

**APPLICATION FOR LAND USE PERMIT
LINCOLN COUNTY, NEBRASKA**

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 insure 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.
- c. Evidence of available utilities.

Step 4. The land use 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.

The applicant will be responsible for complying with the following (mark boxes when verified):

- Flood Plain Regulations - Contact County Surveyor - 210 West 5th St. - (308) 532-1819
- For electric inspections call state electrical inspector - (308) 530-2783
- County 911 Address - Contact County Road Dept. - 2010 Rodeo Road - (308) 534-4008
- There shall be no filling, digging, or altering of county road right-of-way without obtaining permission from the Lincoln County Highway Superintendent 2010 Rodeo Road - (308) 534-4008
- Power, gas, telephone, etc. - Contact utility companies in your area
- Airports - a permit is required within 300' of the outer boundaries of North Platte Regional Airport call (308) 532-1900. Notification of airports in Lincoln County is the responsibility of the property owner.
- Wetlands Development Permit - Contact U. S. Army Corps of Engineers - 402-896-0896

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Date of Application: _____

Permit No. _____

PROPERTY OWNER Name: _____ Address: _____ _____ Telephone: () _____ Email: _____	CONTRACTOR Name: _____ Address: _____ _____ Telephone: () _____ Email: _____
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LEGAL DESCRIPTION AND GENERAL LOCATION

Lot Size: _____

The following information must be provided with the application:

- Copy of Deed to the property (Register of Deeds, County Court House)
- Copy of a Cadastral Map designating the property (Assessor, County Court House)
- Site Plan - provided by applicant (see attached)

- 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 land use permit is granted.
- Signature by Property Owner also denotes permission granted to the Zoning Administrator to inspect the construction site in which land use permit is granted at any time until structure is completed or until 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 land use permit then becomes null and void and applicant may be subject to penalties established.

Notes: -Application of Land Use 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.
-The Landowners or Authorized Agent hereby certify that dwellings comply with setback requirement in Section 8.09 of Lincoln County's Zoning Regulations pertaining to concentrated animal feeding operations and the information stated above and the attached site plan are correct.

Signatures:

Property Owner(s) _____ **Date** _____
_____ **Date** _____

County Road Department _____ **Date** _____
911 Address _____

Planning Official _____ **Date** _____

Lincoln County Surveyor _____ **Date** _____

State Certified Septic System Professional _____ **Date** _____

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SITE PLAN REQUIREMENTS

The applicant is required to submit a complete site plan with the following information:

(The first nine items are required for single family dwellings, two family dwellings and general agricultural uses.)
(All items are required for multiple family dwellings, commercial uses, commercial agricultural uses and industrial uses and require certification by a qualified Engineer, Architect or Surveyor.)

Mark boxes when completed

- Date, north point and scale
 - Dimensions of the exterior boundaries of the land being built on
 - Location data (sufficient information to easily identify the specific location of the property to be built on including street names, county road numbers, land sections, etc.)
 - Location and dimensions of all existing streets, county roads, alleys and easement.
 - Location and dimensions of all existing buildings.
 - Location, dimensions and square footage of all proposed buildings.
 - Setbacks and elevations (show distance from all lot lines to all existing and proposed buildings). The first floor elevation of all proposed buildings shall be at least 18 inches above the grade of the center of the nearest street or roadway bordering the lot or track.
 - Location of public water or private water systems, sanitary sewer systems, electrical, etc. (water well, septic system, power to buildings).
 - Location of all access entrances (driveways) to property from public streets, county roads, approved access easements, alleys, etc.
-

(Multiple family, commercial, commercial agricultural and industrial uses must also include the following and require certification by a qualified Engineer, Architect or Surveyor.)

Mark boxes when completed

- Square footage of each building or area to be used (existing and proposed)
- Designate what each building (existing and proposed) is to be used for.
- Type of surfacing on vehicular use areas.
- Access entrances to garages, service entrances, etc.
- Location of existing and proposed signs. All signs erected or altered shall comply with Article 7 of Lincoln County's Zoning Regulations.
- Location and size of parking stalls, loading spaces and aisle width for parking lots in accordance with Article 6 of Lincoln County's Zoning Regulations. Must comply with Parking Regulations.
- Location of landscaping, type of landscaping to be installed, and drainage of all storm water in accordance with Article 3 of Lincoln County's Zoning Regulations.

Copies of all regulations may be obtained from the Lincoln County Planning Department or on the Lincoln County website at www.co.lincoln.ne.us.

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PROJECT INFORMATION

Proposed Structure: _____

Proposed Use of Structure: _____

Miles to Nearest Town or Village: _____ miles to _____

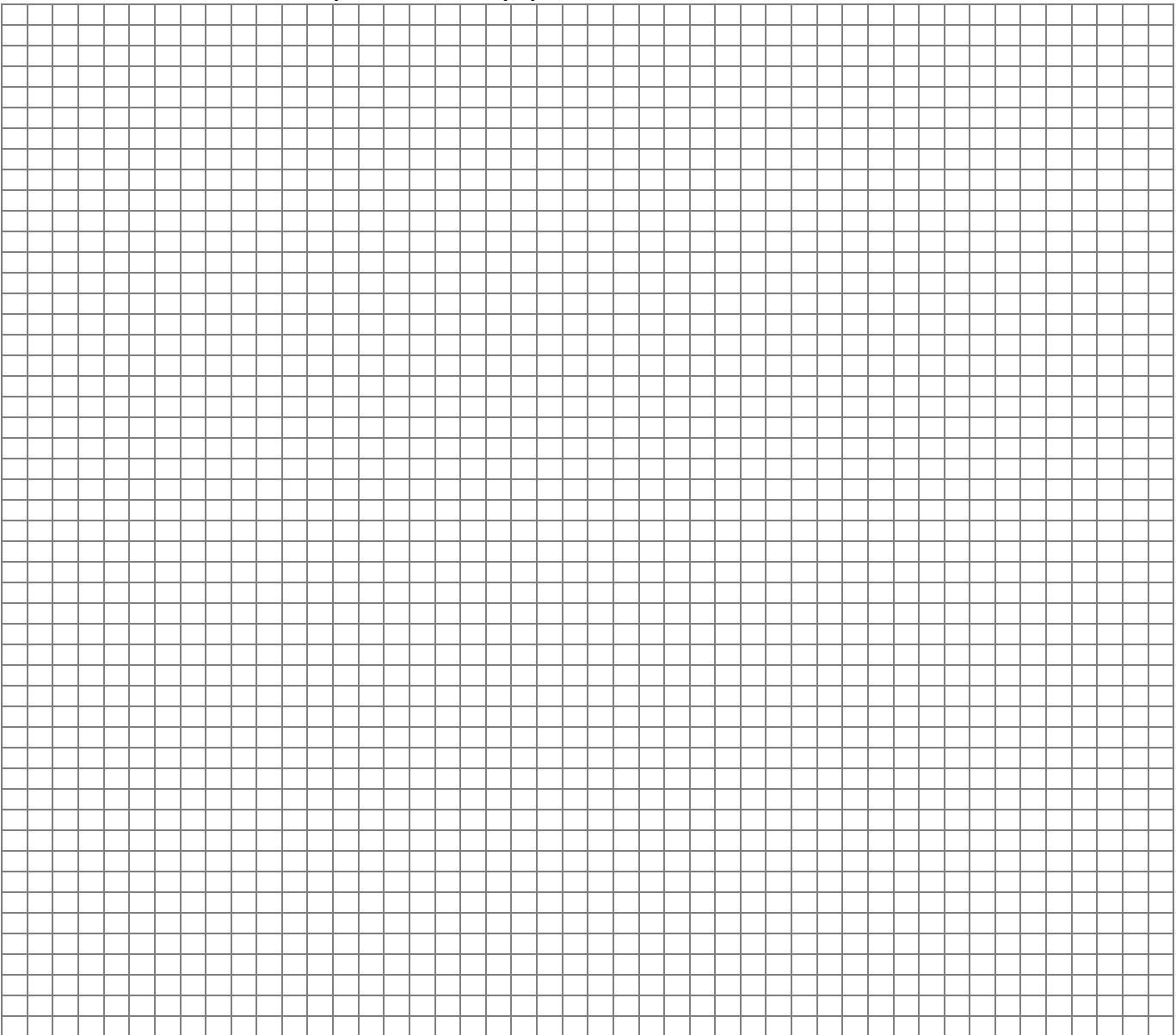
Is Structure to be newly erected moved in or it's an addition (Please check one)

Finished Height: _____ Finished Sq. Ft.: _____ (or diameter if applicable)

Est. Cost of Project (labor and materials): \$ _____

Est. Period of Construction: _____

Draw Site Plan below or on separate sheet of paper

A large grid area for drawing a site plan, consisting of a 30x30 grid of small squares.

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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

Land Use Permit File No.: _____

Zoning District: _____

Flood District: Yes No Panel No.: _____

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

Permit is: Approved Approved Conditionally Denied

Reason for denial _____

Date of Review _____

Zoning Administrator _____

**CERTIFICATE OF ZONING COMPLIANCE
LINCOLN COUNTY, 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 premises as follows:

1. Legal Description of the property to be affected by the activity proposed: _____

2. 911 Address: _____
3. Proposed use of premises: _____

4. Finished Height: _____ Finished Sq. Ft.: _____ (or diameter if applicable)
5. Est. Cost of Project (labor and materials): \$ _____
6. 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 (Street Address, City, State, Zip)

Signature of Applicant

Date of Application

Applicant's Telephone No.

OFFICE USE ONLY

This Certificate of Zoning Compliance is related to Land Use Permit File No. _____ issued to _____ and dated _____, 20____.

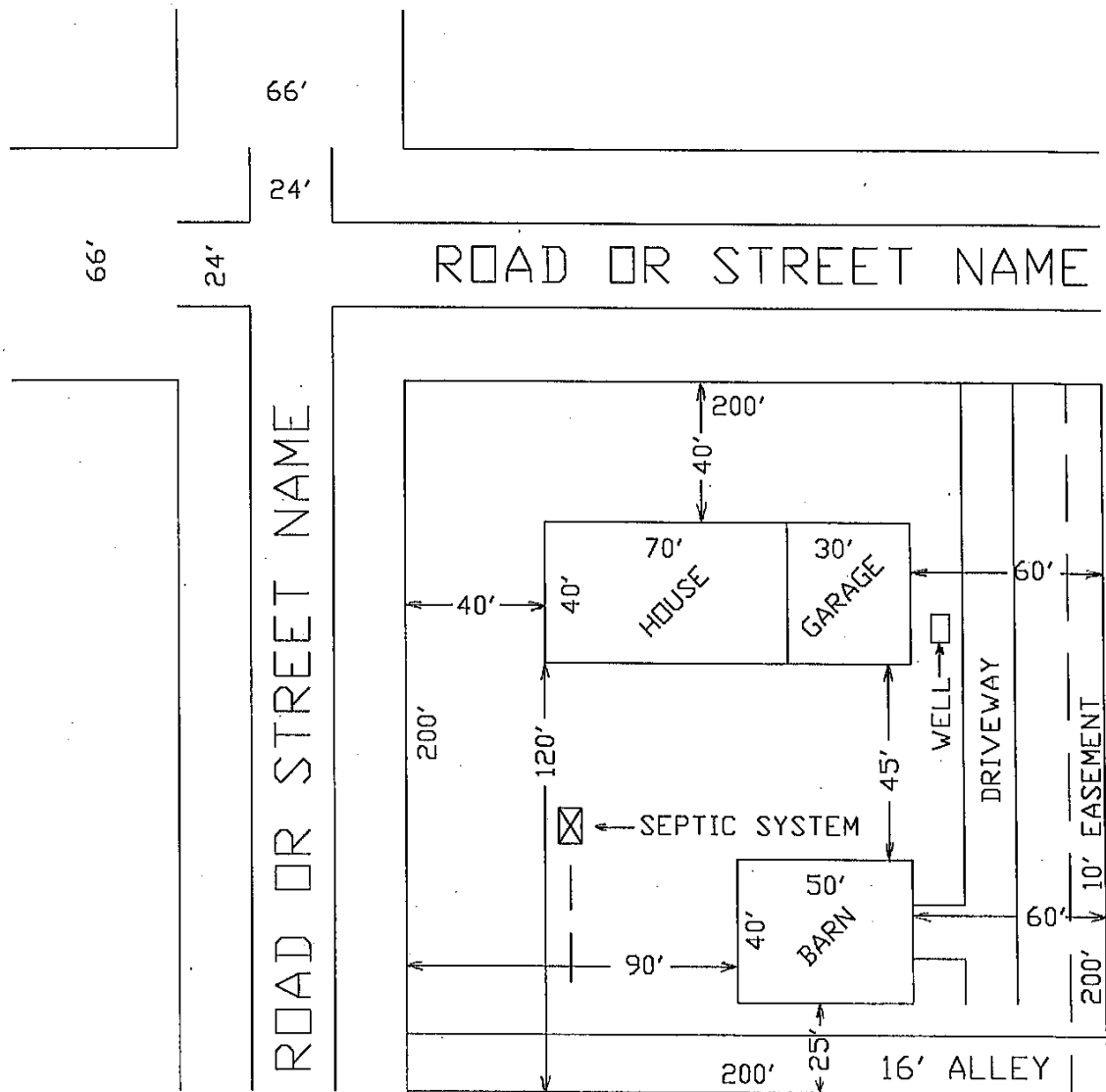
1. If land use permit has been issued, building and proposed use complies with all statements and facts indicated on such approved land use permit. Yes No
2. If use required a Conditional Use Permit, building/use complies with all conditions of approval. Yes No N/A Permit No. _____
3. If use required approval of a Variance by the Board of Adjustment, such structure complies with all conditions of approval of the approved variance. Yes No N/A Permit No. _____
4. Site visited on _____, 20____
5. Zoning Administrators comments: _____

6. Certificate of Zoning Compliance issued on _____, 20____

Zoning Administrator _____

Copy of approved Certificate of Zoning Compliance mailed to Applicant on _____, 20____

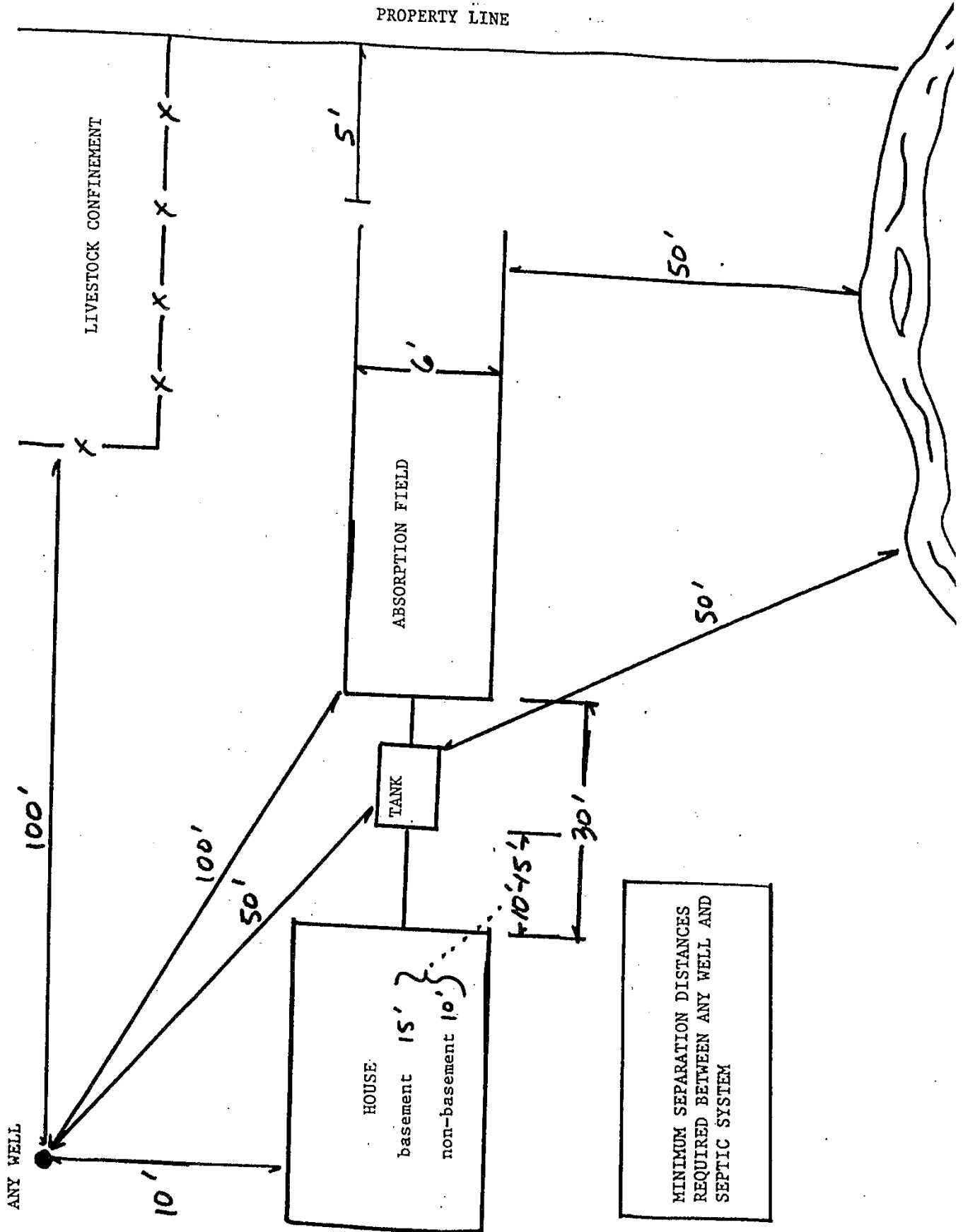
SITE PLAN
 SAMPLE SHEET
 FOR
 RESIDENTIAL AND AGRICULTURAL



SCALE 1"=

DATE _____

LEGAL DESCRIPTION
 LOT, BLOCK AND SUBDIVISION
 SECTION TOWNSHIP AND RANGE



NEBRASKA STATE STATUTE SECTION 71 REGARDING BUILDING CONSTRUCTION

71-6402. Purpose of act.

It is the purpose of the Building Construction Act to: (1) Adopt a state building code to govern the construction, reconstruction, alteration, and repair of buildings and other structures within Nebraska; (2) Provide state standards to safeguard life, health, property, and the public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, and maintenance of buildings and structures within this state; and (3) Provide for the use of modern and innovative methods, devices, materials, and techniques in the design and construction of buildings and other structures. **Source:** Laws 1987, LB 227, § 2.

71-6403. State building code; adopted; amendments.

(1) There is hereby created the state building code. The Legislature hereby adopts by reference:

- (a) The International Building Code (IBC), 2009 edition, published by the International Code Council;
- (b) The International Residential Code (IRC), 2009 edition, except section R313, published by the International Code Council; and
- (c) The International Existing Building Code, 2009 edition, published by the International Code Council.

(2) The codes adopted by reference in subsection (1) of this section shall constitute the state building code except as amended pursuant to the Building Construction Act or as otherwise authorized by state law. **Source:**Laws 1987, LB 227, § 3; Laws 1993, LB 319, § 1; Laws 1996, LB 1304, § 4; Laws 2003, LB 643, § 1; Laws 2010, LB799, § 1; Laws 2011, LB546, § 1.

71-6404. State building code; applicability.

The state building code shall be the building and construction standard within the state and shall be applicable:

- (1) To all buildings and structures owned by the state or any state agency; and
- (2) In each political subdivision which elects to adopt the state building code or any component or combination of components of the state building code.

Source:Laws 1987, LB 227, § 4; Laws 1993, LB 319, § 2; Laws 2010, LB799, § 2.

71-6405. State building code; compliance required.

All state agencies, including all state constitutional offices, state administrative departments, and state boards and commissions, the University of Nebraska, and the Nebraska state colleges, shall comply with the state building code. No state agency may adopt, promulgate, or enforce any rule or regulation in conflict with the state building code unless otherwise specifically authorized by statute to adopt or enforce a building or construction code other than the state building code. Nothing in the Building Construction Act shall authorize any state agency to apply such act to manufactured homes or recreational vehicles regulated by the Uniform Standard Code for Manufactured Homes and Recreational Vehicles or to modular housing units regulated by the Nebraska Uniform Standards for Modular Housing Units Act.

Source:Laws 1987, LB 227, § 5; Laws 1993, LB 319, § 3; Laws 1996, LB 1304, § 5; Laws 2003, LB 643, § 2; Laws 2010, LB799, § 3; Laws 2011, LB546, § 2; Laws 2012, LB1001, § 1.

Cross References

- **Nebraska Uniform Standards for Modular Housing Units Act**, see section 71-1555.
- **Uniform Standard Code for Manufactured Homes and Recreational Vehicles**, see section 71-4601.