



Property Information:			
Property Address:			Zoning District:
Parcel Number:		Parcel Size:	
Plat*:		Lot(s):	
Owner Name:			
Owner Mailing Address:		City:	State: Zip:
Phone Number:		Email:	

Contractor Information:			
Contractor:		Representative:	
Mailing Address:		City:	State: Zip:
Phone Number:		Email:	

Property Owner Acknowledgements:
<p><i>*The property owner does hereby acknowledge that their property is located in a plat or other development that may have restrictive covenants which are outside of the Village's zoning regulations, and may require a separate and additional approval from a private association. When seeking a land-use approval from the Village, the applicant is responsible for any conflicts between the property-specific information (deed restrictions, restrictive covenants, building & use restrictions) and the proposed project. The Village of Lake Isabella does not enforce the various recorded private building & use restrictions which are associated with individual plats and developments in the community.</i></p> <p>It is strongly suggested that for any type of heavy equipment entering or exiting your location that you use plywood sheets to protect the edges of the surface of the roadway. Any damage done to the surface or edges of the roadway will be the responsibility of the Applicant to repair as directed by the Village of Lake Isabella Street Administrator.</p> <p>In the event that the house that the garage is subordinate to is removed, destroyed, decoupled from, or otherwise no longer maintains the required relationship on the same parcel as required by the Village's zoning code; the garage shall either be recoupled to a house in a conforming manner to the requirements of this Chapter or be removed.</p> <p>By execution of this application, the property owner represents that the information provided and the accompanying documentation is, to the best of his/her knowledge, true and accurate. In addition, the undersigned represents that he/she is authorized and does hereby grant a right to entry to officials from the Village of Lake Isabella for the purpose of gathering information related to this application and to verify compliance with the terms and conditions which may be imposed if approved.</p> <p>Signature: _____ Date: _____</p>

Proposed Project:

Project type:

- New Home & Garage
- Addition to Existing Structure
- Accessory Structure: _____
- Enclose Deck/Porch
- Deck
- Other: _____

Type of Proposed Construction: Pole Stick Other: _____

Proposed Use: _____

Structure/Addition Ground Floor Square Footage: _____

Structure/Addition Ground Floor Dimensions: _____

Is the Structure within 500' of the Lake/River? Yes* No

If the Project is a New Home & Garage, please complete the following:

Ground Floor Habitable Dwelling Area: _____

Total Habitable Dwelling Area: _____

Attached Garage Square Footage: _____

CMDHD Septic Permit #: _____

CMDHD Well Permit #: _____

Structure Height from front grade to peak: _____

Exterior Surface Material(s): _____

* If "yes," a soil erosion permit from Isabella County may be required.

Site Grading Conditions:

1. Site grading shall meet the abutting property line elevations. To avoid runoff onto adjacent sites, side yard swales or other mitigation may be required during and after the development process if it is determined by the Village that runoff is occurring.
2. Structures shall not be located as to interfere with the natural drainage pattern unless it can be demonstrated that the change in grade will adequately redirect the flow of surface water.
3. When a new structure is constructed between existing structures or adjacent to an existing structure, the finished grade of the adjacent existing structures shall be considered in determining the appropriate finished grade of the new structure. The grading of the site around the new structures shall not result in additional runoff of surface water onto adjacent properties.
4. For new development, no excavation or modifications to the existing grade of a site may occur until after a Zoning Permit has been issued for the new structure or use.

Setbacks:**Primary Structure Setbacks:**

Front/Street Yard Setback ⁽²⁾	Secondary Street Frontage	Ordinary High-Water Mark	Side Yard	Rear Yard
35' (Major Street) 30' (Local Street)	30' (Major Street) 25' (Local Street)	35'	8' Min 20' Total	35' ⁽¹⁾

(1) If the "Rear Yard" setback is abutting property zoned OSR or Ag (inside or outside the Village limits), or LR-1 property used for a golf course, the setback shall be reduced by fifteen feet (15') for a minimum required twenty feet (20') rear yard setback.

Category 2 Accessory Structure Setbacks:

Parcel Type	Front/Street Yard Setback	Secondary Street Frontage	Ordinary High Water Mark	Side Yard	Rear Yard
Non-Waterfront	Not Permitted	20'	NA	8'	5'
Waterfront	District Setback	20'	50'	8'	8' ⁽²⁾
T-Lot	District Setback	NA	35'	5'	5' ⁽²⁾

(2) This setback only applies if the yard abutting the water would not normally be considered the rear yard.

ADDITIONAL PLACEMENT REQUIREMENTS:

- Structures shall not be placed in the floodplain.
- Structures Structures shall not be placed in a platted easement.

Application Materials:

- Application Fee
- Completed Application, including Plot Plan
- Copy of Soil Erosion Permit (if applicable)
- Copy of CMDHD Permits (if applicable)
- Deed Combination (if applicable)
- Required Drawings Showing Exterior Finishes , height, and roof pitch, and floor plan with dimensions.

Plot Plan:

Items to Include

- North Arrow
- All Property Lines & platted easements (Distances in Feet)
- Existing and Proposed Driveways & driveway surface material
- Setbacks from edges of the proposed structure to the nearest property lines.
- Distances as measured at the closest point between existing and proposed structures.
- Distances as measured at the closest point between the proposed structure and the well & septic systems.
- Square footage of all existing and proposed buildings on site