use / Variance approval ___ YES ___ NO
6. If proposed Building / Use is for Commercial, Industrial, Public or other Non-Residential Use, minimum provisions for parking, loading areas and signs will be complied with ___ YES ___ NO ___ N/A
7. If proposed Use requires State authorization or permits, such permits have been approved including but no limited to the Nebraska State Fire Marshal permit ___ YES ___ NO ___ N/A
8. Application Fee in the amount of \$_____ has been paid by applicant or authorized agent? ___ YES ___ NO
Date Paid _____ Receipt Number # _____
9. Application is ___ Approved ___ Disapproved Date of Approval / Disapproval: _____
Reason(s) for disapproval: _____

Signature of Zoning Administrator

Approval of Fire Chief (for construction/alteration in Fire Zone)

Sketch the site plan showing the construction project and it's location in relationship to the property line(s):



Certificate of Zoning Compliance

Aurora, Nebraska

This portion to be filled out completely by Applicant (or may be filled out by Zoning Administrator and signed by Applicant).

The undersigned hereby applies for a Certificate of Zoning Compliance to occupy and use a premises as follows:

1. Legal Description of the property to be affected by the activity proposed: _____

2. Proposed use of premises: _____

3. I hereby certify that I have the legal authority to file this application, that I have completed and examined this application and know that same to be true and correct. I further certify that all provisions of law and other regulations governing the type of construction and/or use proposed in this application have been complied with, whether or not specified in this application.

Print Name of Applicant

Mailing Address of Applicant

Signature of Applicant

Date of Application

Telephone No. of Applicant

This Section to be completed by Zoning Administrator

Certificate of Zoning Compliance Application No. _____
This Certificate of Zoning Compliance is related to Zoning Permit No. _____ issued to _____ and dated _____.

1. If proposed occupancy is a change of use only and no zoning application is needed said use, parking, sign regulations and other zoning regulations will be complied with including any water, sewage and/or garbage disposal requirements. (refer to requirements on zoning permit)
____ YES ____ NO
2. If building permit has been issued, building and proposed use complies with all statements and facts indicated on such approved building permit ____ YES ____ NO
3. If use required a Conditional Use approval, building / use complies with all conditions of approval ____ YES ____ NO
4. If use required approval of a Variance by the Board of Adjustment, such use complies with all conditions of approval of the approved variance ____ YES ____ NO
5. Site inspected on _____, _____ to verify compliance with all applicable conditions.
6. Inspectors comments: _____

7. Certificate of Zoning Compliance issued on _____, _____
8. Copy of approved Certificate of Zoning Compliance mailed to Applicant on _____, _____

Signature of Zoning Administrator