

Special Exception Use Permit Application

Clay County Board of Adjustment

Clay County Zoning Administrator

300 W 4th St, Spencer

8:00 a.m.-4:30 p.m. M-F

Tammy McKeever, Zoning Administrator – 712-262-8165

tmckeever@co.clay.ia.us

Application is made by: _____

(Present Street Address or E-911 rural address)

City, State, Zip

Phone No. _____ Cell Phone _____

The premises affected are located at _____ *(street address)*

(Legal Description – Section, Township, Range or Subdivision, Block & Lot Number)

Current Zoning District: _____

Has any previous application or appeal been filed in connection with these premises? _____

What is the applicant's interest in the premises affected? _____

What is the approximate cost of the work involved? _____

State the reason such Special Exception Use Permit is necessary

Please include the following attachments:

1. Plot Plan or Site Plan of the property showing all existing buildings and all proposed improvements indicated in such conditional use application.
2. Dimensions or distances from proposed structure to all lot lines. Dimensions of all proposal structures.
3. All roads abutting the property and proposed access(es) to any roads.
4. List of ALL property owners within 500 ft. of exterior limits of the property involved in this appeal, with addresses of same. (Zoning Officer may require abstractor's plat.)

Disclosure:

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

Signature of Applicant/Owner/Developer (or Authorized Representative)

Date

CLAY COUNTY ZONING ADMINISTRATOR APPROVAL:

The Special Exception Use Permit Approved Denied
as presented on the date: _____

Signed: _____ Zoning Administrator

Copy Sent to County Assessor on: _____

Copy Sent to Applicant on: _____

\$100.00 Special Use Permit Fee Paid: Yes No

Conditions/Notes:

From the Clay County Zoning Ordinance, Article XXV – Special Exceptions Regulations: The Board of Adjustment shall take into account the following items in making its general findings concerning the conditional use application.

Does the Board of Adjustment make the finding on the following factors relating to the proposed special exception use permit application?

- 1. The particular suitability of the property in question for the proposed use. Yes No
- 2. The effect of the proposed use on the character of the area and in property values in the areas. Yes No
- 3. The intended conditional use will be compatible with the existing land uses on adjoining property or with those land uses which are permitted under existing zoning. Yes No
- 4. The adequacy and availability of fire and police protection, and of transportation, water and sewage. Yes No
- 5. The effect of the proposed use on such services, particularly whether the County will have to make substantial increases in its normal expenditures to provide services. Yes No
- 6. The use will not overload and adversely affect the traffic congestion on adjacent streets or roads. Yes No
- 7. That such use will be in accord with the intent, purpose and spirit of this ordinance and the Comprehensive Development Plan and policies of Clay County. Yes No
- 8. The effect the proposed use may have upon the environment, water and air quality of Clay County. Yes No

Special Conditions or Requirements Imposed from the Board of Adjustment.

In review of the proposed Special 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 Clay County.

Conditions Imposed by the Board of Adjustment: _____

The above stated conditions must be met and followed in order for this Special Exception Use Permit to remain valid.

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