

DEVELOPMENT PERMIT APPLICATION FORM

SUBMIT THIS APPLICATION, WITH THE APPROPRIATE FEE AND OTHER REQUIRED DOCUMENTS
TO THE **THAYER COUNTY PLANING & ZONING 225 N 4TH HEBRON NE 68370**

Questions? Call 402.971.9480

Applicant: _____

Mailing Address: _____

Phone: _____ ☐ Text?

Email: _____

Property Owner (If Not Applicant): _____

Mailing Address: _____

Type of Request:

ZONING	
<input type="checkbox"/>	General Use Zoning Permit
<input type="checkbox"/>	Conditional Use Permit (CUP)
<input type="checkbox"/>	Floodplain Development Permit
<input type="checkbox"/>	Zoning Variance or Appeal (BoA)
<input type="checkbox"/>	Zone Map Amendment (Rezzone)
<input type="checkbox"/>	Zone Text Amendment
<input type="checkbox"/>	Sign Permit
<input type="checkbox"/>	Temporary Use Permit
SUBDIVISION	
<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Other Plat Action

Builder Information

Builder: _____ Self ☐

Address: _____ Cell ☐

Phone: _____

Email: _____

General Information

Property Address: _____

Parcel #: _____

Section _____ Township _____ Range _____

Current Zoning: _____ Proposed: _____

Proposed Use(s) listed in the Land Use Matrix _____

Is this parcel located in a Floodplain? ___ yes ___ no

Brief Description:

DEVELOPMENT PERMIT APPLICATION FORM CONTINUED

I hereby certify that I have the legal authority to file this application, that I have completed this application & know the same to be true & correct. I further certify all provisions of law & other regulations governing the building / use proposed in this application, including State codes shall be complied with, whether or not specified in this application & that I will hold Thayer County, NE & the municipalities therein harmless from any & all liability that may result from the development of the proposed construction or activity. I further certify that I am aware that Thayer County, NE & the municipalities have not adopted any type or form of building or other code which would regulate the design & construction of any building construction or structure. I will hold Thayer County, NE & the municipalities therein harmless from any & all liability which may result from any defect in design or in any building or structure for which this zoning permit or other form of land use approval is required to be issued.

I also hereby authorize the Zoning Administrator & the Thayer County, NE Assessor to enter the real estate which is the subject of this application for purposes of confirming compliance with zoning regulations & determining valuation of the improvement proposed.

The Undersigned acknowledges that the Applicant is responsible for providing public notice at their own cost, pursuant to the requirements as set forth in the Thayer County, NE & the municipalities ZONING AND/OR SUBDIVISION REGULATIONS, which may include published notice, posted notice, and mailed notice.

Applicant's Signature: _____

Date: _____

Attach Site Plan with legal description and other required documents.

1. **Residential:** Draw the lot with length and width, easements, location of existing and proposed structures, and distance between structures and to lot lines.
2. **Residential Buildings and Additions:** Draw elevations with length, width, and height.
3. **Non-Residential:** Site Development Plan showing conformance with use limitations and performance standards for the use and zoning district.
4. **Floodplain:** Attach Floodplain Development Permit and exhibits.
5. **Subdivision:** Sketch/Plat maps as required by the Subdivision Regulations
6. **Sign Permit:** Draw the lot with length and width, easements, location of existing structure and proposed sign(s). For signs on buildings, draw elevations with length, width, and height. Include measured drawings of signs, in color.
7. **Temporary Use Permit:** Draw the lot with length and width, location of proposed use and existing structure with distances, noting length of time proposed.

For Office Use Only

Project Name: _____

Application Date: _____ Complete? YES/NO Public Hearing Required? YES/NO

Floodplain Confirmed YES/NO

Required Fee: \$ _____. Decision Date: _____. Approved? YES/NO

Thayer County, Nebraska Zoning Permit Application

1. NO construction shall begin without an approved zoning permit.

A late fee of \$50 or 1% of the final assessed value (whichever is greater) WILL be applied to any structure built without obtaining a zoning permit.

2. Application must be completed IN FULL, prior to submitting to the Zoning Administrator.
Failure to fully complete the application WILL result in rejection of the permit due to the lack of required information.

3. Application requires a minimum of 48 hrs for approval by the zoning administrator.

4. Construction must begin within 6 months of permit approval & completed within 2 years.

Permit Number: _____ Application Fee Paid: \$ _____ Check ☐ Cash ☐

Builder: _____ Email: _____
Address _____ Phone: _____
_____ Cell: _____

Proposed Building Location:

Physical Address: _____

Legal Description: _____

Parcel ID# _____

Construction Data: (check all that apply)

New ☐

Alteration ☐

☐ House ☐ Manufactured Home ☐ Garage ☐ Storage Container ☐ Tool Shed

☐ Other Describe _____

Commercial Building ☐ Intended Use _____

Ag Building ☐ Intended Use _____

Building Construction Materials: Wood Frame ☐ Pole ☐ Rigid Steel ☐ Other ☐ _____
Concrete Floor ☐ Rock/Gravel Floor ☐ Dirt Floor ☐

Size of Building or Addition:

Length(ft) _____ Width(ft) _____

Sidewall Height(ft) _____ Roof Peak Height (ft) _____

☐ Grain Bin Bushels _____ Diameter _____

Peak Height _____ Eave Height _____

☐ New Construction ☐ Moving in Used ☐ Additional Rings to Existing Bin

Power Company _____

Distance from nearest grain bin wall to nearest customer owned overhead electric line or utility owned overhead electric line (directly beneath line): _____

For grain bins with permanently installed auger, conveyor or elevator systems and/or a non-loading side agreement has been executed, the following setbacks apply: _____

Front: _____ (25" ROW) Side Property Line _____ (15') Rear Property Line _____ (15')

Application for a Grain Bin must have an authorized electric utility representative sign before Zoning Administrator approval.

The electric utility can refuse service if the required clearances are not met.

Electric Utility Representative

Date

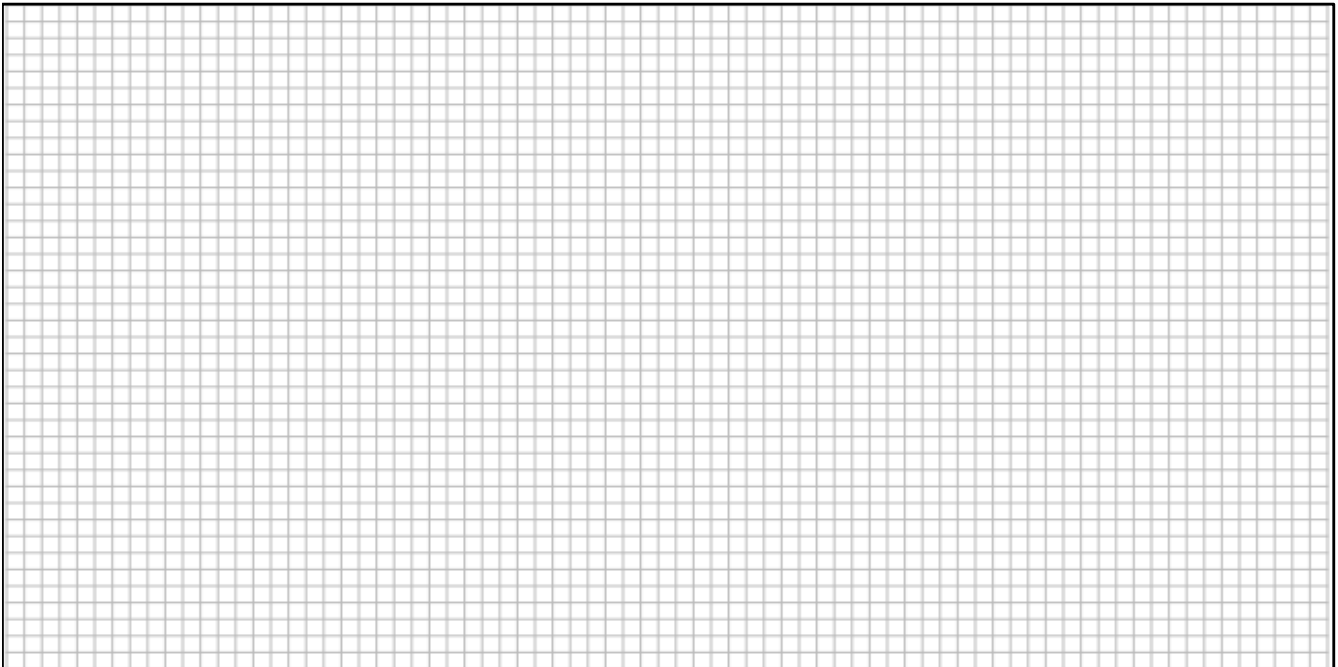
Electric Utility Representative Printed Name

Electric Utility Phone Number

On the back of this application, sketch a site plan of the proposed construction described above.

REQUIRED SUPPLEMENTAL DOCUMENTATION

1. Full site plan & architect's / builders drawings / blue prints
2. Dimensions of the parcel on which the proposed structure is proposed to be located.
3. Location & sized of proposed structure, including anything that extends beyond foundation walls.
4. The name & locations of all roads/streets adjoining this property, and the distance(s) from the centerline(s) of such roads/streets to the point of the closest point of the building location.
5. The distances to all adjoining property lines (front, side & rear) and the locations & sizes of all other buildings.
6. The location of any water well, septic tank & disposal field proposed & the distance between the well, septic tank and disposal field (compliance with NE Dept. of Environment Quality Title 124 is required)
7. The location of the driveway(s) and any sidewalks which serve the use / building / addition.
8. **COMMERCIAL, INDUSTRIAL, PUBLIC USE OR OTHER NON-RESIDENTIAL USE**, indicate the number, locations & sizes of all parking spaces, all loading areas, any signs to be placed on the premises & the type, location & height of any proposed fences.



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Signature of Applicant

Date

Printed Name of Applicant