



BUILDING PERMIT CHECKLIST

This checklist must be completed and attached to the Application for Building Permit or application will be rejected.

CITY ORDINANCE 424

FORM COM-BP-2-1.18

Check All That Apply

- I have obtained a copy of City of Mackay Ordinance No. 424; have read and understand stated requirements.
- A "Registered Contractor" is not required to complete this construction (Idaho Code 54.5205)
Registered Contractors are not required for the following: A person performing work on one (1) project considered to be causal, minor, or inconsequential (less than \$2000.00); An owner building on his own property; Owners of commercial properties or lessees building with the owner's consent; A person building on his own rented residence, with owner's permission.
- A "Registered Contractor" is required to complete this construction (See Idaho Code 54.5205 if uncertain).
- Structure will change or add to City Sewer Service
- Structure will change or add to City Water Service
- Structure being built will require digging or excavation
 - Utility line locations have been identified and marked on the property being excavated. It is the Applicants responsibility to obtain this service. Utility lines include: sewer, water, telephone, electrical, gas, etc. The Applicant is solely responsible for any and all damages to Utility Services.
- Plot Plan has been completed and is attached to the application:
 - True street, alley, and adjoining property lines have been determined and identified on the property. Determining property lines is the responsibility of the Applicant (See Ordinance 424). No building permit will be granted if true property lines are not identified.
 - Property lines and structure locations are identified on the Plot Plan
 - Setbacks (See Ordinance 424) are identified on the Plot Plan in a contrasting color
 - All proposed structures (excluding new fences) are within the required Setbacks (See Ordinance 424)
 - Utility locations (existing and proposed) are indicated on the Plot Plan if digging or excavation is required.
 - Driveways and sidewalks (Public and Private) are indicated on the Plot Plan
 - Ingress, egress, parking area and material of construction, and drainage plan are indicated on the Plot Plan for commercial buildings

I the undersigned, hereby certify that the information contained herein and attached hereto is true and correct to the best of my knowledge, and agree to comply with all applicable City of Mackay Ordinances and State laws regulating this project. I acknowledge that this is only an Application for a Building Permit, and; that a City of Mackay Building Permit must be obtained based upon approval of this Application for Building Permit by the Planning and Zoning Commission prior to City Council approval at a City Council Meeting (may be as long as 30 days until approved). I understand that the Building Permit that will be issued is only for verification of compliance with Planning and Zoning Ordinance number 424 and is for the construction identified. It cannot be used for any other construction activities. I acknowledge I have been given the Application for Building Permit, Building Permit Checklist, and any Ordinances that I have requested (please list ordinances obtained);

Signature of Applicant

Date



APPLICATION FOR BUILDING (ZONING) PERMIT

City of Mackay
PO Box 509
Mackay, Idaho 83251-0509
(208) 588-2274

This is an application and not a Building Permit.
Application must be reviewed/approved or rejected by the Planning and Zoning Commission prior to approval by the Public Works Supervisor before beginning any work. This Application is to ensure compliance with City Planning and Zoning Ordinance 424. Ordinance is available from City Clerk upon request.

Applicant	Owner <small>Check if Same as Applicant <input type="checkbox"/></small>	Builder <small>Check if Same as Applicant <input type="checkbox"/></small>
Name:	Name:	Name:
Mailing Address:	Mailing Address:	Mailing Address:
City/State/Zip:	City/State/Zip:	City/State/Zip:
Phone No:	Phone No:	Phone No:
E-Mail:	E-Mail:	E-Mail:

Idaho Contractor's Registration Number (Unless Exempted by IC 54-5205) _____

All applications must include Application Checklist (FORM COM-BP-2-1.18), plans, sketches, drawings and specifications (FORM COM-BP-3-1.18).

Any digging/excavation must have a survey for underground utilities performed.
 Above items must be attached to application or application will be denied.

<input type="checkbox"/> New Dwelling <input type="checkbox"/> Residential (Remodel or Addition) <input type="checkbox"/> Detached Structure (Shed, Garage etc.)	<input type="checkbox"/> New Commercial/Industrial <input type="checkbox"/> Commercial/Industrial (Remodel or Addition) <input type="checkbox"/> Other <u>(Identify)</u> _____
Building Site Address: _____	
Project Value (without lot): \$ _____	Finished Square Feet of Project: _____ sq. ft.
Description of Construction and Use (attach additional pages if needed): _____ _____	
Applicant's Signature: _____ Date: _____	
Permit Fee is enclosed <input type="checkbox"/>	OFFICIAL USE ONLY:
	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected <input type="checkbox"/> Need More Information
By: _____	Date: _____



BUILDING PERMIT PLOT PLAN

CITY ORDINANCE 424

FORM COM-BP-3-1.18

A large, empty grid area for drawing a building permit plot plan. The grid consists of small squares, with a slightly larger square in the center, likely intended for a building footprint. The grid is composed of thin, light-colored lines on a white background.

(94) Transportation Facility: Structures and land used for such purposes as bus terminals, railroad stations, motor vehicle freight terminals, airports, and heliports.

(95) Utilities; Overhead and Underground: Electric power distribution lines, telephone lines, cable television lines, and any other pipes or conduit and appurtenances used for the distribution of electricity, gas, water, sewage, or any other substance.

(96) Vacation Rentals: Dwellings, cabins or other structures rented to temporary residents for whom it is not permanent lodging.

(97) Variance: A modification of the requirements of this Title. A variance is not a right or special privilege but may be granted to an applicant only upon a showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest in accordance with standards set forth in Chapter 14.

(98) Veterinary Animal Hospital or Clinic: A place used for the practice of veterinary medicine. It may also include boarding.

(99) Visual Obstruction: Anything that interferes with a clear view, particularly in relation to drivers at intersections.

(100) Walkway: See Sidewalk.

(101) Water Crossing or Diversion Structure: Any structure designed to cross or alter any stream, river, or other body of water.

(102) Water Storage: The containment of water for all uses.

(103) Wrecking/Junk Yards: A parcel of land used for the dismantling or wrecking of motor vehicles, mobile homes, trailers; or the storage, sale, or dumping of dismantled, partially dismantled, inoperable, obsolete, or wrecked vehicles or their parts or where junk, waste, discarded or salvaged materials are stored or handled and yards for used building materials and pieces and places or yards for storage of salvaged buildings and structural steel materials and equipment for storage or sale. Allowed in industrial zone only and enclosed by a solid fence.

9-1-4: CONFORMANCE AND PERMITS REQUIRED: No structure shall be erected, altered, or moved; nor any structure or land be used for any use other than is permitted in the zoned area in which such structure or land is located.

9-1-5: HEIGHT AND AREA REQUIREMENTS: Except, as herein provided, no structure or alteration of any structure, shall be permitted unless such action conforms to the regulations of the zoned area in which it is located. No structure may exceed thirty (30)

feet above grade except as provided in Exceptions to Area Requirements. (A) The front, rear and side yard requirements shall be waived where dwelling units are erected above stores, shops, or other commercial uses, not requiring such yards.

(B) No lot area shall be so reduced that the front, rear, or side yard shall be smaller than prescribed by this Title.

(C) The property owner shall remove any vegetation or any obstruction creating a visual obstruction. Visual obstructions shall not extend more than three (3) feet in height above the existing street center line within the vision triangle of vehicle operators defined by measuring from the intersection of the edges of two (2) perpendicular streets forty (40) feet along each street and connecting the two (2) points with a straight line. The sight distance is also applicable to railroad and highway grade crossings.

(D) On lots of irregular shape where the yard regulations can be determined but cannot be reasonably met, or on lots so located that appropriate improvements cannot be secured through strict adherence to the yard regulations, the yard regulations may be modified by the Council through the variance process.

9-1-6: YARDS IN THE CASE OF CORNER LOTS: Lots located on corners shall meet the front yard setback on both sides facing the public streets or rights-of-way for the zone in which they are located.

9-1-7: IMPROVEMENTS: (A) If concrete curb and gutter and sidewalks are required by the Council, then they shall be Constructed in accordance with City and/or State Regulations.

(B) All commercial and industrial business public parking areas shall be lit at night during business hours, and all outside lighting shall be so arranged as to prevent any nuisance or inconvenience to neighboring properties. All lighting shall meet the requirements of this Title.

(C) No part of any service station pump island shall be closer than twelve (12) feet to any property line in any zoned area in which a service station is a permitted use and no marquee or canopy above a service station pump island located in a zoned area shall be closer than ten (10) feet to any property line.

9-1-8: SCREENING: Where any lot or parcel located in a commercial or industrial zone is used for any use other than residential and abuts and/or adjoins any lot located in a district, said lot or parcel shall be screened from the residential lot(s) by solid fencing, or masonry walls. Screening shall be designed to provide obstruction of view with a height of not less than six (6) feet on all sides and be constructed to reduce noise and to eliminate trash from blowing into the residential lot(s).

9-3-3: YARDS: No more than 40% of the lot may be occupied by the home. (A) Front Yards: A front yard shall be provided of a depth of not less than twenty (20) feet from any City street right of way.

(B) Rear Yards: A rear yard shall be provided of a depth of not less than twenty (20) feet from any City street right of way and five (5) feet from any City alley twenty (20) feet in width and ten (10) feet from any City alley less than twenty (20) feet in width.

16 foot Alleys = 10'

(C) Side Yards: No part of any residence or attachment shall be closer than ten (10) feet from the edge of the side property line, including eaves, measured as if the side property line extended vertically for an indefinite distance.

(D) Detached Accessory Buildings: Detached accessory buildings may be constructed on the rear yard area only and no closer than five (5) feet to any side of rear lot line or closer than ten (10) feet to the rearmost wall of the main building.

9-3-4: LOT AREA: The minimum lot area per dwelling unit shall not be less than five thousand (5,000) square feet. No more than one (1) dwelling may be erected on a lot.

9-3-5: BUILDING HEIGHT: The height of a two (2) story residence shall be no greater than twenty-five (25) feet from grade.

9-3-6: OFF STREET PARKING: The number of off-street parking spaces recommended shall be no less than one (1) space per dwelling unit.

