

ZONING PERMIT ISSUANCE PROCEDURE

FURNAS COUNTY, NEBRASKA

Purpose: A zoning 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 insure proper compliance with the zoning regulations.

Step 1. The applicant shall obtain a zoning 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 zoning permit.

Step 3. The Zoning Administrator may issue a zoning permit providing:

- a. All zoning requirements are met.
- b. Permit fee is paid.
- c. Evidence of available utilities.

Step 4. The zoning permit may be revoked at any time during construction and utility service denied when applicant is in violation of zoning requirements.

Step 5. A certificate of zoning compliance shall be issued upon verification that all items are in conformance.

If at Step 3, the zoning administrator determines that they must deny granting the zoning permit, the zoning administrator shall advise the applicant of the appropriate options in order to proceed:

1. Revise plans to conform to zoning regulations and resubmit zoning permit application.
2. Apply to zoning administrator for a variance to be heard by Board of Adjustment.
3. Apply to zoning administrator for granting of a conditional use permit approved by the governing body.
4. Apply to zoning administrator for an interpretation of the zoning regulations by the Board of Adjustment.
5. Apply to zoning administrator for a change of zone or amendment to zoning regulations granted by the governing body.
6. Applicant may wish to discontinue project.

**APPLICATION FOR ZONING PERMIT
FURNAS COUNTY, NEBRASKA**

Keep Permit on Premises during construction

Date of Application: _____

PROPERTY OWNER

Name: _____

Address: _____

Telephone: () _____

Email: _____

CONTRACTOR

Name: _____

Address: _____

Telephone: () _____

Email: _____

LEGAL DESCRIPTION AND GENERAL LOCATION

Lot Size: _____

Signature by Property Owner denotes that all applicable building and/or zoning codes are to be followed and are the sole responsibility of contractor or property owner for the construction of the structure that such zoning permit is granted. A separate application is required for each structure.

Signature by Property Owner also denotes permission granted to the Zoning Administrator to inspect the construction site in which zoning permit is granted at any time until structure is completed or until Certificate of Occupancy/Zoning Compliance is issued.

In consideration of the issuance of this permit, the applicant hereby certifies that the information in this application is true and correct, and hereby agrees to comply with the zoning, subdivision and floodplain regulations that are in effect. If in violation of regulations or through misrepresentation of facts, the zoning permit then becomes null and void and applicant may be subject to penalties established.

Signature of Property Owner _____

Notes: -Application of Zoning Permit is required before construction. Contact Zoning Administrator's Office if any questions.

-Permits shall expire within six months if the work described in the permit has not begun or the use applied for has not been established and within two years should the work not have been completed beyond one-fourth of its construction cost.

**APPLICATION FOR ZONING PERMIT
FURNAS COUNTY, NEBRASKA**

Additional Requirements for Submittal:

1. Flood Plain Development Permit (if located in Flood Plain).
2. Approval by Power District and DEQ for setback and area requirements.

Remarks: _____

OFFICE USE ONLY

Zoning Permit File No.: _____

Zoning District: _____

Flood District: Yes ☐ No ☐ Panel No.: _____

If yes, has applicant been issued Flood Plain Development Permit? Yes ☐ No ☐

Does structure and use comply with Zoning District? Yes ☐ No ☐

Special Remarks: _____

Permit is: ☐ Approved ☐ Approved Conditionally ☐ Denied

Reason for denial _____

Date of Review _____

Zoning Administrator _____