



City of Grand Island

Tuesday, September 27, 2005

Council Session

Item E2

Public Hearing on Request of Connie Hartford, 106 Cherokee Avenue for Conditional Use Permit for Temporary Single Wide Trailer Use during Construction of Single Family Dwelling Located at 106 Cherokee Avenue

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: September 27, 2004

Subject: Request of Connie Hartford for a Conditional Use Permit for a Temporary Building at 106 Cherokee Avenue

Item #'s: E-2 & G-7

Presenter(s) Craig Lewis, Building Department Director

Background

This request is for approval to utilize the existing single wide mobile home proposed to be moved to the back of the property as a dwelling during the construction of a new modular home on the property. The applicant is requesting approval for a one year period.

Discussion

The City code allows for temporary uses if approved by the City council in the form of a conditional use permit. Similar requests have been granted in the past to allow for a temporary dwelling to be utilized on the property during the construction of a new single family dwelling on larger parcels of land that do not appear to negatively impact the neighborhood.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the Conditional Use Permit.
2. Disapprove or /Deny the Conditional Use Permit.
3. Modify the Conditional Use Permit to meet the wishes of the Council.
4. Table the issue.

Recommendation

City Administration recommends that the Council approve the requested Conditional Use Permit with the following conditions,

- 1). The time limit is for one year from the date of the building permit issued for a new single family dwelling on the property.
- 2). The existing mobile home is connected to all utilities in a manor approved by the City Building Department.

Sample Motion

Approve the Conditional Use Permit to allow for the placement of a temporary mobile home with the recommended two conditions.

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

1. The specific use/construction requested is: SINGLE FAMILY DWELLING
2. The owner(s) of the described property is/are: CONNIE R. HARTFORD AKA CONNIE BOLTZ
3. The legal description of the property is: LT. 2 - DALE ROUSH SUBDIVISION
4. The address of the property is: 106 CHEROKEE AVE
5. The zoning classification of the property is: LARGE LOT RESIDENCE/MFG HOMES
6. Existing improvements on the property is: SINGLE WIDE TRAILER
7. The duration of the proposed use is: 1 YR FROM APPROVAL
8. Plans for construction of permanent facility is: MODULAR HOME ON FOUNDATION
9. The character of the immediate neighborhood is: SINGLE FAMILY DWELLING
10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
11. Explanation of request: TO MOVE SINGLE ^{WIDE} HOME BACK ON LOT TO MAKE ROOM FOR CONSTRUCTION OF FOUNDATION AND INSTALLATION OF MODULAR HOME ON FOUNDATION. TO LIVE IN SINGLE WIDE WHILE CONSTRUCTION IS BEING DONE.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

9/11/05
Date

308-382-9308
Phone Number

Connie R. Hartford AKA Connie R. Boltz
Owners(s)

106 CHEROKEE AVE
Address

GRAND ISLAND, NE. 68803
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.