

# APPLICATION FOR LAND USE PERMIT HAYES COUNTY, NEBRASKA

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**Purpose:** A land use permit shall be obtained from the zoning administrator prior to construction of any structure to ensure the protection of owner, municipality and adjacent property owners.

**Procedure:** The following steps should be taken to ensure proper compliance with the zoning regulations.

- Step 1. The applicant shall obtain a land use permit from the Zoning Administrator by contributing the necessary information and meeting all requirements.
- Step 2. The Zoning Administrator shall open a file for applicant's land use permit
- Step 3. The Zoning Administrator may issue a land use permit providing:
  - a. All zoning requirements are met.
  - b. Permit fee is paid.
- Step 4. The land use permit may be revoked at any time during construction when applicant is in violation of zoning requirements.

The applicant will be responsible for complying with the following.

- Flood Plain Regulations- Contact Flood Plain Manager Leon Kolbet
- County 911 Address-Contact Char Hamilton (emergency manager)  
308-350-3388
- Wetlands Development Permit- Contact U.S. Army Corps of Engineers-402-896-0896 (if applicable)

## FEE SCHEDULE

Zoning/Building Permits	- \$45.00
Intent to Construct Permit	- \$45.00
Conditional Use Permits	- \$500.00
Application for Variance	- \$500.00
Late Filing Fee	- \$40.00

# ZONING PERMIT APPLICATION

Hayes County, Nebraska

This portion to be filled out completely by Applicant.

1. Type of structure or building proposed

\_\_\_\_\_

2. Legal description of property to be affected by the activity proposed:

\_\_\_\_\_

3. Proposed use of building to be affected by the activity proposed:

\_\_\_\_\_

4. Size of building/addition \_\_\_\_\_ x \_\_\_\_\_ 5. Estimated cost/value: \$ \_\_\_\_\_

6. Height in feet to top of roof: \_\_\_\_\_

7. On the back of this application form, sketch a site plan of the activity proposed which indicates all of the following:

1. Location and size of the proposed building(s)/addition.
2. The location of all roads adjoining this property and the distance(s) from the centerline of any road(s) to the point of the proposed building location closest to said road(s)
3. The distance from any buildings to property line(s) of property under different ownership ( if less than 300 feet) and the distance to any confined or intensive livestock feeding use ( if less than 4 miles)
4. The location of other buildings within 300 feet of the building/addition proposed in this application and the distance between these buildings and the proposed building/addition.
5. The location of any water well and sewage disposal system proposed to serve the building/addition proposed and the Distance between the well and the septic tank and the field or other sewage disposal system. (*may require compliance with Nebraska Department of environmental Quality Title 124 regulations*)
6. The location of any river, stream or intermittent stream within 300 feet of the proposed building/addition and the distance To the proposed building/addition
7. The location of the drive which will serve the building/addition
8. If the proposed use is a commercial, industrial or public use, indicate the number and location of all parking spaces, the location of loading areas and the proposed type, location, height and size of any signs to be placed on the premises.

#### REQUIREMENTS

1. Application for a zoning permit must be filed at least 48 hours prior to action on permit by Zoning Administrator.
2. Activity proposed on any approved zoning permit must be initiated within 90 days of the date of approval of such 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 use proposed in this application will be complied with, whether or not specified in this application and I will hold the County harmless from any and all liability that may result as a result of the above proposed construction or activity. I further certify that I am aware that Hayes County has not adopted any type or form of building or other code which would regulate the design and construction of any building or structure and Hayes County assumes no liability and shall not in any manner be held liable for any design or construction problem or defect in any building or structure for which a zoning permit, certificate of compliance or other form of land usage approval may be issued.

\_\_\_\_\_  
Printed name of Applicant ( Land Owner)

\_\_\_\_\_  
Mailing Address of Applicant

\_\_\_\_\_  
Signature of Applicant (Land Owner)

\_\_\_\_\_  
Date of Application

\_\_\_\_\_  
Telephone No.

Sketch Sit plan here:

**This Section to be completed by Zoning Administrator:**

Application No. \_\_\_\_\_

1. Building complies with: Setback requirements from road(s) and property lines: \_\_\_ Yes \_\_\_ No  
Height limitations: \_\_\_ Yes \_\_\_ No
2. Building/ use requires installation of new septic tank and tile field: \_\_\_ Yes \_\_\_ No  
If yes, does septic tank and tile field require approval by NDEQ: \_\_\_ Yes \_\_\_ No  
If yes has NDEQ approved the proposed septic tank and tile field: \_\_\_ Yes \_\_\_ No
3. Is building located in 100 year flood hazard area? \_\_\_ Yes \_\_\_ No  
If YES, is ground floor of building elevated above 100 year flood elevation by at least One (1) foot  
\_\_\_ Yes \_\_\_ No
4. Building/Addition? Use requires Conditional Use Permit: \_\_\_ Yes \_\_\_ No  
If Yes, Conditional use approval has been given and applicant complies with all conditions of  
Approval set forth in the Conditional Use approval: \_\_\_ Yes \_\_\_ No
5. If a variance was requested *and authorized*, the building/addition complies with conditions of such  
variance: \_\_\_ Yes \_\_\_ No \_\_\_ NA
6. If proposed building/use is for commercial or industrial or public use, minimum for parking,  
loading areas, and signs will be complied with: \_\_\_ Yes \_\_\_ No \_\_\_ NA
7. If proposed use requires authorization or permits or approval from the State of Nebraska such  
Have been approved, \_\_\_ Yes \_\_\_ No \_\_\_ NA
8. Application Fee in amount of \$ \_\_\_\_\_ paid by applicant.
9. Application is: \_\_\_ APPROVED \_\_\_ DISAPPROVED Reason(s) disapproval: \_\_\_\_\_

Date of Approval/Disapproval: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Zoning Administrator