

Fee \$100

ZONING PERMIT APPLICATION

Aurora, Nebraska

This portion to be filled out completely by Applicant.

Owner's Name: _____

Date of Application: _____

Architect: _____ Phone: _____

Builder: _____ Phone: _____

Type of Construction (check one)

New Construction

Alteration / Enlargement

Describe Alteration / Enlargement

House / Building Moving

Double-Wide Manu. Home

Single-Wide Manu. Home

Sign

Zoning District: _____

Estimated Cost of Construction: \$ _____

Intended Use: _____

Street Address of Construction: _____

Legal Description of Property: (Lot, Block, Addition)

Construction Involves: (check all that are applicable)

Plumbing and Sewer: YES NO

Name of Plumber: _____ Phone: _____

Electrical: YES NO

Name of Electrician: _____ Phone: _____

Driveway: YES NO (requires grinding of curb)

Size of building / addition:

Length: _____ ft. Width: _____ ft.

No. of stories: _____ Garage: _____

Type of Construction: _____

Height to top of roof: _____ ft.

Type of roof: _____

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 in that easement, the utility may remove the fence and shall not be responsible for the reinstallation of that fence.

If application is for a sign (or includes sign(s)):

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

Type of sign: Wall mounted Wall mounted (projecting) Ground mounted Pole mounted

Proposed setback from:

Street right-of-way line to which sign is oriented: _____ ft.

Secondary street right-of-way line (corner lot): _____ ft.

From nearest property line: _____ ft.

Sign Builder: _____ Phone: _____

Estimated cost of sign(s): \$ _____

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

On the back 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 of property (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 (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.

REQUIREMENTS:

1. No construction shall be started without approved Zoning Permit. No occupancy of new or converted buildings without approved Certificate of Zoning Compliance.
2. Owner / Builder shall be solely responsible for compliance with all State codes and applicable ordinances of the City of Aurora.
3. Driveway plans must be approved by the Street Commissioner and where a driveway abuts 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 action by Zoning Administrator.
6. Construction must be initiated within 6 months of approval of 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.

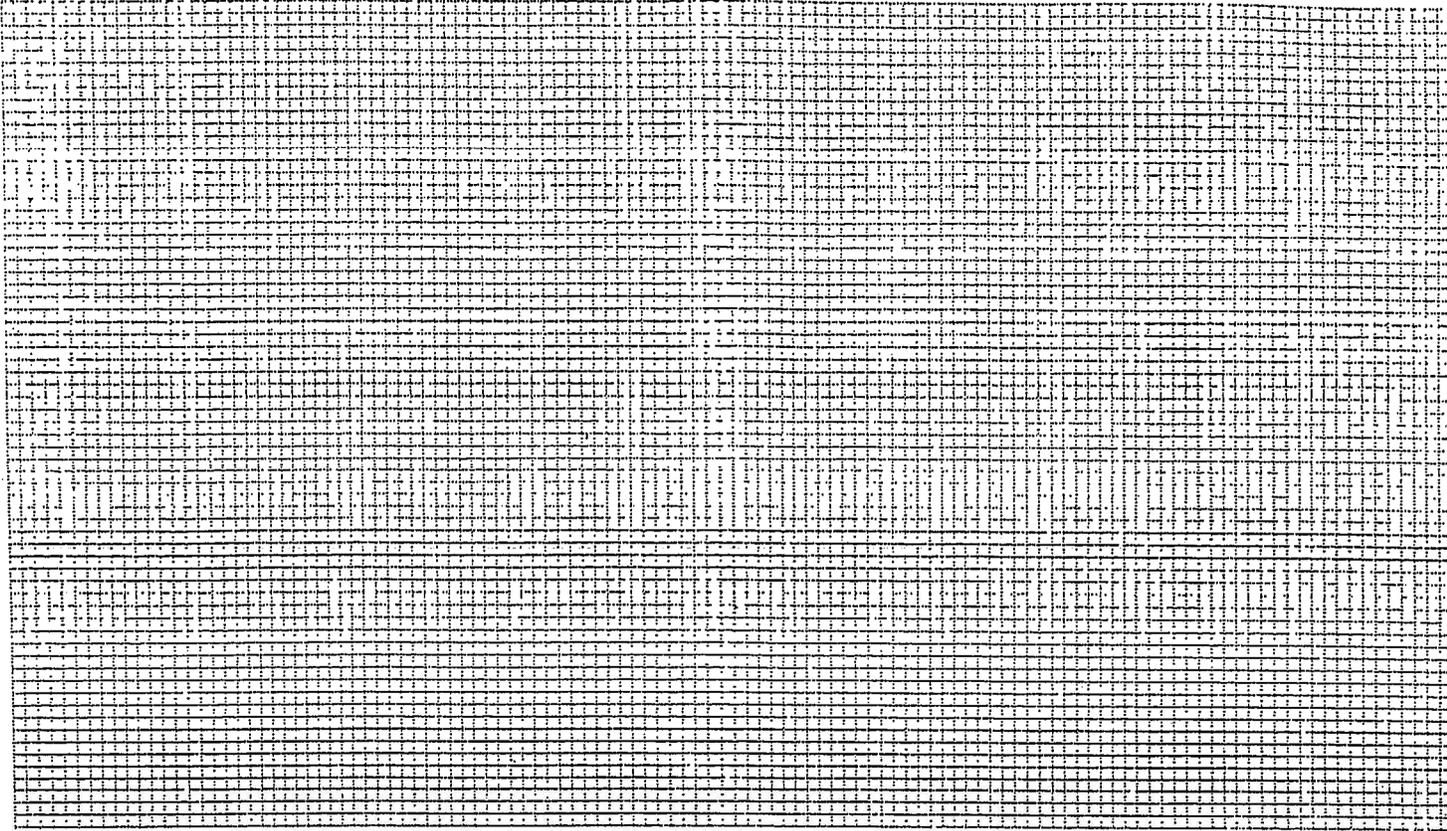
Signature of Applicant: _____

Mailing Address of Applicant _____

Telephone No. _____

ZONING PERMIT NUMBER _____

Sketch Site Plan here:



This Section to be completed by Zoning Administrator.

APPLICATION NO. ____, ____, ZONING PERMIT NO. ____, ____,

- 1. If construction is in 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 YES NO N/A
- 3. Building / addition complies with height limitations YES NO N/A
- 4. Is building located in 100 year flood hazard area? YES NO If YES, is ground floor of the building elevated above 100 year flood elevation by at least One (1) foot N/A
- 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 Conditional Use / Variance approval YES NO N/A
- 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. YES NO N/A
- 8. Application Fee in amount of \$ _____ paid by applicant. Date paid _____ Rept. No. _____
- 9. Application is: APPROVED DISAPPROVED Reason(s) for disapproval: _____

Date of Approval / Disapproval: _____

Signature of Zoning Administrator

Approval of Fire Chief (for construction / alteration in fire zone)

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 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 have been complied with, whether or not specified in this application.

Printed 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 where no new buildings or additions are proposed and no zoning permit is needed, said building and use will comply with all setback distances, water / sewage disposal requirements, parking / sign regulations and other applicable zoning regulations (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 _____

Signature of Zoning Administrator

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