



**APPLICATION  
CONDITIONAL USE PERMIT  
TOWER DEVELOPMENT PERMIT**

City of Broken Bow – 314 South 10<sup>th</sup> Avenue, P.O. Box 504 – Broken Bow, NE 68822

**NON-REFUNDABLE APPLICATION FEE -\$150.00  
MUST ACCOMPANY APPLICATION**

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Date \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Cell \_\_\_\_\_ Work/Home \_\_\_\_\_

Email address: \_\_\_\_\_

**Lessee's Name:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Cell \_\_\_\_\_ Work/Home \_\_\_\_\_

Email address: \_\_\_\_\_

**Others with Ownership Interest**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Cell \_\_\_\_\_ Work/Home \_\_\_\_\_

Email address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: Cell \_\_\_\_\_ Work/Home \_\_\_\_\_

Email address: \_\_\_\_\_

**Pursuant to the Broken Bow Zoning Ordinance, application is hereby made for the following proposed use of property or structure:**

Address of Property

Legal Description of Property:

Lot Size: (Sq. Ft. / Acres) \_\_\_\_\_ Zoning District \_\_\_\_\_

Existing use of property:

Land uses that border the site. Describe lot sizes, structures and uses:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_



Names, Addresses and Telephone Numbers of all owners of other towers or useable antenna support structures within a one (1) mile radius of the proposed tower, including publicly and privately owned towers and structures:

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

Applicant/Lessee shall provide:

1. An affidavit attesting that the applicant has made diligent but unsuccessful efforts to obtain permission to install or collocate the applicants' telecommunications facilities on a tower or useable antenna support or written technical evidence from an engineer that the applicants telecommunications facilities cannot be installed or collocated on another tower or useable antenna support structure.
2. Written technical evidence from an engineer that the proposed tower will meet the established Building Code and all other applicable construction standards set forth by the Village Board, and federal, state and ANSI standards.
3. Color photo simulations showing the proposed location of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the nearest residentially used and/or zoned property and nearest roadway, street or highway.
4. Descriptions and diagrams of the proposed tower, telecommunications facilities and/or antenna, manufacturers literature, appurtenances such as building, driveways, parking areas, and fences or other security enclosures with significant detail to allow persons reviewing the application to understand the kind and nature of the proposed facility.

Estimated Cost of Structure \$

Applicant's Signature \_\_\_\_\_ Mailing Address \_\_\_\_\_

## **CONDITIONAL USE PERMIT APPLICATION PROCEDURES**

1. Complete the Conditional Use Permit application and submit with all required attachments
2. If project requires new construction or alterations to an existing structure(s), please provide the following along with the completed application:
  - a. Zoning Permit Application
  - b. Site Plan including, but not limited to, location and dimensions of the following:
    - 1) All proposed site improvements
    - 2) Proposed structures
    - 3) Drive aisles and parking with dimensions
    - 4) Proposed changes to parcel/property lines (including lease lines)
3. Project Narrative: Submit a narrative statement demonstrating in what ways the request conforms or does not conform to the following standards:
  - a. Will not be hazardous or disturbing to existing neighboring uses.
  - b. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reasons of traffic, noise, smoke, fumes, glare or odors.
  - c. Will not create excessive additional requirements at public cost for public services and utilities.
  - d. Will not be detrimental to the economic welfare of the community.
  - e. Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.
  - f. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or applicable sections of the City Code.
  - g. Will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
  - h. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public roads.
  - i. Will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service or utility.
  - j. Will constitute a conditional use as established on the official schedule of regulations for the zoning district involved.



**OFFICE USE ONLY**

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Permit No. \_\_\_\_\_

**CONDITIONAL USE PERMIT REVIEW  
FOR \_\_\_\_\_**

**PLANNING COMMISSION**

Recommend Approval? Yes \_\_\_\_\_ No \_\_\_\_\_

Comments/Required changes

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Forwarded to the City Council \_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_  
Chairperson  
Planning Commission

**CITY COUNCIL**

Approved Yes \_\_\_\_\_ No \_\_\_\_\_

Comments/Required changes

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City Council Date of Action \_\_\_\_\_  
Date \_\_\_\_\_

\_\_\_\_\_  
Mayor  
City Council

Attest:

\_\_\_\_\_  
City Clerk

Date this \_\_\_\_\_ day of \_\_\_\_\_, 2020.