

DIVIDE COUNTY

APPLICATION FOR BUILDING & ZONING CERTIFICATE

PLANNING & ZONING COMMISSION
PHONE: (701) 965-6361 • FAX: (701) 965-4370
300 N MAIN STREET • PO BOX 49 - CROSBY, ND 58730

APPLICATION: _____

DATE ISSUED: _____ EXPIRES: _____

REVISED 4/2013

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 application
3. Return completed application and fees to the Land Use Administrator before proposed upcoming zoning meeting.

CERTIFICATE FEES: CHECK ALL THAT APPLY:

- \$ 100.00..... Single-Family Residential
- \$ 100.00..... Multi-Family Residential
- \$ 100.00.....Singlewide Mobile Home
- \$ 100.00..... Doublewide Mobile Home
- \$ 100.00.....Garage or Storage Building
- \$ 100.00..... Commercial Building
- \$ 100.00..... Industrial Building
- \$ 200.00..... Conditional Use Permit
- \$ 200.00..... Variance
- \$ 200.00.....Zoning Change

LOCATION OF PROPOSED STRUCTURE:

Rural Divide County
Address: _____

\$ _____ Total Paid Receipt: _____

Make Check Payable to: Divide County

APPLICANT INFORMATION*: Name: _____
 Mailing Address: _____
 City, State Zip: _____
 Phone Number: _____ Cell: _____
 Email: _____

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

TYPE OF PERMIT:

- Building Permit
- Zoning Change from _____ to _____
- Variance Requested*A variance is needed if the building proposal does not meet ordinance requirements and cannot reasonably be changed to meet standards.
- Conditional Use*Use of lands or structures which are not considered a desired use of lands or structures within a described zoning district.

*Please complete the additional conditional use form and return it with this zoning application.

ESTIMATED VALUE OF CONSTRUCTION AND IMPROVEMENTS: \$ _____

LEGAL DESCRIPTION OF BUILDING SITE:

Lot: _____ Block: _____ Subdivision: _____

Qtr/Qtr: _____ Section: _____ Township: _____ Range: _____

PARCEL NUMBER: _____ - _____ - _____ - _____

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

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DESCRIPTION OF LOT:

Acreage or Square Feet of Parcel: _____

Lot Depth: _____ Lot Width: _____

PRESENT USE:

- Residential Agricultural Recreational
- Commercial Industrial Vacant

PRESENT STRUCTURES, CHECK THAT APPLY:

SIZE:

TOTAL NUMBER OF STRUCTURES:

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

TOPOGRAPHY:

PREDOMINANT SOIL TYPE: _____

- Flat
- Moderate Slope
- Hilly
- Steep Slope

SEWAGE DISPOSAL:*

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

* Septic and Holding Tanks require a permit from the Upper Missouri District Health Unit.
 Address: 110 West Broadway
 Williston, ND 58801
 Phone: (701) 774-6400

WATER:*

- No Plumbing Western Area Water Drilling New Well
- City Water Existing Well

*Attach a copy of approval from Upper Missouri District Health and/or Western Area Water Supply

CURRENT ZONING:

- Agricultural Residential Industrial
- Recreational Commercial

PROPOSED ACTION:

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

PROPOSED USE: PLEASE CHECK ALL THAT APPLY

- Residential
- Commercial
- Storage
- Recreational
- Garage
- Mobile Home Park
- Agricultural
- Industrial
- RV Park

PROPOSED INTENDED ACTION WILL BE USED BY:

- Owner
- Immediate Family Member of Owner
- Hired Hand
- Leased or Rented by the owner to: _____
- Other, please explain: _____

Note: If the intended use of this property changes, you are required to notify the Land Use Administrator and may need to rezone to comply with the change.

CONSTRUCTION TYPE:

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

APPLICANT COMMENTS OR FURTHER INFORMATION:

DIMENSIONS OF STRUCTURE(S):

USE: _____ X _____ NUMBER OF STORIES: _____ WALL HEIGHT: _____

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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: _____

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 buildings from the centerline of all section lines and the center line of township roads shall be one hundred sixty five (165) 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 all 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.

AGRICULTURAL DISTRICT: MINIMUM LOT SIZE: 43,560SF SIDE & REAR SETBACKS: 70 feet

RESIDENTIAL DISTRICT SETBACKS: FRONT: 35 feet SIDE: 10 feet REAR: 10 feet

Note: Accessory buildings shall be smaller than the principal building and shall be limited to fifteen (15) feet in height and be located at least ten (10) feet from all lot lines.

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 Divide County.

I understand that any inappropriate use of this permit may cause me to be required to pay a penalty. 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.

PLOT PLAN

LOT REAR

LOT FRONT

Information Needed on the Plot Plan: In order to help your permit process go as quickly as possible, the following information must be clearly shown on your Plot Plan, even if it is not to scale:

- North Arrow
 - Adjacent Streets & Approach
 - Setbacks
 - Easements
 - Proposed Structure(s), with Dimensions
 - Existing Structure(s), with Dimensions
 - Septic tank, drainfield, & distance from structures
 - Water well or SW water line
- Show the distance from the proposed structure to your property line in all four directions.
- Also include photocopies of all existing floor plans, site plans, surveys, etc with the application.