

PERMIT No. _____

PERMIT FOR _____ DATE _____

BUILDING SITE ADDRESS (Legal description or street address) _____

Building permit applicant: Please read the following instructions. It is your responsibility to complete a description of the project that meets the Sloan city zoning requirements. **If you have questions, contact the Sloan city clerk who has a copy of the complete zoning ordinance.**

Some general requirements: (see attached page for more specific zoning guidance)

- Construction of residences requires a tiling system.
- Backflow valves are required; drainage pipes from floor drains or fixtures located below the elevation of the curb or property line at the point where the building sewer intersects the sewer main shall drain by gravity into the main sewer and shall have an approved backflow check valve that will protect the section of the drainage system that receives discharge from the below curb or property line elevation.
- Tracer wires are required in plastic sewer pipes and water service pipes. Tracer wires shall be installed adjacent to or within six (6) inches of the service lines starting at the water meter and continuing along the pipe to the curb box where it will be placed alongside and brought to the top, terminating in a six (6) inch drop loop. The wire shall be not less than No. 12 copper-covered wire.

All electrical or plumbing work must be completed and inspected by a State-Licensed contractor.

Any contractor connecting works to city water or sewer lines must have a certificate of insurance and bond on file in the city office.

The Sloan city planning and zoning administrator (or designee) will review your plans and consult with you as needed to determine the project meets city zoning requirements. You are responsible for locating lot lines.

Communications will be managed through the city office at 428 Evans Street.
(712-428-3348)

Approval signatures:

Planning and Zoning _____ Date _____

City Council _____ Date _____

Building Inspector _____ Date _____

Once footings, etc. are ready to be poured/placed, contact Steve Richardson (712-251-5687) for inspector approval

PLEASE HANG THE BUILDING INSPECTION REPORT FORM (attached) IN A HIGHLY VISIABLE AREA

Building Inspection Report

Date _____ Building Permit No. _____
Building Location Lot _____ Block _____ Addition _____
Address _____

Owner _____ Address _____

Contractor _____ Address _____

Inspections Performed:

(1) Plans/Footings _____
Date & Signature (City Building Inspector)

(2) Framing _____
Date & Signature (City Building Inspector)

(3) Electrical _____
Date, Signature & License # (State Certification required)

(4) Mechanical _____
Date, Signature & License # (State Certification required)

(5) Tracer Wires _____
Date, Signature & License # (State Certification required)

(6) Backflow Valve _____
Date, Signature & License # (State Certification required)

(7) Final Inspection _____
Date & Signature (City Building Inspector)

Comments

This is to certify that the structure, or portion thereof, described above, has been inspected, and the building or the proposed use of the building, complies with the requirements of the Sloan/State Building Code.

Building Inspector _____
Date & Signature

Building Inspector Fees (for office use only) _____

CITY OF SLOAN
APPLICATION FOR BUILDING PERMIT

For office use: Permits are in effect for one year from date of approval. Extensions may be granted.

Permit number _____ Zone (A1, R1, R3, etc.) _____

Application: Approved _____ Denied _____ Date: _____

Council _____

Per city ordinances, the undersigned hereby applies for a building permit as follows:

Property Owner's name _____ Telephone: _____

Mailing Address _____

Applicant's email address _____

Construction site address _____

Structure description:

Type: (Wood frame, Brick, Concrete block or other) _____

Length _____ Width _____ Height _____ Basement? Yes _____ No _____

Intended use _____

Basement walls (material and dimensions) _____

Chimney _____ Roof _____ Flood Zone: Yes _____ No _____

(if yes, see attached flood permit form)

Footings: Material _____ Depth _____ Width _____

Estimate of project cost (total) : \$ _____

Architect (if applicable) _____ Contractor _____

Additional comments/description: _____

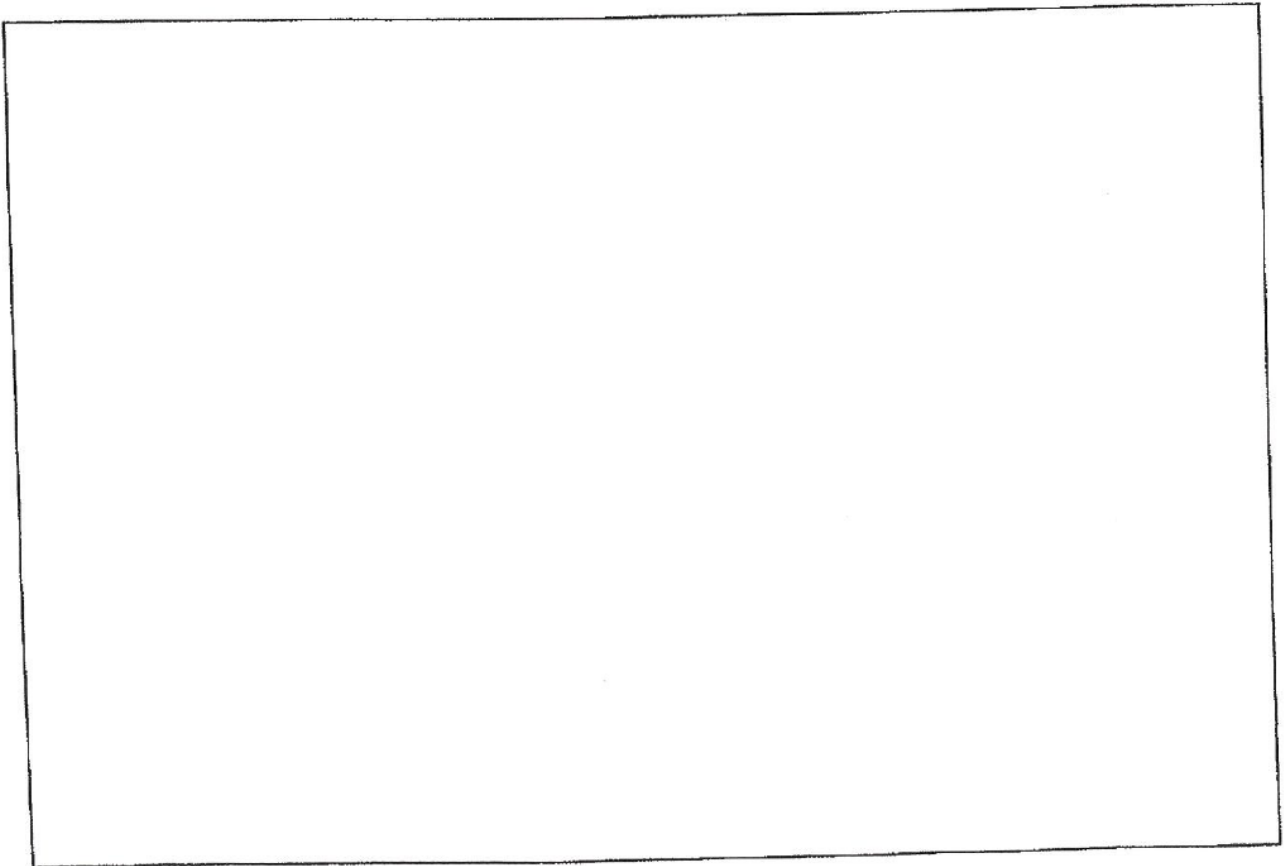
Note: No work shall begin until this permit is approved; any violation of City ordinances constitutes a civil misdemeanor liable to punishment.

Signed (applicant) _____ Date _____

Or Contractor _____ Date _____

SITE PLAN

1. Indicate North by arrow and show all abutting roads.
2. Show all current and planned structures and driveways, indicating proposed additions.
3. Indicate dimensions of project and in relation to existing structures, in feet.
4. Indicate off-street parking or loading areas with dimensions (see zoning ordinance)
5. Show location of wells and septic tanks and drain fields, if applicable.
6. Designated setbacks may vary by zoning district. The property owner is responsible/liable for exact measurements from all lot lines and rights of way. Check the zoning ordinance for the district where you are building.
7. Designated flood areas require a flood plan development plan including restrictions.
8. The application and site drawing must be complete and returned with the filing fee before consideration of a building permit.



(You may use a separate sheet for the site plan drawing.)

Site plan approved by City Council

Date _____

**URBAN REVITALIZATION TAX ABATEMENT PLAN
SLOAN, IOWA**

IMPORTANT: This application must be approved by the City Council and filed with the County Assessor in order to claim tax exemption. Please complete and return this form with your building permit.

_____ Prior approval for
_____ Intended Improvements

_____ Approval for Improvements
_____ Completed

Address of Property: _____

Legal Description of Property: _____

Title Holder or Contract Buyer: _____

Address of Owner (If different than above): _____

Phone Number - Day Phone: _____

Existing Property Use: _____ Residential _____ Commerical
 _____ Industrial _____ Vacant

Proposed Property Use: _____ Industrial _____ Commercial

Nature of Improvements: _____ New Construction _____ Addition
 _____ General Improvements

Specify: _____

Estimated or Actual Date of Completion: _____

Estimated of Actual Cost of Improvements: _____

SIGNATURE OF APPLICANT: _____ DATE _____

TAX EXEMPTIONS

All qualified real estate property is eligible to receive a 100% exemption from taxation on the actual value added by the improvements for a period of three (3) years, except that any such improvements must increase the actual value of residential property by at least 10% and must increase the actual value of the commercial or industrial property by at least 20%.

The property must meet all applicable land use, zoning, and flood plain regulations.

FOR AGENCY USE ONLY:

Planning & Zoning The above application is / is not in conformance with the requirements of the Urban Revitalization Plan.

Planning & Zoning Chairman _____ Date _____

City Council Application Approved/Denied (Reason if denied)

Mayor _____ Date _____

County Assessor

Present Assessed Value
Assessed Value with new Improvement
Eligible or Non-eligible for Tax Abatement

County Assessor _____
Date _____

Sloan, Iowa planning and zoning

Notes on building permit application requirements (zones R1 and R3)

This is a brief list of common requirements for structures in zoning districts R1 and R3 under the City of Sloan zoning ordinance. There may be other requirements specific to a site; for those please check with the zoning ordinance document available at the City offices, 428 Evans Street.

1. There is a generally a requirement of a 20 foot (minimum) front yard setback, and a 35 foot setback for back yards.
2. Side yards for homes with 1 or 1.5 stories in R1 must be 15 feet in total, with a minimum of 5 feet on one side (from the property line). For 2 and 3-story homes, 20 feet of total side yard is required with a minimum of 8 feet on one side. Corner lots may have additional details.
3. Residences in districts R1 and R3 may be no taller than 35 feet.
4. Accessory buildings:
 - a. may be no taller than 20 feet at the peak.
 - b. If a garage door opens to an alley, the minimum set back is 20 feet to allow for off-alley parking and building entry.
 - c. Plans for accessory buildings must leave 30% of the total backyard open (free of construction).
5. An accessory building that is not part of the main building shall not occupy more than thirty (30) percent of the rear yard.
6. The building inspector will determine the number of inspections needed for each project.
7. All permits will be kept on file and managed through City Hall (428 Evans St.) 712-428-3844.
8. Washouts of concrete trucks/conveyances cannot be conducted in city streets or alleys.
9. Contact City Hall for any taps into City water or sewer lines. City maintenance staff must approve any planned tap.