

BUILDING PERMIT PROCEDURE

1. Complete, sign and remit payment for permit.
2. Stake applicant site with flags. Lot corners and proposed structures shall be staked.
3. Wait for Zoning Administrator approval.

Note – Failure to do so will result in a fine.
4. Complete project and notify Zoning Administrator so final inspection can be completed.

City of George, Iowa

Application for Building Permit

THE FOLLOWING DETAILED INFORMATION IS REQUIRED.

INCOMPLETE APPLICATIONS WILL BE RETURNED.

1. LOCATION OF PROPOSED PROJECT

Street Address _____ Zoning Classification _____

Legal Description: Subdivision _____ Lot _____ Block _____

2. APPLICATION IS MADE BY

Name: _____ Owner/Developer/Agent
(Please circle one)

If applicant is not the owner, please list owner's name and address: _____

Street Address: _____

City, State, Zip: _____

Phone or Contact Number: _____

Contractor (Name & Phone#): _____

Best way & time to contact: _____

3. REASON FOR BUILDING PERMIT

This permit is for: ___ New Construction ___ Fence ___ Driveway ___ Building Addition
___ Structural Alterations to existing building ___ Move/Relocate bldg. ___ Excavation
___ New sidewalk ___ Sign ___ Variance ___ Special Exception Use

Please specifically describe the proposed building activities for this permit application
(e.g. Build new house, erect new garage, etc. & please provide type of construction and building dimensions)

Size & total square feet of the proposed structure or building: _____

Height of proposed structure or building: _____
(Note: Height of a building or structure is that distance measured from ground level to the highest point)

Please provide a visual depiction & text of any signs for the proposed building or structure.

4. LOT OR PARCEL INFORMATION

Lot size _____ (sq. ft.) Front Lot Width _____ Rear Lot Width _____ Lot Depth _____

Structure will be set back _____ feet from FRONT lot line

Structure will be set back _____ feet from REAR lot line

Structure will be set back _____ feet from LEFT SIDE and _____ from RIGHT SIDE

Structure will be set back _____ feet from nearest structure/building on the lot (occupied or unoccupied)

Present Land Use: _____ Proposed Land Use: _____

PLEASE CONTINUE ON THE NEXT PAGE

SITE PLAN:

Site plans shall be drawn to a measurable scale and include a detailed drawing of the subject lot with all existing and proposed improvements. Structures and buildings to include: dwellings, garages, sheds of all kinds, decks, patios, retaining walls, fences, and signs. The site plan shall indicate all lot dimensions, all exterior dimensions of all existing structures and improvements and distances of all improvements and existing structures from all lot lines. New construction will include a drawing of proposed floor plan and front and rear elevations.

Application for a Building Permit will be accompanied by a detailed site plan. Interior remodeling projects and those exterior projects that do not change the size, cubic content or building footprint are exempt from site plan requirements. Site plans should include at a minimum:

- Property boundary lines, dimensions and total area.
- The availability and location of existing utilities, if requested by city staff.
- The proposed location, size, shape and type of all buildings or structures.
- The total square feet of building floor area, both individually and collectively.
- The number of dwelling units, bedrooms, offices, etc.
- Parking areas, number of parking spaces proposed, number of parking spaces required by this ordinance, type of surfacing to be used, etc.
- Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other man-made features to be used in the landscape.
- Location and type of landscaping to be used for screening purposes shall be illustrated in elevation as well as in the plan, if requested by city staff.
- Walls, fences or other artificial screens to be used as buffers shall be shown in elevation as well as plan view with proposed height and structural material to be used, if requested by city staff.

Other considerations pertinent to the proposed use may be requested by the Zoning Administrator.

BUILDING PERMIT FEES:

Permit fees are to be paid at the time the permit application is submitted to the City of George. Building Permits issued after the construction or moving of structures has begun shall double.

Building permit fees for the City of George are as follows:

New Construction	\$200	Fence	\$10
New Driveway	\$25	New Sidewalk	\$25
Building Addition	\$50	Move/Relocate bldg.	\$50
Excavation	\$75	Sign	\$10
Structural Alterations to existing building	\$50	Deck/Patio	\$50
Variance	\$100	Special Exception Use	\$75
Water Connection Permit	\$100	Water Tapping Fee	\$100
Sewer Connection Permit	\$100	Sewer Tapping Fee	\$100

Water Connection Permit required: _____ Yes _____ No

Sewer Connection Permit required: _____ Yes _____ No

The undersigned applicant, by signature, indicates his/her agreement to the conditions outlined in this permit, and to adhere to the George Zoning Regulations. The applicant also acknowledges understanding and agreement of: *That this permit is valid ONLY for the project as presented to and approved by the City of George; AND that any changes made to either the site plan submitted or the construction/improvement/usage authorized by this permit must be reviewed by the City of George for compliance and authorization prior to commencement of construction; AND that it is the intent of the applicant to build the structure(s) noted on this form in accordance with the plan(s) submitted for the usage(s) indicated; AND that ANY unauthorized changes to the approved plan, usage noted, or to the parcel/land/sit plan as presented renders this permit null and void.*

Approval of a Building Permit must be started within one (1) year and completed within two (2) years or the permit shall be void.

_____ Date _____
Applicant Signature (or Authorized Representative)

GEORGE BUILDING PERMIT APPROVAL (FOR USE BY ZONING ADMINISTRATOR ONLY)

This application and site plan presented by the applicant have been reviewed for compliance with the George Zoning Ordinance and is determined to be in compliance with the regulations.

This permit application is: Approved Denied Date _____

Signed: _____
George Zoning Administrator

Copy Sent to Applicant on: _____

Zoning Permit Fee Paid: Yes No \$ _____

Conditional Use Permit Required Yes No

Hearing Date for Board of Adjustment (if applicable) _____

FINAL INSPECTION APPROVAL (FOR USE BY ZONING ADMINISTRATOR ONLY)

Final inspection of project is: Approved Denied Date _____

Signed: _____
George Zoning Administrator