

BUILDING PERMIT INSTRUCTIONS AND AGREEMENT

If the construction or structural alteration of a building or the placement of a building or other structure on a lot is proposed by this application, the applicant must also submit a set of plans and specifications indicating the nature and extent of the work proposed, showing in detail that it will conform to all relevant laws and ordinances. The detail must include, but is not necessarily limited to:

1. The shape and size of the lot to which the application relates
2. The location, ground area dimensions, and identification of the use of all existing and proposed buildings
3. An elevation showing the foundation support for the proposed building or alterations
4. The dimensions for the front, side and rear yards
5. The locations of the water and sewer connections from the city services to the buildings

In making this application, the applicant represents all the accompanying material as a true description of the proposed new or altered uses and/or structures. The applicant agrees that the permit applied for, if granted, is issued on the representations thus made and that any permit issued may be revoked for any breach of representations or conditions. **Applicant understands that a \$25.00 Building (Construction) Permit Fee must accompany this application.**

Date Printed Name Signature of Applicant Phone Number

SUMMARY INFORMATION

This application is for the:

- Use, Construction, Moving, Demolition of a structure,
 Parcel of property

for the purpose of _____
(See Conforming Uses on reverse side)

The present use is:

- Residential, Commercial, Commercial and Residential,
 Vacant, Other (Give Details)

The present zoning is:

- Residential, Commercial, Commercial and Residential

The proposed use requires a zoning district of:

- Residential, Commercial, Commercial and Residential

A petition for a special permit is:

- Not Required Attached

The type of construction is:

- On Site, Modular, Prefabricated, Other (Give Details)

Foundation construction is: _____

Does the foundation support the framing? Yes No

The property is () Inside () Outside the Fire District

The outside and party wall construction is _____
The application will be presented at the next City Council Meeting (2nd Tuesday of the Month). If you are not present at the Council Meeting, you will be notified by phone the next day.

CONFORMING USES

Residential: One and two-family private dwellings of 2 ½ stories or less and their accessory building, publicly owned and operated recreational and community building. Parks, playgrounds, golf courses, churches, libraries, memorial building, hospitals and clinics. Farming, truck gardening, plant nurseries, and greenhouses. Temporary signs pertaining to the sale or leasing of property.

Commercial: Retail and merchandising and all other similar commercial enterprises and establishments such as: grocery stores, dry goods and department stores, drug stores, bakeries, candy and ice cream shops, jewelry stores, offices, public garages, service stations, mechanical shops, restaurants, taverns, hotels, grain elevators, lumberyards, and funeral homes.

Commercial and Residential: All uses permitted in either the Commercial or Residential Districts. PROVIDED, HOWEVER, that all uses in the Commercial and Residential District must be by special permit.

Residential Lot and Yard Limits:

Area: 7000 square foot minimum Front Footage: 50 foot minimum

Front Yards: House must be in line with other houses

Side Yards: One side yard must not be less than 5% of the lot-front footage and one side yard must not be less than 10% of the lot-front footage. No building shall be set closer to side and back lot lines than seven and one-half feet.

Garages: No garage shall be any closer to a back alley than 18 feet, if the entrance door faces the alley. For a front or rear property entrance, the garage entrance must be 18 feet from the property line.

Foundation Requirements: No building or structure shall be built or placed on any property without a foundation first being constructed to support its framing.

Mobile Homes-Trailer Homes: Mobile homes and trailer homes are not permitted in the Residential, Commercial, or Commercial and Residential Districts. Placement of either, anywhere except in an already designated park, requires a special permit.

SPECIAL PERMITS

Are required for all non-conforming uses.

Written consent of 75% of all property owners within 350 feet of the proposed non-conforming use must accompany the Application for Building Permit.

Proposed uses must be approved by the City Council.

Non-conforming use requires a four-fifths approval vote of the City Council with all members being present. The City Council can require a public hearing before acting on an Application for Building Permit.

CHECKLIST – DOES YOUR PLOT PLAN SHOW:

Size and shape of lot?

Use of building?

Location of buildings?

Area dimensions of buildings?

Dimensions of front & side yards?

Location of water & sewer connections?

Does your elevation show the specifications of the foundation for proposed building and alterations?

APPLICATION FOR BUILDING PERMIT

To the City Council of the City of Currie in the County of Murray, State of Minnesota:

The undersigned whose address is: _____

hereby applies for a permit to: _____
(Build, install, add to, alter, repair, move, wreck, as the case may be)

a building described as follows:

Kind of Construction: _____	Side or Length in Feet: _____
Number of Stories: _____	Height in Feet: _____
Contents in Cubic and Square Feet: _____	Front or Width in Feet: _____

upon that certain tract of land described as follows: Lot _____; Block _____

plat or addition _____ which is of the following size and area;

width _____ feet; Length _____ feet; area _____ sq. feet and said building to be known as

Number: _____ Street: _____ in said City of Currie;
and hereby agrees that, in case such permit is granted that all work which shall be done and all materials which shall be used shall comply with the plans and specifications therefor herewith submitted and with all the ordinances of said City of Currie applicable thereto.

DETAILS AND REMARKS

Total Project Cost: \$ _____

Owner