

City of Geneva-Application for Zone Permit

Permit No. \_\_\_\_\_

**CITY OF GENEVA DOES NOT PROVIDE ANY TYPE OF LOCATING SERVICES.**  
**ADJACENT LOT LINES NEED TO BE FLAGGED BY PROPERTY OWNER.**

**NO WORK TO BE STARTED UNTIL PERMIT IS APPROVED!!**  
**THIS INCLUDES CONCRETE WORK FOR STRUCTURES!!**

**PERMIT FEE \$35.000**

Property Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

Are you the owner on record of this property? YES NO If not, is the owner aware of this request? YES NO

Address of Permit Property: \_\_\_\_\_ Is any part of this property located outside the corporate city limits? YES NO If so, has the county been contacted? YES NO

Lot Size: Width of Lot: \_\_\_\_\_ Depth of lot: \_\_\_\_\_ Square footage of lot: \_\_\_\_\_

Present Zoning of permit property: AG A-1 LLR R-1 R-2 C-1 C-2 NRC I-1 I-2

Proposed use of Property: \_\_\_\_\_

Reason for Application :( Circle One) ADDITION ALTERATION NEW STRUCTURE ACCESSORY BLDG. OTHER

Is permit property in a flood plain: YES NO

The placement of your building needs to be marked (flagged). Is this done YES NO

**\*CITY OFFICALS WILL BE TAKING PICTURES OF PERMIT AREA TO ATTACH WITH PERMIT\***

Please list the dimensions, length, width and height of all structures presently and proposed on the permitted property.

House & Garage if attached: Length: \_\_\_\_\_ Width: \_\_\_\_\_ #of stories: \_\_\_\_\_ Height: \_\_\_\_\_

Garage if Separate: Length: \_\_\_\_\_ Width: \_\_\_\_\_ #of Stories: \_\_\_\_\_ Height: \_\_\_\_\_

Accessory building: Length: \_\_\_\_\_ Width: \_\_\_\_\_ # of Stories : \_\_\_\_\_ Height: \_\_\_\_\_

Total square feet of all structures presently on your property: \_\_\_\_\_

Proposed improvement: Length: \_\_\_\_\_ Width: \_\_\_\_\_ # of Stories: \_\_\_\_\_ Peak Height:\* \_\_\_\_\_

\*CALCULATED AS A VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE OF THE BUILDING TO THE HIGHEST POINT OF THE STRUCTURE.

Describe improvement: (include type of roof, siding, wall, etc.):  
\_\_\_\_\_

Estimated value of improvement: \$ \_\_\_\_\_

Will all of the above improvements that are being done be done according to the current National Building, Plumbing and Electrical Codes? YES NO

Name, Address & Phone Number of Contractor:  
\_\_\_\_\_

Draw a sketch of all structures on lot and all setbacks including the new proposed structure.  
 North side of Lot

North side of Lot

WEST

EAST

SOUTH SIDE OF LOT

\*\*\*TOTAL OF TWO ACCESSORY BUILDINGS ALLOWED PER PROPERTY\*\*\*

Draw or measure improvement from as established point on the property (i.e. home, garage, etc.) so Planning Commission members and City Administrator can check measurements.

**\*\*PLEASE MAKE SURE ALL ITEMS ARE COMPLETED BEFORE SUBMITTING PERMIT!\*\***

The undersigned owner or the contractor on behalf of the owner hereby applies for this Building/Zoning Permit and certifies that all statements are true and correct. Further, the undersigned owner or the contractor on behalf of the owner certifies and acknowledges that all work shall be done in accordance with the Ordinances of the City of Geneva Nebraska. **This permit expires six (6) months from its approval date unless construction begins within the six (6) month time frame. Otherwise the project must be completed one (1) year from approval.** An extension may be applied for before the expiration of the permit.

\_\_\_\_\_  
 Owner/Contractor on behalf of the Owner \_\_\_\_\_  
Date

<b>OFFICE USE</b>	
Planning Commission:	Approve <span style="margin-left: 100px;">Deny</span>
_____ Signature of Planning Commission Member	_____ Date
	Approve <span style="margin-left: 100px;">Deny</span>
_____ Signature of Planning Commission Member	_____ Date
Fee: _____ Cash    Elec. Check #: _____                                      Fine: _____ Cash    Elec. Check# _____	

## Required Inspections

In order to receive final approval for your project, scheduled inspections must be performed by the City Administrator at various phases to assure compliance with building and zoning codes. Requesting necessary inspection is the responsibility of the contractor or permit applicant. Normally we offer same day response to complete the inspection, provided inspections are requesting Monday-Friday (holidays excluded) between the hours of 9:00 a.m. to 5:00 p.m. The phone number for inspection requests (402)759-3109.

Stage One is the Initial Inspection-The City Administrator will be inspecting your property and taking pictures to be placed with your permit application.

Approve    or    Deny

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Kyle Svec, City Administrator

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Date

Stage Two is the Halfway point Inspection-Please call the office to set up a time for the City Administrator to inspect the permitted property before pouring any footings for building. If no cement is going to be used, please call when the framework is completed.

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Kyle Svec, City Administrator

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Date

Stage Three is the final inspection-Please call the office to set up a time for the City Administrator to inspect the permitted property when the project is completed. An additional set of pictures may be taken at this time to be placed with your building permit.

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Kyle Svec, City Administrator

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Date

### OFFICE USE

Check Lot size: \_\_\_\_\_  
Check the Zone: \_\_\_\_\_  
Check if the property is in a flood plain: \_\_\_\_\_  
Check the length of Structure: \_\_\_\_\_  
Check the Width of Structure: \_\_\_\_\_  
Check Total Square feet: \_\_\_\_\_  
Check number of assessor Buildings: \_\_\_\_\_  
Check Total Square feet of all assessor Buildings: \_\_\_\_\_  
Check the number of Stories: \_\_\_\_\_  
Check the Peak Height: \_\_\_\_\_

CITY OF GENEVA ZONING MAP SPECIFICATIONS  
 \*\*\*\*\*MEASUREMENTS (IN FEET) SHOULD BE TAKEN FROM YOUR LOT LINE (NOT FROM THE CURB)\*\*\*\*\*

ZONE	ZONING DESCRIPTION	FRT YD	REAR YD	SIDE YARD	STRUCTURE HGT	ACCSRY BLDG HEIGHT* (PEAK HEIGHT)	MIN. LOT SQ FTGE	MAXIMUM ACSRY BUILDING SQ FT. *	MIN. LOT WIDTH
R-1	SINGLE FAMILY	25	5	5	35	16	6075	1200	48
R-1	TWO FAMILY	25	5	5	35	16	11000	1200	65
R-2	SINGLE & MULTI FAMILY	25	5	5	35	16	(1)	1200	65
C-1	CENTRAL BUSINESS DISTRICT	0	0 (2)	0 (2)	45	16	3250	1200	NOT LIMITED
C-2	HIGHWAY COMMERCIAL	25	0 (2)	0 (3)	35	(4)	10000	NOT LIMITED	80
I-1	INDUSTRIAL	25	0 (2)	0	NOT LIMITED	(4)	NONE	NOT LIMITED	NOT LIMITED
I-2	INDUSTRIAL PARK	25	5	5	NOT LIMITED	(4)	4 ACRES	NOT LIMITED	450

\*Calculated as a vertical distance measured from the average elevation of the finished grade of the building to the highest point of the structure.

- \* BUILDING SQ. FT. MAX LISTED OR 50% OF PRIMARY GROUND SQ. FT. OR 1200 SQ. FT (WHICHEVER IS LESS)
- (1) SEE PAGE 37 OF THE ZONING BOOK FOR MULTIPLE DWELLING UNIT LOT SIZE SPECIFICATIONS.
- (2) UNLESS ADJOINING RESIDENTIAL THEN 5 FT.
- (3) UNLESS ADJOINING RESIDENTIAL THEN 10 FT.
- (4) MAXIMUM HEIGHT OF ACCESSORY BUILDING NO MORE THAN MAIN BUILDING

NRC SPECIFICATIONS TABLE PRINTED ON BACK

CORNER LOT FRONT AND SIDE YARD ABUTTING THE STREET SHOULD BE 25 FEET

CITY OF GENEVA ZONING MAP SPECIFICATIONS FOR NRC  
 \*\*\*\*\*MEASUREMENTS (IN FEET) SHOULD BE TAKEN FROM YOUR LOT LINE (NOT FROM THE CURB)\*\*\*\*\*

ZONE	ZONING DESCRIPTION	FRT YD	REAR YD	SIDE YARD	STRUCTURE HGT	ACCSRY BLDG HEIGHT* (PEAK HEIGHT)	MIN. LOT SQ FTGE	MAXIMUM ACSRY BUILDING SQ.FT.	MIN. LOT WIDTH
NRC	SINGLE FAMILY	25	5	5	35	NOT LIMITED	7,500	NOT LIMITED	60
NRC	TWO FAMILY	25	5	5	35	NOT LIMITED	3,750	NOT LIMITED	35 PER UNIT
NRC	MULTI FAMILY DWELLING	25	5	5	40	NOT LIMITED	1,500	NOT LIMITED	60
NRC	COMMERCIAL	25	0	5	35	NOT LIMITED	10,000	NOT LIMITED	35
NRC	OTHER USES	25	5	5	35	NOT LIMITED	10,000	NOT LIMITED	60

\*Calculated as a vertical distance measured from the average elevation of the finished grade of the building to the highest point of the structure.

CORNER LOT FRONT AND SIDE YARD ABUTTING THE STREET SHOULD BE 25 FEET