

APPLICATION

DIRECTIONS:

1. Fill out the form completely. Please print or type.
2. Filing Fee \$150.00. Make check payable to City of Cambridge
3. Contact the Cambridge City Office if you have any questions

Name of Land owner/Applicant: _____

Address: _____ City: _____

State: _____ Zip: _____

Phone Numbers: Home/Cell: _____

Work: _____

Present use of subject property: _____

Present zoning: _____

Application is hereby made for the following proposed use of property or structure:

Street address of proposed use of property or structure: _____

Legal description of proposed property: _____

Area of subject property, square feet and/or acres: _____

How the adjoining properties are used (actual use):

North: _____ South: _____

East: _____ West: _____

Will this use in all other respects conform to the applicable regulations of the zone in which it is located?

_____ YES _____ NO. If No, please explain: _____

Will this use conform to all other applicable regulations and ordinances of the City of Cambridge?

_____ YES _____ NO. If no, please explain: _____

Will this use have adequate water, sewer and drainage facilities (approved by the City of Cambridge,

City Council and the State of Nebraska Department of Health? YES _____ NO _____.

If no, please explain:

_____.

Will ingress and egress be so designed to minimize traffic congestion in the public streets/Roads?

_____ YES _____ NO. If no, please explain: _____

_____.

Estimated cost of structure:

\$ _____

Enclosed:

Site Plan: _____

THE ZONING OFFICIAL, WHO MAY BE ACCOMPANIED BY OTHERS, IS HEREBY AUTHORIZED TO ENTER UPON THE PROPERTY DURING NORMAL WORKING HOURS FOR THE PURPOSE OF BECOMING FAMILIAR WITH THE PROPOSED SITUATION.

Application fee is non-refundable

Signature of Owner

Or

Signature of Agent

Date

Date

CITY OF CAMBRIDGE CONDITIONAL USE PERMIT

DO NOT WRITE IN THIS SPACE

Application to be process for: _____

Date Submitted: _____ Date Notice Sent: _____

Application No. _____ Date of Public Hearing: _____

Filing Fee \$ _____ Proof of Property Line Submitted: _____

Date of Advertisement: _____ Permit No.: _____

Planning Commission Recommendation: Approval _____ Disapproval _____ Date: _____

City Council Action: Approval _____ Disapproval _____ Date: _____

ATTEST: _____
City Clerk/Treasurer

Chairman, Planning Commission

Date Final Approval: _____
Mayor, City of Cambridge

CONDITIONAL USE PERMIT PROCEDURE

Definition. Conditional uses are those type of uses which, due to their nature, are dissimilar to the normal uses permitted within a given zoning district or where the product, process, mode of operation, or nature of business may prove detrimental to the health, safety, welfare or property values of the immediate neighborhood and its environs. Within the various zoning districts, conditional uses that are specifically listed in the district regulations may be permitted only after additional requirements are complied with as established within this section. A proposal for a conditional use permit may be initiated by the City Council, Planning Commission, or the owner of the property affected.

A conditional use permit shall not be granted unless specific written findings of fact directly based upon the particular evidence presented support the Minimum Requirements.

1. The proposed conditional use complies with all applicable provisions of these regulations, including intensity of use regulations, yard regulations and use limitations.
 2. The proposed conditional use at the specified location will not adversely affect the welfare or convenience of the public.
 3. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
 4. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, wall and fences on the site, and,
 - b. The nature and extent of landscaping and screening on the site.
 5. Off-street parking and loading areas will be provided in accordance with the standards set forth, in these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.
 6. Adequate utility, drainage, and other such necessary facilities have been or will be provided.
 7. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
 1. The conditional use application form shall be completely filled out and returned to the office of the City Clerk with the appropriate filling fee, a plot plan drawn to scale, and other required information.
 2. **NO APPLICATION SHALL BE SCHEDULED FOR PUBLIC HEARING UNTIL THE APPLICATION FORM HAS BEEN FULLY COMPLETED, THE FEE PAID, AND ALL REQUIRED INFORMATION SUBMITTED.**
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1. The Planning Commission shall hold a public hearing at which time citizens and parties of interest shall have an opportunity to be heard. The City Clerk shall be responsible for having an official Notice of Public Hearing published in a newspaper of general circulation at least ten (10)

days prior to the hearing. This notice shall state the time and place of the hearing and shall describe the conditional use requested.

2. In addition to the publication of the notice described above, a notice shall be posted in a conspicuous place on or near the property on which action is pending. Such notice shall not be less than eighteen inches in height and twenty-four inches in width with a white or yellow background and black letters not less than one and one-half inches in height. Such posted notice shall be so placed upon such premises that it is easily visible from the street nearest the same and shall be so posted at least ten days prior to the date of such hearing.
3. Recommendations: Upon the conclusion of the public hearing, the Planning Commission shall prepare and adopt its recommendations and shall submit the same, together with a record of the hearing thereon, to the City Council. Said recommendations may be for approval or disapproval, or approval for less land area or a less intense zoning district, and reasons for the recommendation shall be included.

If a written protest against a proposed amendment shall be filed in the office of the City Clerk within fourteen (14) days after the date of the conclusion of the hearing on a proposed amendment by the Planning Commission, which protest is duly signed and acknowledged by the owners of twenty (20) percent or more either of the area of the lot or lots immediately adjacent on the sides and in the rear thereof extending three hundred (300) feet there from, and of those directly opposite thereto extending three hundred (300) feet there from, and of those directly opposite thereto extending three hundred (300) feet from the street frontage of such opposite lots, then such proposed amendment shall not be passed except by a three-fourths (3/4) vote of the City Council.

1. The City Council shall also hold a public hearing but not until a notice as outlined in Paragraph 3 has been published in the newspaper at least ten (10) days prior to the date of the public hearing. The City Council shall consider the application for a conditional use, although not until the fourteen-day protest period has expired, and may approve the recommendation of the Planning Commission or take whatever action it deems necessary. If an adequate number of protest petitions are filed, the conditional use can be approved only by a three-fourths (3/4) vote of all the members of the City Council.
2. The conditional use becomes null and void if the requested use has not commenced within twelve months of the date the original application is approved by the City Council.

APPLICATION FOR A CONDITIONAL USE
INSTRUCTIONS TO APPLICANT

1. All applicants for a conditional use should consult the City Clerk prior to submitting a formal application. The purpose of the consultation is to advise the applicant of his rights and responsibilities in filing the application.
2. The applicant must complete the attached application form. All blanks should be filled in. Any questions not applicable should be completed with N/A.
3. At least ten (10) days prior to the date of the public hearing, the City shall post a notice of the describing proposed conditional use on the property. The notice shall be easily visible from the street and shall be at least 18 inches in height and 24 inches in width either a white or yellow background and black letters not less than one and one-half inches in height.
4. The applicant shall submit a statement in writing justifying the conditional use applied for, and indicate under which section of the Zoning Regulations the application is being made.
5. The applicant shall prepare and submit in duplicate, at the time of filing the application, a detailed plot plan drawn to scale, showing all existing and proposed structures, property lines with dimensions, parking spaces, points of ingress and egress, driveways and any other information which should be helpful in consideration of the application. Proof of Property Lines must be submitted with application
6. The above listed documents, together with the fee of \$150.00, shall be submitted to the office of the City Clerk.