



CITY OF NEVIS CONDITIONAL USE PERMIT APPLICATION

P.O. Box 108, 104 Main Street, Nevis, MN 56467

Phone: (218) 652-3866, email: neviscty@gmail.com

Permit Fee: \$275 _____ Escrow Fee: \$500 _____

Conditional Use Permit: This is a request for land use or development as defined by ordinance that would not be appropriate generally but may be allowed with appropriate restrictions as provided by official controls upon a finding that standards and criteria stated in the Zoning Ordinance for the City of Nevis will be satisfied. A condition use must be compatible with the existing neighborhood. This permit may not be transferable with ownership. A public hearing will be conducted by the Planning commission with their recommendations passed to the Board of Adjustment and Appeals for final action on the request. All property owners within 350 feet of your lot line will be notified by mail of the public hearing date and time.

Applicant: _____ Phone: _____

Address: _____

Description and Reason for Request:

Size of Lot: _____

Is property connected to City Water and Sewer Services: _____ YES _____ NO

Legal Description of Property (found on the Hubbard County Website, lot, block, etc.)

Existing Use of Property: _____

Agreement: By submitting this application, I certify and agree that I am the owner or authorized agent of the owner of the above property, and that all uses will conform to the provisions of the City of Nevis. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, surveys, site plans, building plans and other information before the application is accepted or approved. Intentional or unintentional falsification of this application or any attachments thereto will be making the application, any approval of the application and any resulting permit invalid. I authorize City of Nevis staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I realize the City of Nevis and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the applications or any related plans, the issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

In the space provided below:

1. Sketch your property lines and indicate lot size.

2. Sketch existing buildings in pencil, with dimensions.
3. Show space (inches, feet) between buildings and lot lines (setbacks).
4. Show space reserved for parking and note spaces with dimensions.
5. Show direction of water runoff and drainage.
6. Show the direction of North.

For RV Parks also include:

7. Entrance and exit drives
8. Vegetative screening
9. Proposed/existing sewer system, and water system
10. Recreation Areas
11. A map showing the location and breakdown of the total number of recreational vehicle sites, whether seasonal or daily, including location of available utilities to each site
12. Emergency Plan



CONDITIONAL USE – Applicant Supporting Facts

Property is located in the zoning district _____

Is the proposed use identified as a condition use in this zoning district? _____yes _____no

If the answer is “**No**”, a permit cannot be granted. If the answer is “**yes**”, a permit may be granted. The granting of a permit may be subject to conditions designed to ensure compatibility with the intent of the Nevis Zoning Ordinance.

1. Are there characteristics of the proposed use that may violate the health, safety or general welfare of Nevis Residents? (also check Nevis City “Nuisance” Ordinance) _____yes _____no

Why or why not? _____

2. Is the proposed use consistent with the Zoning Ordinance? _____yes _____no

Why or why not? _____

3. Does the proposed use present any unique concerns regarding erosion, runoff, water pollution or sedimentation? _____yes _____no

Why or why not? _____

4. Could the proposed use create any special problems with parking? _____yes _____no

Why or why not? _____

5. Would the proposed use cause any problems with access or traffic generation? _____yes _____no

Why or why not? _____

6. is the proposed use incompatible with other uses located in the zoning district? _____yes _____no

Why or why not? _____

You are asked to attend the Public Hearing on _____at _____p.m. Their recommendations will be heard at the Planning Commission meeting following the Public Hearing, unless otherwise notified. If you are unable to attend that meeting, please call at least 3 days in advance to City Hall at 652-3866.

If permit is granted, I certify and agree that I am the owner or authorized agent of the owner of the above property, and that all uses will conform to the provisions of the City of Nevis. I further certify and agree that I will comply with all conditions imposed in connection with the approval of the application. Applicants may be required to submit additional property descriptions, surveys, site plans, building plans and other information before the application is accepted or approved. Intentional or unintentional falsification of this application or any attachments thereto will be making the application, any approval of the application and any resulting permit invalid. I authorize the City of Nevis staff to inspect the property to review the application and for compliance inspections. Furthermore, by submitting this application, I release the City of Nevis and its employees from any and all liability and claims for damages to person or property in any manner or form that may arise from the approval of the applications or any related plans, the

issuance of any resulting permit or the subsequent location, construction, alteration, repair, extension, operation or maintenance of the subject matter of the application.

APPLICANT'S SIGNATURE

DATE

Date Received: _____ Fee \$275: _____ Escrow \$500: _____

Approved: _____ Denied: _____

Reason for Denial: _____

Authorizing Official: _____ Title: _____