

Building Permit Application

Jurisdiction of the Village of Lodgepole

814 Sheldon St; PO Box 266, Lodgepole, NE 69149

lodgepoleoffice@gmail.com • (308) 483-5353 • lodgepolene.com

Application Date: _____ Date Received: _____ Permit fee paid: _____

DIRECTIONS: Please fill in the following required information accurately and completely. On the next pages, draw the shape of the property with dimensions. Show all existing and proposed buildings, including dimensions from the buildings to the lot lines.

The undersigned applies for a permit to erect/demolish a building on:

Lot _____ Block _____ Addition _____

Street address: _____

Owner Name: _____ Phone: _____

IS THE PROPERTY IN A FLOOD ZONE? _____ FLOODPLAIN PERMIT NEEDED? _____

Contractor Name: _____

Contractor Address: _____

Contractor Phone: _____

Use of Building: _____

Class of work: () New () Addition () Alteration () Sign () Repair () Move () Remove

() Fence () Garage () Carport () Sidewalk/Driveway

Describe work in full: (use back of form for additional space if necessary)

Sq. footage of proposed structure: Main floor _____ Basement _____

Additional floor _____ Garage/shed _____

Are utilities available at this location: _____ Zoning District: _____

1. Will the utilities be new? YES NO N/A R1, R2, R3, Commercial or Agriculture

2. Will the utilities be changed? YES NO N/A

3. Will the utilities be removed? YES NO N/A

Type of Construction: _____ Height: _____ Footing Depth: _____ Foundation

Type: _____ Minimum setbacks: Front yard 20 ft; side yard 5 ft; rear yard to eaves 5 ft

*****CONSTRUCTION IS NOT TO BE STARTED UNTIL PERMIT APPROVED*****

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Approximate Start Date: _____ Estimate Cost of Project: _____

Approximate Completion Date: _____

Separate permits are required for electrical, plumbing, heating, ventilation and air conditions, and septic systems. By my signature below, I acknowledge that payment of the building permit application fee does not constitute issuance of this building permit. I further agree that construction covered by this permit application shall not be commenced until I have received a copy of this application form signed by the Planning and Zoning Administrator.

I hereby agree to perform the proposed work in accordance with the specifications set forth above and in accordance with the Codes/Ordinances of the Village of Lodgepole and the State of Nebraska. I understand that this permit is void if work is not commenced within 180 days or is not completed within 2 years of the date of issue. Violation of Code/Ordinances can void this permit and all fees will be forfeited.

Signature of Owner: _____ Date: _____

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Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Planning/Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Comments/Special Requests/Reason for denial:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST: \_\_\_\_\_

Building Permit Number: \_\_\_\_\_ Issued: \_\_\_\_\_

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# Village of Lodgepole

## Building Permits and Regulations

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### **§ 150.01 BUILDING PERMITS REQUIRED**

Any person desiring to commence or proceed to erect, construct, repair, enlarge, demolish or relocate any building or dwelling, or cause the same to be done, shall file with the Village Clerk/Treasurer an application for a building permit. The application shall be in writing on a form to be furnished by the Village Clerk/Treasurer for that purpose. Every such application shall set forth the legal description of the land upon which the construction or relocation is to take place, the nature of the use or occupancy, the principal dimensions, the estimated cost, the names of the owner, architect and contractor and such other information as may be requested thereon. The application, plans and specifications so filed with the Village Clerk/Treasurer shall be checked and examined by the Board of Trustees, and if they are found to be in conformity with the requirements of this chapter and all other ordinances applicable thereto, the Board of Trustees shall authorize the Village Clerk/Treasurer to issue the applicant a permit upon payment of a permit fee set by the Board by resolution. Whenever there is a discrepancy between the permit application procedures contained herein and those which are contained in any building code adopted by reference, the provisions contained herein shall govern. (ref. 17-550, 17-1001 RS Neb.)

Districts: The following zoning districts are established within the Village of Lodgepole:

- R-1 – Residential One District
- R-2 – Residential Two District
- R-3 – Residential Three District
- C – Commercial District
- I – Industrial District
- A – Agricultural District

#### **Residential District Regulations for R-1 & R-2:**

Minimum lot area: 10,000 sq ft  
Minimum lot width: 100 ft  
Maximum structure height: 35 ft  
All dwellings shall be built on a permanent foundation.

#### **Residential District Regulations for R-3:**

Minimum lot area: Single-family - 5,000 sq ft  
Minimum lot area: Two-family - 2,500 sq ft  
Minimum lot width: 50 ft  
Maximum structure height: 35 ft  
All dwellings (except mobile homes) shall be built on a permanent foundation.

#### **Apply to all residential districts: R-1, R-2 & R-3:**

Front yard shall not be less than 20 feet. \*\*special rules apply if constructing a home existing on the block  
Side yard not less than 5 feet  
Rear yard not less than 15 feet from the primary structure and not less than 5 feet from an accessory structure.  
No accessory uses, buildings or structures shall be erected in any required front or side yard.  
No accessory building shall be erected closer than 10 feet from any other building.

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Accessory buildings may be located in the rear yard, but shall not be closer than 5 feet to the rear or side lot line.  
Accessory buildings shall be permanently anchored.  
Accessory buildings shall not exceed 18 feet in height.  
R-1 and R-2 Districts do not allow mobile homes.  
R-3 District allows mobile homes; certain restrictions apply per Village ordinance.

### FENCES:

No fence shall be constructed which will constitute a traffic hazard.  
No fence shall be constructed in a manner or be of a design as to be hazardous or dangerous to persons or animals.  
No person shall erect or maintain any fence shall adversely affect the public health, safety and welfare.  
In the R-1, R-2 and R-3 Residential zones, no fence shall exceed 3 ½ feet in height in front of side yards and no fence shall exceed 6 feet in height in rear yards.

### **Definitions:**

Foundation Permanent: shall mean a base constructed from either poured concrete or laid masonry rock or brick and placed on a footing located below ground level to a point below the frost line upon which a building or structure is permanently attached.

Permanently Anchored: shall mean connected to real estate (ground) in such a way as to require dismantling, cutting away, or unbolting from anchoring points in order to remove, relocate or replace.

THE ABOVE INFORMATION IS A BRIEF REVIEW OF THE LODGEPOLE ZONING ORDINANCES. FOR ADDITIONAL INFORMATION PLEASE REFER TO THE LODGEPOLE ZONING ORDINANCES AVAILABLE FROM THE VILLAGE CLERK/TREASURER.



Additional description of work (include pictures or drawing of proposed work)

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### ATTACH A PHOTO IF APPLICABLE

|                             |                               |
|-----------------------------|-------------------------------|
| NORTH                       | CLOSEST NORTH<br>SOUTH STREET |
| CLOSEST EAST<br>WEST STREET |                               |