

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

Application Information:

The following information must be submitted to the Planning/Zoning Administrator's office prior to construction. 211 W. 3rd St., North Platte, NE 69101. 308-535-6724 ext. 3244

- Land Use Application
- Copy of Deed to the property (Register of Deeds, County Court House)
- Copy of a location map/aerial photo designating the property (can be found on Google Maps or Lincoln County GIS website lincoln.gworks.com)
- Site Plan - provided by applicant (see attached)

The applicant will be responsible for complying with the following:

- 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

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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Filing Fee: \$150.00 made payable to Lincoln County. Fill in the following information as accurately and completely as possible. **PLEASE PRINT.**

Date _____ Permit No. _____

Applicant's Name _____ Telephone# _____

Applicant's Address (city, state, zip) _____

Applicant's Email Address _____

Owner's Name _____ Telephone# _____

Owner's Address (city, state, zip) _____

Owner's Email Address _____

Contractor's Name and Address _____

Legal description _____

Type of structure or building proposed _____

Proposed use of building _____

Dimensions of structure _____ Dimensions of Property _____

Distance completed structure will be from:

A. Front Property Line _____ B. Rear Property Line _____

C. Side Property Line _____ D. Side Property Line _____

E. Nearest street intersection _____

Area of the property in acres or square feet _____

Value of structure _____

Approximate start date for construction _____ Approximate finish date _____

If the proposed structure is a residence, will it be located within 2 miles of a feed lot? _____ If yes, how far is the closest feedlot from the proposed structure? _____

(dwellings must comply with setback requirement in Section 8.09 of Lincoln County's Zoning Regulations pertaining to concentrated animal feeding operations)

If the structure is an apartment building or a commercial or industrial building, indicate how many off-street parking spaces will be provided _____

Is the structure located in a flood plain? ____ If yes, a flood plain development permit is required (attach a copy) – A flood plain development permit can be obtained from the Lincoln County Flood Plain Manager, 210 W 5th Street, North Platte, NE 69101

Will a septic system be installed? _____ If yes, the septic system must be installed by a certified septic installer who will be required to sign this application.

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By affixing their signature hereto, the Property Owner expressly agrees and understands that it is the sole responsibility of the Property Owner and their Contractor, if any, to ensure that such land use permit is issued **PRIOR** to the commencement of construction. Commencement of construction prior to the issuance of a land use permit may, in the discretion of the Planning Administrator, be grounds for denial of a land use permit for the project.

Until such time as the land use permit becomes null and void, is revoked or until Zoning Compliance is issued, whichever occurs first, the signature of this document by the Property Owner also expressly authorizes the planning administrator, county roads superintendent, the county surveyor and/or their designated agents to enter upon the subject property at any time during regular business hours (8:00 a.m. to 5:00 p.m. Monday through Friday) for the purpose of inspecting the subject property and/or structure(s) being built to ensure the accuracy of the information used to obtain the land use permit and to ensure compliance with all applicable zoning, subdivision and floodplain regulations in effect in the jurisdiction.

By affixing their signatures hereto, Applicant and Property Owner both certify that the information provided in this application is true and correct to the best of their knowledge and that Applicant and Property Owner hereby agree to comply with the applicable zoning, subdivision and floodplain regulations in effect in the jurisdiction. Applicant and Property Owner understand and agree that any error, misstatement or misrepresentation of fact, either intentional or accidental, may cause a refusal of this application. Applicant and Property Owner further understand and agree that any alteration or change in the project or plans which would constitute an alteration or change in the information provided herein, and which are made without the written approval of the planning administrator subsequent to the issuance of the land use permit, shall constitute sufficient grounds for the revocation of such permit. Immediately

IF FOUND TO BE IN VIOLATION OF ANY ZONING, SUBDIVISION AND/OR FLOODPLAIN REGULATIONS THAT ARE IN EFFECT, EITHER THROUGH MISREPRESENTATIONS OF FACT OR UNAUTHORIZED ALTERATIONS TO THE PREVIOUSLY APPROVED PLANS, THE LAND USE PERMIT SHALL IMMEDIATELY BECOME NULL AND VOID AND APPLICANT AND OWNER, IF NOT ONE AND THE SAME, MAY EACH BE SUBJECT TO PENALTIES, INCLUDING DEMOLITION OF ANY STRUCTURES BUILT IN VIOLATION OF ZONING, SUBDIVISION AND FLOODPLAIN REGULATIONS.

REQUIRED SIGNATURES:

Owner's Signature _____ Date: _____

Owner's Signature _____ Date: _____

Applicant's Signature _____ Date: _____

Applicant's Signature _____ Date: _____

Certified Septic Installer _____ Date: _____

Certified Septic Installer Printed Name _____

Once the application and attachments are completed in full please visit the following offices for signature.

County Department of Roads: _____ Date: _____

911 Address: _____

Office is located at 2010 Rodeo Road, North Platte, NE 69101 (308-532-4008)

County Surveyor: : _____ Date: _____

Flood Plain Development Permit Required _____ Issued _____

Office is located at 210 West 5th Street, North Platte, NE 69101 (308-532-1819)

County Planning Administrator: _____ Date: _____

Office is located at 211 West 3rd, North Platte, NE 69101 (308-535-6724 ext. 3244)

**CONSTRUCTION MUST BEGIN WITHIN 120 DAYS OF
ISSUANCE OF CERTIFICATE OF ZONING COMPLIANCE
AND MUST BE COMPLETED WITHIN 2 YEARS**

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PLEASE DRAW SITE PLAN BELOW OR ON A SEPARATE SHEET OF PAPER

DRAWING OF THE PROPOSED STRUCTURE AND LAYOUT: (sample site plan attached towards back of packet)
Indicate, by drawing, the shape and dimensions of the land, shape and dimensions of all existing and proposed buildings, distances from buildings to lot lines, and placement of well and septic. **In certain circumstances a property pin locate or survey may be required by the planning administrator, county roads superintendent or county surveyor prior to issuing a permit.**

**CERTIFICATE OF ZONING COMPLIANCE
LINCOLN COUNTY, NEBRASKA**

THIS PORTION TO BE FILLED OUT COMPLETELY BY APPLICANT

The undersigned hereby applies for a Certificate of Zoning Compliance to occupy and use premises as follows:

Legal Description: _____

911 Address: _____

Proposed use of premises: _____

Finished Height: _____ Finished Sq. Ft. _____

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

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 _____

Signature of Applicant _____

Date of Application _____

Applicant's Phone Number _____

Email or Mailing Address (Street, City, State, Zip) where a copy of completed Certificate of Zoning Compliance will be sent

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. CU _____
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. BA _____
4. Site visited on _____, 20____
5. Planning/Zoning Administrators comments: _____

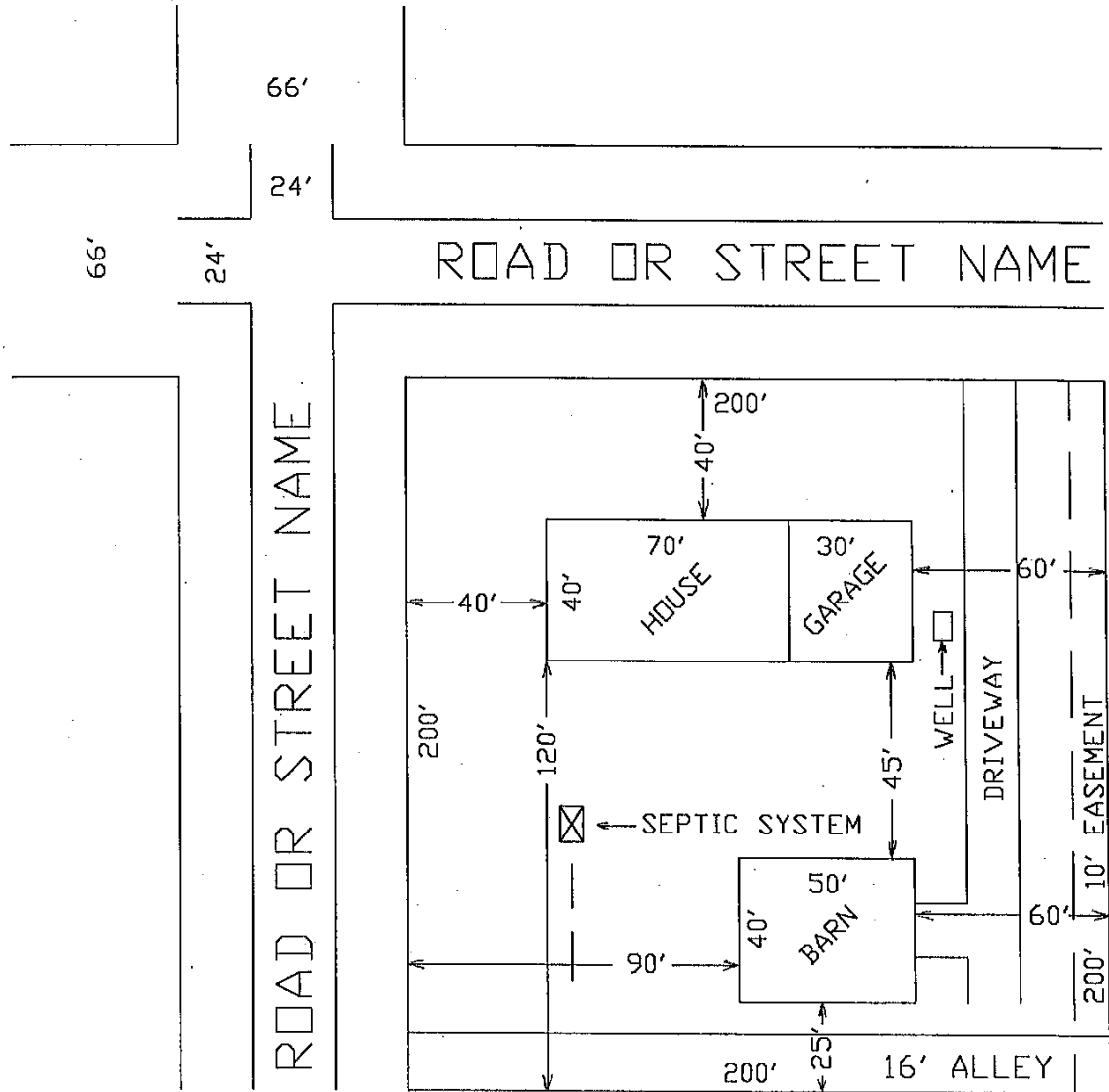
6. Certificate of Zoning Compliance issued on _____, 20____

Planning/Zoning Administrator _____

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

SITE PLAN
SAMPLE SHEET

FOR
RESIDENTIAL AND AGRICULTURAL

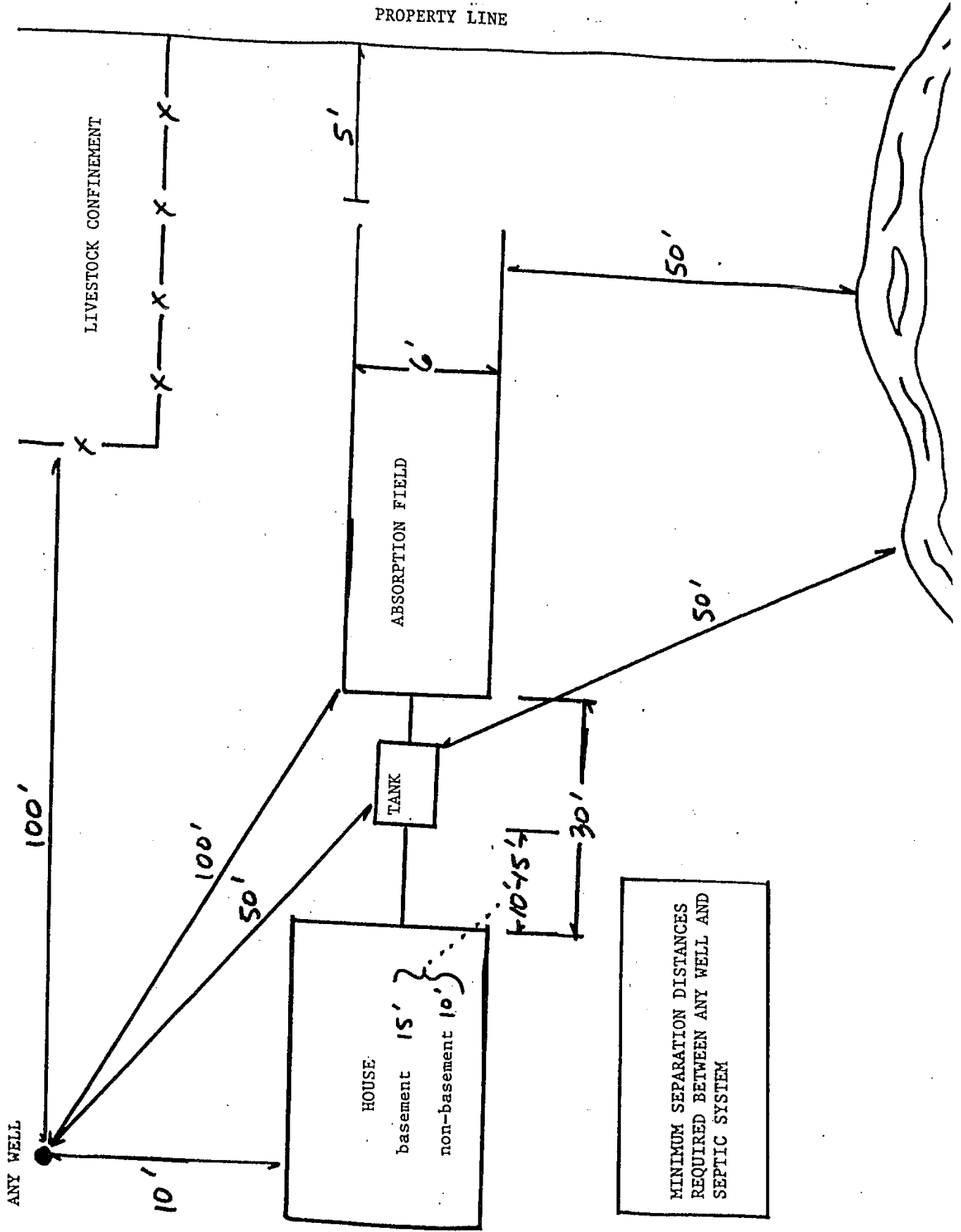


SCALE 1" =

DATE _____

LEGAL DESCRIPTION
LOT, BLOCK AND SUBDIVISION
SECTION TOWNSHIP AND RANGE





MINIMUM SEPARATION DISTANCES
 REQUIRED BETWEEN ANY WELL AND
 SEPTIC SYSTEM

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.