

NON-AG ZONING PERMIT APPLICATION

Permit No. _____

Permit fee \$ _____

Value \$ _____

CUMING COUNTY PLANNING AND ZONING DEPARTMENT
200 S. Lincoln Street, Room 202, West Point, NE 68788
Phone (402) 372-6008 Fax (402) 372-6013
zoning@cumingcounty.ne.gov

NOTE: *Application of Zoning Permit is required before construction.
**Cuming County Public Power also requires electrical permit

DIRECTIONS –

1. Permit fee is \$100 for new dwelling, \$50 for addition to dwelling; \$50 for other structure, \$25 for addition to other structure and is non-refundable.
2. Fill in the following information as accurately and completely as possible.
3. This application **MUST** be signed by the landowner (Name on the deed).
4. Must submit your best drawing – either on back or attach to this form.
5. Please use blue ink for signature

Section _____ Township _____ Range _____ Parcel No. _____

Zoning District: _____ Overlay District (if applicable): _____

Complete Legal Description _____

Applicant(s) Name _____

Address _____ City _____ State _____ ZIP _____

Home Phone _____ Mobile Phone _____ Email _____

Site Address(if different): _____ Number of acres/sq. feet to be located on: _____

Owner(s) Name (if different than applicant) _____

Contractor's Name _____ Building Brand _____

Contact phone # _____ Email _____

Construction Information:

Proposed Structure _____ Proposed Use _____

Dimensions of Structure _____ X _____ Total Square Feet _____

Eave Height _____'-_____” Peak Height _____'-_____”

If moving structure in, where from (name & legal) _____

Estimated Cost of Construction \$ _____ Start Date _____ Completion Date _____

Complete this section for all NEW Residences, Industrial and Commercial Construction:

Is this residence being constructed on less than 10.01 acres if AG-1 or 5.0 acres if AG-2? Yes No

If “Yes”, please answer the following: Date property was platted as a separate parcel _____

Is there a home existing now on the property? If “Yes”, please answer the following: Yes No

Will this residence replace the current residence on the same parcel? Yes No

If “yes”, will the old residence be removed? Yes No

Will the current residence be used as a secondary farm residence? Yes No

Are any of these services available? Private well Private septic
Community well Community sewer

Will this structure contain a business or home occupation? Yes No

If “Yes”, please answer the following: Type of business to be conducted _____

Does this structure need a 911 address? Yes No

Verify that an adequate access (drive) exists, north – south – east – west off of County Road _____.

[If other access is wanted or required, contact the Cuming County Road Department for a right-of-way permit for installation of a culvert and/or work in Cuming County’s road right-of-way for legal / dedicated access drive. (i.e. culvert, bridge, etc.)]

Cuming County reserves the right to review and inspect any work completed in Cuming County’s road right-of-way

Submit scaled site plan of the property including any current structures and the proposed structure clearly labeled showing the exact sizes along with front, side, and rear setbacks, driveways, easements and flood hazard data, if applicable. **(Lack of relevant detail shall be cause to refer the application back to the applicant)**

If the structure is a new residence, please make sure to reference Section 5.04 of the Zoning Regulations:

5.04 Negative Impacts of Agricultural Uses on Residential Uses Permitted in AG1

“Cuming County has a policy reflected in its Comprehensive Plan and these Zoning Regulations to support intensive agricultural practices in the AG1 District and therefore, all persons seeking to construct a new dwelling unit in the AG1 District shall do so only after:

1. Making Application for a Zoning Permit for a dwelling unit in AG1 with the Zoning Administrator.
2. Within such Application, Applicant shall acknowledge and accept as reasonable and normal the effects on rural living of normal, usual, customary, or generally accepted farming practices or farming operations, and all matters in any way related to or incidental thereto, as the same now exist, or as the same may be hereafter developed in Cuming County including but not limited to:
 - a. noise from tractors or other farm equipment and aerial spraying at all hours and noise from livestock at all hours;
 - b. dust from animal pens, field work, harvesting, and gravel roads;
 - c. increased flies, mosquitoes, or other insects that are attracted to crops, livestock, or manure;
 - d. odor from livestock operations and animal confinement operations, and odor from silage, manure, and manure application procedures including: liquid manure being distributed on farm ground via pivot or other method; stockpiling of manure away from the livestock feeding operation for later distribution; or distributing manure on farm ground as fertilizer;
 - e. smoke from burning ditches or other approved burning; Cuming County Zoning Regulations Final Draft 47
 - f. the use and application practices for all livestock waste, herbicides, pesticides, fertilizer and other chemicals, including drift by aerial spraying or other application of such products;
 - g. all field preparation, harvest practices, and all livestock animal husbandry practices;
 - h. the movement of livestock, farm products, manure, machinery and equipment on public roads; and
 - i. all other similar or related farming practices or farming operations, and all matter in any way related or incidental thereto.

By signing below, you have read and acknowledged the above Section 5.04 of the Zoning Regulations

Signed: _____ **Date:** _____

Signature of 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 of 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.

The above information is, to the best of my knowledge, true and accurate. It is understood and agreed that any error, misstatement, or misrepresentation of fact, either with or without intention on my part, such as might, if known, cause a refusal of this application, or any alteration or change in plans made without the approval of the Zoning Administrator subsequent to the issuance of the zoning permit, shall constitute sufficient grounds for the revocation of such permit.

This permit is valid for one (1) year from approval date. If the work described in the permit has not begun or the use applied for has not been established, this permit will expire.

Applicant Signature(s) (Please use blue ink) **Date**

OFFICE USE ONLY

Flood Plain *yes no* Flood Zone _____ per FIRM Panel _____

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

If in a Flood plain, has a Floodplain Development permit been issued? _____

Permit is:

Approved _____

Approved Conditionally _____

Denied _____

Special Remarks:

Setback Requirements: 63' from center of road or 30' from road ROW; 25' from rear & 15' from side property lines

Please contact this office upon completion so that your file may be closed.

Permit No. _____

Date Received _____

Signature of Cuming County Planning & Zoning Administrator

Date approved