EMMET COUNTY, IOWA
CONDITIONAL USE APPLICATION

Phone: (712) 362-2609 Emmet Co. Assessor's Office 609 1st Avenue N 8:00 a.m.-4:30 p.m. M-F

Steve Hallgren, Zoning Administrator – (712-260-0913 *Emmet County Assessor's Office – (712) 362-2609*
Emmet County Engineer – (712) 362-4846 *Emmet County Public Health, Wells & Septic – (712) 362-2490*

PROPERTY OWNER INFORMATION

Name: _____ Cell Phone: _____

Address: _____

E911 Street Address of Project: _____

Email: _____

APPLICANT (If other than PROPERTY OWNER)

Name: _____ Cell Phone: _____

Address: _____

Email: _____

☐ Builder ☐ Contractor ☐ Other _____

SPECIAL NOTE: THE LOCATION OF PROPERTY LINES & EASEMENTS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. EMMET COUNTY DOES NOT AND WILL NOT LOCATE PROPERTY LINES OR EASEMENTS. THE COUNTY ACTS ON INFORMATION PROVIDED ON THIS FORM. INACCURATE INFORMATION ON THIS FORM CAN RESULT IN PERMIT NON-ISSUANCE, REVOCATION, AND/OR LEGAL ACTION. IT IS RECOMMENDED A LICENSED LAND SURVEYOR BE USED TO ESTABLISH THE LOCATION OF PROPERTY LINES.

LEGAL DESCRIPTION: Qtr _____ Qtr_____ Sec_____ Township _____ Range _____
or Subdivision_____ Block _____ Lot _____

APPLICANTS MUST INCLUDE THE FOLLOWING INFORMATION:

1. Current Zoning District? _____
2. Has any previous application or appeal been filed in connection with the premises? _____
   _____
3. What is the applicant's interest in the premises affected? _____
   _____
4. What is the approximate cost of the proposed project? _____
5. Provide a detailed explanation of the project being considered for a Conditional Use Permit: _____
   _____
   _____
   _____
6. State the reasons for why such Conditional Use Permit is necessary: _____
   _____
   _____
   _____

ATTACHMENTS:

Please include the following attachments:

1. Site Plan of the property showing all existing buildings and proposed improvements indicated in such conditional use application
2. Dimensions or distances from proposed structure to all lot lines. Dimensions of all proposed structures
3. All roads abutting the property and proposed access(es) to any roads
4. Names and addresses of property owners within 500' of the property requesting a conditional use (Information can be obtained by visiting Emmet County Parcel Search website at: https://beacon.schneidercorp.com/Application.aspx?AppID=15&LayerID=121&PageTypeID=2&PageID=231)

EMMET COUNTY CONDIITONAL USE APPLICATION

CRITERIA FOR EVALUATING AND REVIEWING A CONDITIONAL USE REQUEST

After holding a public hearing on this conditional use permit application, the Emmet County Board of Adjustment considered the following items from the Emmet County Zoning Ordinance, Article 24 – Conditional Use Regulations in making its general findings:

a. *The particular suitability of the property in question for the proposed use.*
b. *The effect of the proposed use on the character of the area and in property values in the areas.*
c. *The intended conditional use will be compatible with the existing land uses on adjoining property or with those land uses that are permitted under existing zoning.*
d. *The availability of fire and police protection, and of transportation, water and sewage.*
e. *The effect of the proposed use on all such services, particularly whether the county will have to make substantial increases in its normal expenditures to provide such services.*
f. *The use will not overload and adversely affect traffic congestion on adjacent streets or roads.*
g. *That such use will be in accord with the intent, purpose and spirit of this ordinance and the Emmet County Comprehensive Plan.*
h. *The effect the use may have upon the environment, water and air quality of Emmet County.*
i. *That the use complies with all conditions imposed on it by the provisions of the district in which it is located.*
j. *In the case of existing relocated dwelling units or accessory structures, the proposed use aesthetically blends in with the neighboring existing permitted uses and special attention is given to the architectural style, size and condition of the proposed building and structure.*

SPECIAL CONDITIONS OR REQUIREMENTS IMPOSED BY THE BOARD OF ADJUSTMENT.

In review of the proposed conditional use permit application, the Board of Adjustment is within their right to place imposed conditions or special requirements on the proposed use, building or activity identified within the permit application. These special conditions or requirements are for the protection of neighboring properties and to preserve the general health, welfare and safety of Emmet County.

Conditions Imposed by the Board of Adjustment: _____

_____

_____

The above stated conditions must be met and followed for this conditional use permit to remain valid.

Approved setback distances in: Front yard_____ Rear yard _____ Side 1 _____ Side 2_____

DISCLOSURE

Members of the Board of Adjustment and the Zoning Administrator or authorized county representative may stop and view the property where the conditional use permit is requested. Filing this application will be considered permission for them to enter the property.

ACKNOWLEDGEMENT & SIGNATURE

The applicant, by signing, acknowledges and agrees to the conditions stated in this permit. I hereby will defend, indemnify, protect, and hold harmless Emmet County and its employees from any and all liability from any claim or cause of action which any person may claim to have by reason of any actual or alleged failure on the part of the undersigned applicant to comply with the terms and provisions thereof. I hereby certify that I have read and examined this application and its attachments and know the same to be complete, true, and correct. Granting a conditional use permit does not presume to give authority to violate the provisions of any other state or local laws. Any unauthorized change to the approved conditional use will render this permit void.

Signed: _____ Date: _____

Property Owner, contractor, applicant, or other Authorized Representative (if Owner is not completing the work)

COUNTY OFFICE USE ONLY

Date adjoining property owners were notified: _____ Date of meeting: _____

Conditional Use is: Approved: _____ Denied: _____ Date letter sent notifying applicant of result: _____

Copy Sent to County Assessor on: _____ Conditional Use Permit Fee Paid: ☐ Yes ☐ No

_____ _____

Chairperson, Zoning Board of Adjustment

Emmet County Zoning Administrator or Authorized Representative