

Village of Juniata



P.O. Box 26
911 Juniata Ave.
Juniata, Nebraska 68955
of: 402-751-2687 fax: 402-751-2699
e-mail: juniataclerk@charterinternet.com

NO CONSTRUCTION **BEFORE PERMIT**

1. COUNTY ASSESSOR'S OFFICE: PROPERTY IMPROVEMENT STATEMENT IF OVER \$1,000.00.

1. SITE PLAN: GIVE AN EXAMPLE: ANY PERMANENT STRUCTURE, TREE LINES; WHAT'S THERE AT PRESENT.

3. CLERK'S OFFICE FOR PERMIT: BRING BACK FILLED OUT AND SIGNED. PAY FEE.

4. PLANNING AND ZONING: CLERK WILL CALL ZONING ADMINISTRATOR TO COME OUT AND CHECK, O.K., AND ISSUE PERMIT.

ADAMS COUNTY PLANNING & ZONING
JUDY MIGNERY, ADMINSTRATOR
OFFICE: 402-461-7174
500 N. DENVER AVE. STE #2
HASTINGS, NE 68902-0983

Official warns permit required before building

Too many starting without authorization

AMY PALSER

Hastings Tribune

Future construction projects undertaken without a permit could result in the entire project having to be done over, Adams County Zoning Administrator Kathy Colburn warned Tuesday.

Colburn informed the Adams County Board of Supervisors at Tuesday's meeting that she senses a growing problem of builders starting projects without proper authorization.

"It's important (builders) apply for a zoning permit in order for setbacks to be checked and to make sure they're in compliance with county regulations," Colburn said.

She said the county planning and zoning commission has made it as simple as possible for builders to get a permit and get on with their project.

Upon applying for a permit at the Adams County Office Building, Colburn can inspect the property and issue a permit in one or two days.

"It's so easy," she said. "(Builders) can help keep it simple."

But for those who skip that process before building, the consequences could be costly.

"If I find it's not in compliance, we could make them pull the whole thing out and start over," Colburn said. "That would be costly."

Also, those who fail to receive a permit before building could be charged double for the application and a stop-order could be issued until the area is approved.

Colburn and the board also discussed a possible increase in the cost of application fees for subdivisions. Colburn said the present fee of \$25 does not cover her costs.

"It's running close to \$50," she said. "And that's not including the time I spend on it."

Board member Monty Kehoe said other cities in the state charge \$100 for a subdivision application.

Colburn plans to track her expenses to show there is a need for an increase and report back to the board.

In other matters, the board:

- Authorized attorneys from the law firm of Langvaart and Vello, 422 N. Hastings Ave., to fill in as court-appointed attorneys as needed.

- Discussed a county budget issue for 10 minutes in executive session.

- Approved an application for a flood plain development permit along Sud-down Road, one-half mile west of Showboat Boulevard.

- Approved and signed title sheets for road projects in Jurata and Pauline.

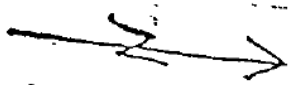
- Postponed the appearance of general bids until 10 a.m. Feb. 16 due to the new schedule of county board meetings. The board will not meet Feb. 9, the original bid closing date.

- Approved an application from John and Martha Shaw and Craig and Kathleen Shaw to replat 7.8 acres of land for agricultural use in Roseland.

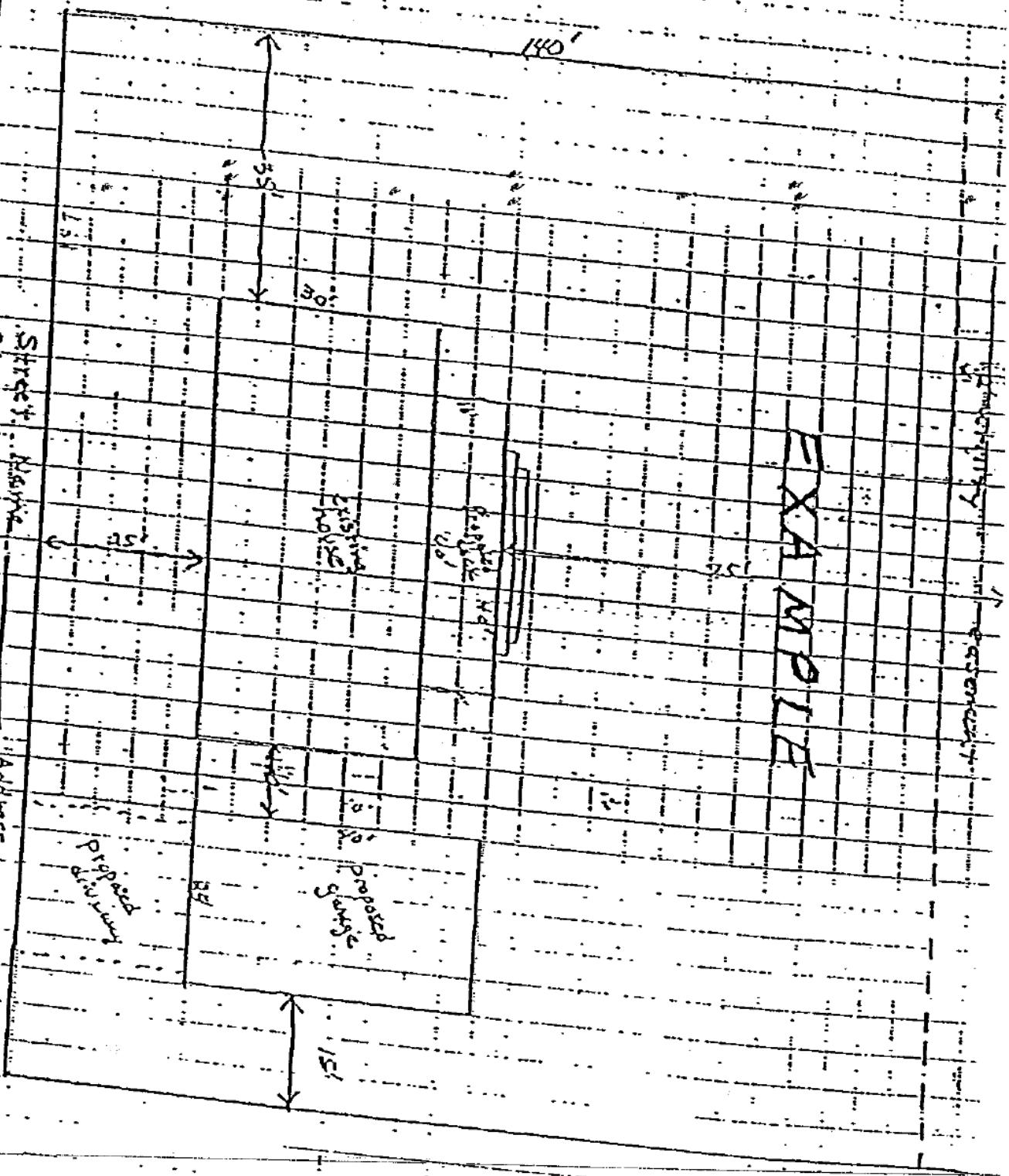
- Approved an application from Dale and Julie Bonifas to replat 7.74 acres of land for agricultural use in Jurata.

- Approved an application from Wayne Strasburg to create a one-acre subdivision for agricultural use two miles east of Roseland.

- Approved an application from Elmer and Lots Uhmacher of Jurata to divide their land into two lots to build additional homes for their sons.



EXAMPLE



5'

XXXX

pole

or other
assembly

Lot
BLK
Village

Boundary

Boundary

Street Name

Size of lot

IF new address is needed

provide name of next neighbor
and boundary set from middle of your house to middle of neighbors' line

Address

Proposed

Proposed Garage

Existing House

Proposed

Proposed

Permit # _____

VILLAGE OF JUNIATA
APPLICATION FOR ZONING PERMIT

Application is hereby made for a building permit under chapter 9, article 2, Juniata Municipal Code of the Village of Juniata, NE.

Name & address of Property Owner _____
Address of Improvement if different than personal address _____

Phone# _____

Applicant request to erect/demolish a _____

Legal Description of Property to be Improved:

Materials used to the Construction, Alteration, or Improvement to be made:

Estimated Cost of Improvements: \$ _____

Estimated Completion Date: _____

A site plan must be attached to this application showing dimension of lot, name of street(s) surrounding your lot; show existing buildings; show where proposed construction will take place. Show dimensions of buildings and show how far the buildings are from the property line (all sides).

Property owners may be required to provide proof of lot line point of reference from which zoning inspector can measure set back requirements prior to issuance of zoning permit. Proposed new construction corners must be flagged to be able to measure set back distances.

The applicant will comply in all respects with the ordinances of the Village of Juniata regulating the construction, alteration, repair of buildings in said Village and will provide two (2) vehicles off street parking spaces and will install a driveway culvert per Resolution #158.

The following structures shall be equipped with a key lock box at or near the main entrance or such other location required by the Fire Chief: Commercial or industrial structures, Multi-family residents, governmental structures, nursing care facilities, and property protected by a locked fence or gate.

Zoning permit void of _____ (date) if construction has not begun within six (6) months or construction is discontinued for six (6) months.

Presented herewith is a permit fee of \$ _____. If the permit is not granted, such fee shall be returned. Water and sewer hookup fees must be paid prior to hookup. **FEE SHALL BE \$50.00 OR DOUBLE THE COST OF THE REQUIRED PERMIT, WHICHEVER IS GREATER, IF CONSTRUCTION BEGINS PRIOR TO ISSUANCE OF PERMIT.**

I hereby affirm the accuracy of the above information and certify that I and my subcontractors will abide by the current zoning code of the Village of Juniata.

Applicant's Signature _____ Date _____

Residential Setback Requirements for

R-1 Rural-Residential and R-2 Urban Residential:

Front Yard - 25 ft. setback from the property line

Side Yard - 7 ft.

Corner Lot - 15 ft on side abutting a street

Rear Yard - 3 ft. -- 1ft. if there is an abutting alley

TA Transitional Agricultural

Front Yard - 25 ft. setback from property line

Side Yard - 7 ft.

Corner Lot - 15 ft on side abutting a street

Rear Yard - 3 ft. -- 1ft. if there is an abutting alley

General Commercial District

C-2 No front, side or rear yard setbacks required for Commercial District, within downtown district.

C-1 Setback requirements applicable to Highway Commercial District, outside downtown district.

Front - 25 ft. from the property line

Side - 7 ft. from each side of interior lot - 15 ft. from street side of a corner lot

Rear - 3 ft. from the property line -- 1ft. if there is an abutting alley

Industrial District

I-2 No front, side or rear yard setbacks required for Industrial District, unless abuts residential
Side - 50 ft.

Official Use Only

Assigned Address _____

Fee collected by Village Clerk _____ Date collected _____

Enforcement Officer _____ Date Inspected _____

Zoning Inspector _____ Date Inspected _____

Construction Inspection Dates _____ / _____ / _____

Completion Date: _____ Flood Plain District:
Yes: _____ No: _____

Copies to: Hastings Utilities _____ Planning & Zoning _____ County Assessor _____

Southern Power _____ State Fire Marshall _____ KN Energy _____