

OLIVER COUNTY

Planning & Zoning Board

115 W Main St | PO Box 188 | Center, ND 58530

APPLICATION FOR BUILDING & ZONING

Application # _____

DATE ISSUED: _____ EXPIRES: _____

INSTRUCTIONS

1. For new buildings and additions to existing buildings, complete entire form.
2. Include all necessary drawings in the space provided and attach any house plans, surveys, etc. of the property to the application.
3. Return completed application and fees to the Planning & Zoning Department before the upcoming zoning meeting.

TOTAL \$ _____

PAID RECEIPT # _____

**MAKE CHECK PAYABLE TO:
OLIVER COUNTY**

CERTIFICATE FEES (CHECK ALL THAT APPLY):

Building Permits:

- \$25 Residential Less than 500 sq ft
 - \$50 Residential 501 sq ft -1000 sq ft
 - \$100 Residential 1001 sq ft and over
 - \$100 Commercial
 - \$100** **Industrial**
- OR .001 x the total cost of the project, whichever is greater**
- \$100 Agricultural
 - \$500 Wind Turbines (per turbine)

Conditional Use Permits (please complete the additional form for CUP)

****Use of lands or structures which are not considered a desired use of lands or structures within a described zoning district****

- \$200 Residential (Ag to Residential)
Plus \$1.00 for every acre over 10 acres
- \$200 Commercial
Plus \$1.00 for every acre over 10 acres
- \$200 Industrial
OR .001 x the total cost of the project, whichever is greater plus \$1.00 for every acre over 10 acres

Other Zoning Permits

- \$200 Temporary Use Permit
- \$200 Zoning Change
Change from _____ to _____
- \$200 Variance

A variance is needed if the building proposal does not meet the ordinance requirements and cannot reasonably be changed to meet standards.

APPLICANT INFORMATION*

Name _____
 Mailing Address _____
 City, State, Zip _____
 Phone Number _____
 Email _____

LOCATION OF PROPOSED STRUCTURE

Rural Oliver County Address: _____

****If the applicant is not the owner of record, enclose a letter from the owner stating concurrence of this action for the proposed use for the property.***

ESTIMATED VALUE OF CONSTRUCTION AND IMPROVEMENTS \$ _____

****For INDUSTRIAL BUILDING AND CONDITIONAL USE PERMITS ONLY****

LEGAL DESCRIPTION OF BUILDING SITE:

Qtr/Qtr _____ Section _____ Township _____ Range _____

PARCEL NUMBER _____

CONSTRUCTION WILL BEGIN BY _____ AND BE FINISHED NO LATER THAN _____

PRESENT USE

- Residential
- Agricultural
- Commercial
- Industrial

CURRENT ZONING

- Residential
- Agricultural
- Commercial
- Industrial

PRESENT STRUCTURES (Check all that apply)

- Residence
- Storage Shed
- Garage
- Barn/Ag Outbuildings
- Shop
- Other _____

PROPOSED ACTION

- New Construction
- Addition to Existing Structure
- Move-In Structure
-

PROPOSED USE (Check all that apply)

- Residential
- Agricultural
- Industrial
- Commercial

Note: If the intended use of this property changes, you are required to notify the Planning & Zoning Department and may need to rezone to comply with the change.

CONSTRUCTION TYPE

- Wood Frame
- Wood Pole Frame
- Steel Frame
- Masonry or Concrete
- Mobile Home - Year _____ Make & Model _____ Serial # _____
- Dirt Floor
- Concrete Floor
- Other _____

DIMENSIONS OF STRUCTURE(S)

USE _____ X _____ NUMBER OF STORIES _____ WALL HEIGHT _____

USE _____ X _____ NUMBER OF STORIES _____ WALL HEIGHT _____

SIDING TYPE _____ INSULATION _____ YES _____ NO

ROOF COVERING _____ INSULATION _____ YES _____ NO

FOUNDATION TYPE _____ DEPTH _____ 8 FEET _____ 4 FEET _____ CONCRETE SLAB

BASEMENT _____ YES _____ NO TOTAL BASEMENT SQUARE FOOTAGE _____ FINISHED SQ FT _____

ELECTRICITY _____ YES _____ NO

HEATING SYSTEM _____ YES _____ NO TYPE _____

AIR CONDITIONING _____ YES _____ NO TYPE _____

SEWAGE DISPOSAL*

- No Plumbing
- Septic Tank with Drain Field
- Holding Tank

*Septic and Holding Tanks require a permit

from Western Plains Public Health.
 403 Burlington St SE
 Mandan, ND 58554
 (701) 667-3370

WATER*

- No Plumbing
- City Water
- Southwest Water
- Existing Well
- Drilling New Well

*Attach a copy of approval from Western Plains Public Health and/or Southwest Water.

NOTE ON RESIDENTIAL DEVELOPMENT

No lot shall contain more than one principal single family residential building, and no dwelling unit shall be built on a lot which does not abut a dedicated public right-of-way.

HIGHWAY & LOT LINE SETBACK REQUIREMENTS:

All buildings or structures shall adhere to the following public road or highway setback requirements

1. The minimum setback for fence lines shall be thirty-three (33) feet.
2. The minimum setback for buildings from the centerline of county roads shall be two hundred (200) feet.
3. The minimum setback for buildings from the centerline of state highways shall be two hundred fifty (250) feet.
4. The minimum setback for tree plantings from all section lines and the centerline of county roads shall be one hundred (100) feet.

APPLICANT COMMENTS/FURTHER INFORMATION (ATTACH SHEET IF NEEDED)

I, the undersigned applicant for a permit, do hereby attest that the information contained in this application is truthful and correct to the best of my ability. I further agree to comply with all building codes and standards as regulated by the State of North Dakota, and the requirements and conditions of this permit, and the zoning ordinance of Oliver County.

I understand that failure to obtain a permit before beginning of construction will result in a penalty at least twice the cost of the permit or more if the Planning & Zoning Board or County Commissioners determine the extent of violations.

All houses and other structures will require a permit, whether farm exempt or not.

I certify that I am the

- Property Owner
- Construction Contractor hired by the owner

| | | |
|------------------------|---------------------------|-------|
| _____ | _____ | _____ |
| Signature of Applicant | Printed Name of Applicant | Date |

A Scale Drawing must be submitted showing the dimensions of all structures on lot & distance from lot lines & setback requirements. Attach additional sheets if needed. Also include photocopies of all existing floor plans, site plans, surveys, etc. with the application.