

Ordinance No. 2014-02

An ordinance amending Section 153.03, Permits; Guidelines for Signs, subsections 2. (f), (h), (l); replacing 3; amending 4, 5; 6; 7; replacing 8 of the Gregory Municipal Code.

BE IT ORDAINED BY THE CITY OF GREGORY THAT subsection 2 (f), (h), (l) be amended; replace subsection 3; amend 4, 5, 6, and 7 and replace 8 of Section 153.03 Permits; Guidelines for Signs as follows:

153.03 (2)

- (f) The size of the proposed building or structure including the width, length and height;
- (h) The permit becomes null and void if work or construction authorized is not commenced within one year.
- (l) a site plan which would include the following: drawn (preferably) to scale; Includes a north arrow; includes property lines; shows all dimensions of structures; Includes all structures (existing and proposed) and setbacks from property lines Includes appropriate roads, driveways, or parking areas; is clear and legible.

(3)

The application must be accompanied by an amount equal to the residential & Commercial building permit fee schedule that is shown below:

Valuation	Fees
\$0---\$1000	\$15.00
\$1001--\$5000	\$15.00 + \$4.00 for each additional \$1000 or part Thereof over the first \$1000
\$5001--\$10000	\$35.00 + \$3.75 for each additional \$1000 or part Thereof over the first \$5000
\$10001--\$20000	\$60.00 + \$3.50 for each additional \$1000 or part Thereof over the first \$10000
\$20001--\$30000	\$100.00 + 3.25 for each additional \$1000 or part Thereof over the first \$20000
\$30001--\$40000	\$140.00 + \$3.00 for each additional \$1000 or part Thereof over the first \$30000
\$40001--\$50000	\$180.00 + \$2.75 for each additional \$1000 or part Thereof over the first \$40000
\$50001--\$100000	\$225.00 + \$2.50 for each additional \$1000 or part Thereof over the first \$50000

Square foot Valuation Basis for New Buildings and Additions Thereto

Dwellings—Single Family Dwelling, Duplex, Townhouses:

Finished Habitable Space.....	\$65.00 per square foot
Finished Basements.....	\$35.00 per square foot
Unfinished Space (basement or upper levels).....	\$20.00 per square foot
Attached Garages.....	\$22.00 per square foot
Detached Garages.....	\$20.00 per square foot
Storage Shed (Garden).....	\$12.00 per square foot
Pole Shed or other storage shed.....	\$20.00 per square foot

Commercial Buildings

Pole shed or other storage shed.....	\$20.00 per square foot
Finished Building.....	\$60.00 per square foot

“Non-valued” fees:

Fence (new build, not replacement of existing).....	\$25.00 flat fee
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Patio Deck/wood or concrete(new build, not replacement of existing) \$25.00 flat fee
 Failure to file a building permit.....\$75.00 penalty in addition to Above fee schedule
 Variance request.....\$75.00 flat fee

(4)

The Finance Officer shall give the Planning and Zoning Board a copy of the completed building permit applications. The Planning and Zoning members shall meet prior to the Gregory City Council meeting and give their recommendations on each of the building permits that have been submitted to them to the Gregory council.

(5)

The Gregory City Council members, sitting as the Board of Adjustment, shall review each of the building permits applications submitted to them by the planning and Zoning Board members at their next regular scheduled council meeting, at which time the applicant shall be heard along with any objectors to the granting of the permit. Within 48 hours after the hearing, the City Council shall notify the applicant as to whether his or her permit has been granted.

(6)

The permit will consist of a copy of the permit signed by the Planning and Zoning Board chair and the Mayor of the City Council and a statement stating that the permit has been approved and that the applicant can proceed in accordance with the plan submitted with his or her application.

(7)

In the event a permit is not granted, a written statement signed by the City Finance Officer and the Mayor of the City Council shall be delivered to the applicant, stating that his or her application for a permit is denied and shall describe the reason therefor.

(8)

Request for Variance. In the event that the applicant requests a variance because the required setbacks can't be met, a request for variance form must be submitted along with the building permit application. The fee for a variance permit shall be \$75.00. The variance request form shall be provided to the applicant by the City Finance Officer and will contain the following items:

- (a) Name, address, phone number, legal description, present zoning of the property and present use of the property.
- (b) Reasons for request for variance
- (c) Names and address of adjacent property owners
- (d) Attach a scaled accurate drawing of the site and surrounding area of the site and survey area of at least 300 feet from each boundary.
- (e) Survey pins located, if pins are not found, a survey will be required and paid for by the applicant.
- (f) Applicant signature, verifying that the information contained in the variance application and all attachments is true and correct.

 Maurice Schlaht, Mayor

ATTEST: _____

Al Cerny, Finance Officer

First Reading: 7-21-14
 Second Reading: 8-4-14
 Publication: 8-13-14