



Zoning Permit Application
Planning and Zoning

Section I - Owner Information and Construction Location:

Date of Application:
Owner:
Phone Number:
Street Address of Construction:
Legal Description of Property: (Lot, Block, Addition)

Zoning District Designation: (Select all that are applicable)
R1 RR R/O C1 C2 I80X I-1 I-2 AG

Section II - Type of Construction: (IBC 2009 Construction Standards)

- New Construction:
Single Family or Multi-Family Dwelling
Commercial or Industrial Building (Refer to Section V below)
Accessory Building / Structure
Fence (Complete Section VI below)
Sign (Complete Section VII below)
Other:

Alteration / Enlargement: (Describe below)

- House / Building Moving:
Single-Wide or Double-Wide Manufactured Home
House, Garage, Shed, Etc.

Section V - Commercial / Industrial construction, addition, repair, remodel, reconstruction, or alteration:

Provide Architect and/or Professional Engineer name and phone number above if:
Structure exceeds 5,000 sq. ft., or exceeds 30 ft. in height, or sized to be occupied by 20 people.

State Fire Marshal's office approved the construction of this Commercial / Industrial Facility? Yes No Code Review #

Section VI - Fences:

Height to top of Fence: ft. Fence Material:

Please Note: The installation of a fence is permitted within the property lines and over an easement, provided that if maintenance work is required on a utility within that easement, the utility may remove the fence and shall not be responsible for any damage, and/or re-installation of the fence.

On the next page of this application, sketch or attach a site plan showing the location of the proposed fence in relation to the property lines and structures.

Section VII - Signs:

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

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

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 (if located on a corner lot): ft.
From nearest property line to which sign is oriented: ft.

The proposed location of the sign is oriented with Highway 34 and/or Highway 14? Yes No (if Yes, see the following question)

Nebraska Department of Roads approved the proposed location of the sign regarding Highway 34 and Highway 14? Yes No N/A

Sign Builder: Phone Number:

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

**Sketch a site plan of the activity proposed in this application which indicates all of the following:**

*(sketches or maps may be attached in place of sketch plan)*

1. Dimensions of 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 street(s) / road(s) adjoining this property and the distance(s) from the center line of any street(s) / road(s) to the closest point of the building location.
4. The distance to all adjoining property lines (front, side, and rear yards).
5. The locations and sizes of all other building(s) 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, location of loading areas, location and type of any signs to be placed on the premises and location and height of any proposed fence.

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

**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 Superintendent and where a driveway abuts a paved street or curb is shall be constructed with expansion joints as required.
4. All buildings constructed in a fire zone (as described by ordinance) shall be fireproof construction per City Ordinance.
5. Application must be filed at least 72 hours prior to making a determination by the Zoning Administrator.
6. Construction shall comply with IBC 2009 Standards and 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 *(Required)*

Mailing Address of Applicant

Telephone Number