

PRIMGHAR ZONING PERMIT REVIEW	
Application No. _____	This permit application is: <input type="checkbox"/> Recommended <input type="checkbox"/> Not Recommended
Need Additional Information before Approval: _____	
Comments: _____	
Signed: _____	Date: _____
NWIPDC Zoning Reviewer	

## City of Primghar, Iowa Application for Zoning Compliance Permit

Phone: (712) 957-2435 160 S Hayes, PO Box 39, Primghar, Iowa 51245 [www.primghar@tcaexpress.net](http://www.primghar@tcaexpress.net)

For questions, please contact Darren Bumgarner, NWIPDC, Zoning Permit Reviewer, 712-262-7225x143

### 1. LOCATION OF PROPOSED IMPROVEMENTS

Street Address \_\_\_\_\_ Zoning Classification \_\_\_\_\_  
 Legal Description \_\_\_\_\_ (Lot) \_\_\_\_\_ (Block) \_\_\_\_\_ (Subdivision)

### 2. APPLICATION IS MADE BY

Name: \_\_\_\_\_ owner/developer/agent  
*(Please circle one)*

If applicant is not the owner, please list owner's name and address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone or Contact Number: \_\_\_\_\_

Contractor (Name & Cell Phone #): \_\_\_\_\_

### 3. REASON FOR ZONING PERMIT

This permit is for:  New Construction  Fence  Driveway  Sign  
 Structural Alterations  Building Addition  Move/Relocate Bldg.

Please describe in DETAIL the proposed building activities for this permit application  
*(e.g. build new house, erect new garage, etc.; and please provide type of construction and building dimensions)*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Size and total square feet of the proposed structure or building: \_\_\_\_\_

Height of proposed structure or building: \_\_\_\_\_

*(Note: Height of a building or structure is that distance measured from the lowest ground level to the highest point)*

Proposed Use of the Improvement(s) (Such as single-family home, multi-family home, commercial, industrial, storage . . .) \_\_\_\_\_

Number of Families occupying: \_\_\_\_\_

Roofing Materials: \_\_\_\_\_

Siding Materials: \_\_\_\_\_

Fronts on What Street \_\_\_\_\_

Valuation of proposed structure, building or improvements: \$ \_\_\_\_\_

Please provide a visual depiction and text of any signs for the proposed building or structure.

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#### 4. LOT AND SETBACK INFORMATION

Lot Size \_\_\_\_\_ (sq.ft.) Front Lot Width \_\_\_\_\_ Rear Lot Width \_\_\_\_\_ Lot Depth \_\_\_\_\_

Structure will be set back \_\_\_\_\_ feet from FRONT lot line

Structure will be set back \_\_\_\_\_ feet from REAR lot line

Structure will be set back \_\_\_\_\_ feet from LEFT SIDE and \_\_\_\_\_ feet from RIGHT SIDE

Structure will be set back \_\_\_\_\_ feet from nearest structure/building on the lot (*occupied or unoccupied*)

Present Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

This is a Zoning Compliance Permit Application. A separate permit application for each water and sewer connections to the City's system(s) will need to be completed and approved prior to making connections to such system(s).

**- PLEASE CONTINUE ON THE NEXT PAGE -**

#### SITE PLAN

The following **detailed site plan** is submitted as follows:

- **Site plans shall be drawn to a scale of not less than 1" = 40'**
- Property boundary lines, dimensions and total area.
- Parking areas, number of parking spaces proposed and type of surfacing to be used.
- Site plan shall include a detailed drawing of the subject lot with all existing and proposed improvements: structures & buildings to include dwellings, garages, sheds of all kinds, decks, patios, retaining walls, fences and signs. The site plan shall indicate all lot dimensions, all exterior dimensions of all improvements and distances of all improvements from lot lines. **New construction will include a drawing of the proposed floor plan and front, rear and side elevations to scale of not less than 1/8" = 1'.**
- Site plan shall include but not limited to the type of structure proposed, lot area, number and size of dwelling units, floor area ratio, office or commercial building, child capacity of a daycare, buffers, landscaping, parking area, walls, density, anticipated expansion and **LID (Low Impact Development) plans when required**, and other information necessary to illustrate compliance with the requirements of the Primghar Zoning Ordinance.
- **To prepare your lot for inspection, all lot corners must be clearly staked. If the original survey stakes cannot be located, the lot or lots MUST be surveyed. The proposed structure or addition must also be staked to ensure it will be located the property distance from lot lines.**
- Applicant must state if application is for a home occupation. Customary home occupations are defined within the Zoning Ordinance and approved by the Zoning Administrator.

Other considerations may be requested by the zoning administrator. *See following page for sample site plan.*

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#### ZONING COMPLIANCE PERMIT FEES

Permit fees shall be paid at the time the permit application is submitted to the City of Primghar. Zoning permit fee amounts may be obtained from City Hall. No construction shall commence until the zoning permit is approved.

**The undersigned applicant, by signature, indicates his/her agreement to the conditions outlined in this permit, and will adhere to the Primghar Zoning Regulations. The applicant also acknowledges understanding and agreement of:** *That this permit is valid ONLY for the project as presented to and approved by Primghar; AND that any changes made to either the site plan submitted or the construction/improvement/usage authorized by this permit must be reviewed by Primghar for compliance and authorization prior to commencement of construction; AND that it is the intent of the applicant to build the structure(s) noted on this form in accordance with the plan(s) submitted for the usage(s) indicated; AND that ANY unauthorized changes to the approved plan, usage noted, or to the parcel /land/site plan as presented renders this permit null and void.*

Approval of a Zoning Compliance Permit shall be valid for a period of 1 year. The permit shall be void if the use applied for has not commenced construction within 1 year of approval of such permit.

\_\_\_\_\_  
*Applicant Signature (or Authorized Representative)*

\_\_\_\_\_  
*Date*

### City of Primghar - Zoning Compliance Permit - Site Plan

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Please Submit below a sketch plan in support of your building permit application, showing the actual shape and dimensions of the lot on which the construction will take place.

1. Show streets with street names
2. Show property lines and dimensions of the lot or parcel
3. Show locations of existing and proposed new structures, and their distances from the lot lines
4. Show locations of existing and proposed accessory buildings (if any), and distances from main building and lot lines.
5. Show details of fences, shrubs, walls, retaining walls or other landscaping (if applicable).

**PRIMGHAR ZONING COMPLIANCE PERMIT APPROVAL (FOR USE BY THE CITY OF PRIMGHAR ONLY)**

This application and site plan has been reviewed for compliance with the Primghar Zoning Ordinance.

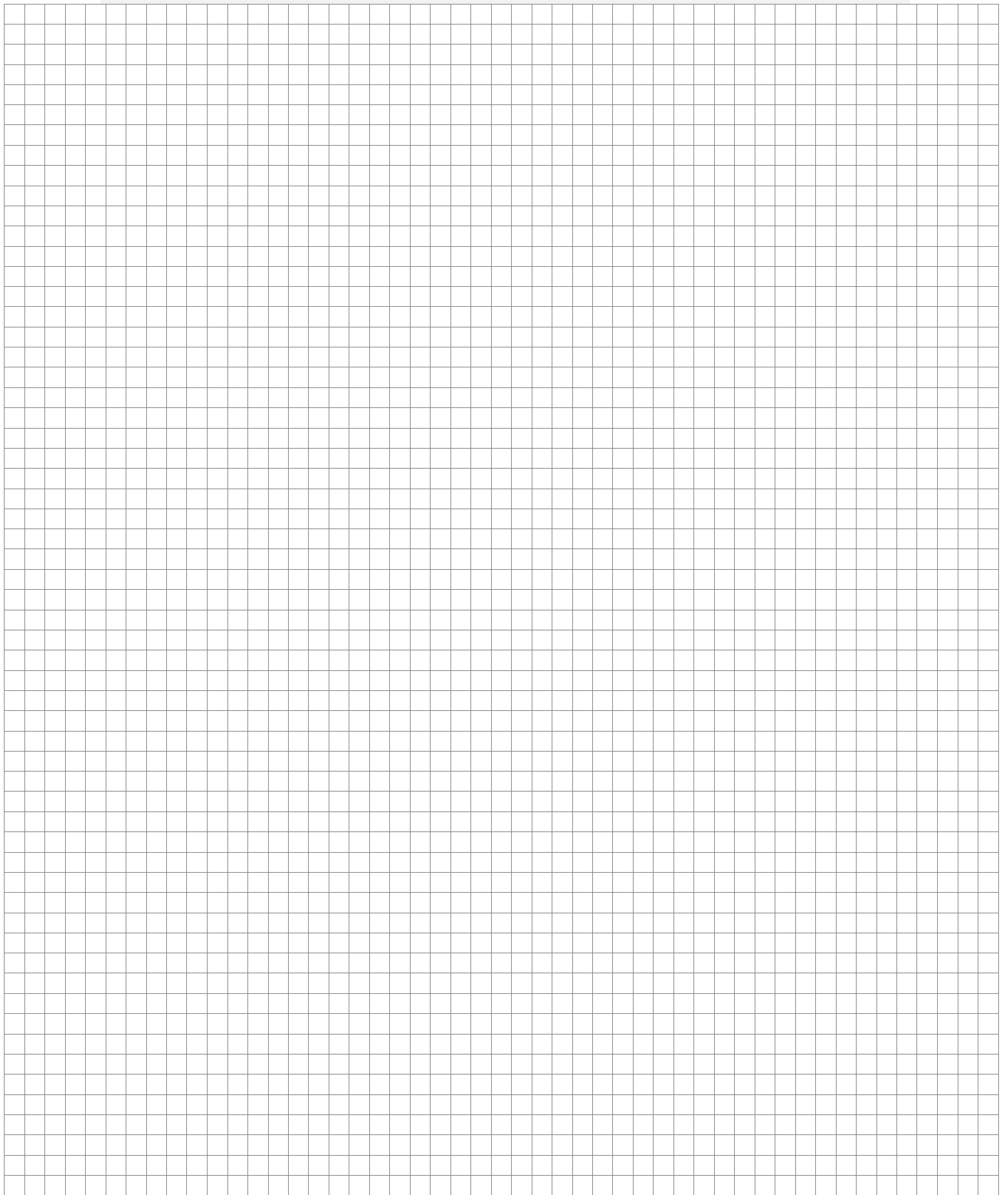
This permit application is:  Approved  Denied as presented on this date: \_\_\_\_\_

Signed: \_\_\_\_\_ Primghar City Clerk

Copy Sent to Applicant on: \_\_\_\_\_ Zoning Permit Fee Paid:  Yes  No \$ \_\_\_\_\_

Conditional Use Permit Required  Yes  No If Yes, forwarded to Board of Adjustment on \_\_\_\_\_ (date)

Is proposed construction in compliance with the Airport Land Use & Height Overlay Ordinance  Yes  No



Scale: 1" = 40' unless otherwise specified. Attach additional pages if necessary.