

BOWMAN COUNTY PLANNING AND ZONING COMMISSION

BOWMAN COUNTY

APPLICATION FOR CONDITIONAL USE PERMIT

County Zoning Commission
104 First Street NW Suite #4
Bowman, North Dakota 58623

Application # _____

Application Date: _____

INSTRUCTIONS:

APPLICATION FEE: \$ 150.00

Complete form and return the completed application and fee to the address above.

Receipt Number: _____

Make check payable to Bowman County.

APPLICANT INFORMATION:

Name: _____

Mailing Address: _____

City, State, Zip Code: _____

Phone Number: _____

LOCATION OF PROPERTY:

Lot: _____ Block: _____ Subdivision _____ City: _____

Qtr: _____ Section: _____ Township: _____ Range: _____

PRESENT ZONING OF PROPERTY: _____

PRESENT USE OF PROPERTY: _____

REQUESTED ZONING CHANGE FOR PROPERTY:

Agricultural to _____

Residential to _____

Commercial to _____

Industrial to _____

The following supporting documentation must be attached or presented at a hearing for the Conditional Use to be considered:

- 1. A description of the nature and function of the use, building or structure.
2. A description of the size, design, materials and costs in the building, structure, equipment or procedure.
3. A Plot Map of reasonable scale showing the size of the structures, open space areas and yard dimensions or the areas to be disturbed by the proposed use.
4. An explanation of why said use or structure should be allowed at the proposed location, its compatibility with the surrounding land uses, the nature of the conflicts or problems which may arise and possible solutions to the potential conflicts or problems.
5. ANY OTHER INFORMATION that is required under the district ordinances or that the Planning and Zoning Commission deems necessary. (example: Water and soil tests, Survey of land, etc.)

A public hearing on the Conditional Use Permit will be held following proper notice pursuant to Section 11-33-08 NDCC. The notice shall include a description of the action and location is sufficient detail for concerned parties to determine the actions impact. This notice shall be published in the Official County Newspaper for two weeks prior to the hearing date. Two public hearings will be held.

The conditional Use Request Fee shall be paid in advance in the amount of \$150.00 to cover advertising expense for the hearing notices. Payment is to be made to the Bowman County Treasurer and must be submitted with the application for the Conditional Use. A County Zoning Permit may be required in addition to the Conditional Use Permit.

If any building or structure is erected, constructed, reconstructed, altered, repaired or converted without first obtaining the proper permit, there will be a penalty assessed to the applicant at the rate of ten (10) times the original Permit Fee.

If any building, structure or land is found to be in violation of this code, the Code Administrator or any affected citizen or property owner, in addition to other remedies, may institute any appropriate action or proceeding:

- 1) To prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use;
- 2) To restrain, correct, or abate such violations;
- 3) To prevent the occupancy of the building, structure, or land; or
- 4) To prevent any illegal act to conduct business or use in or about such premises.

A violation of any provision of this code or the regulations and restrictions made herein shall constitute the maintenance of a public nuisance and shall be a Class A Misdemeanor.

I certify that to the best of my belief and knowledge that the information contained herein and attached hereto is true and correct.

_____ Date

_____ Applicant

FOR USE BY THE PLANNING AND ZONING COMMISSION

In reviewing the proposed conditional use, have the following conditions been met satisfactorily by the applicant:

1. Entrance and exit to property with reference to public safety, traffic flow and convenience? Yes No
2. Parking and loading requirements for the specific use? Yes No
3. General compatibility with surrounding properties, with due consideration for noise, odor, or other adverse effects? Yes No
4. Required open space and yards? Yes No
5. Any other applicable conditions that may need consideration? _____

6. Have comments from adjacent property owners been considered? Yes No
7. Has the permit fee of \$150.00 been paid? Yes No
8. Action Taken APPROVED DISAPPROVED
9. Expires 3 years from application acceptance date, if project is not started.

APPROVED IF THE FOLLOWING CONDITIONS ARE MET: _____

Date

President, Planning and Zoning Commission

Date

Chairman, Bowman County Commissioners