

# CITY OF CANTON PERMIT APPLICATION

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## LAND USE

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Names of all Landowners: \_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_ Phone #: \_\_\_\_\_

\_\_\_\_\_ Phone #: \_\_\_\_\_

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

City, State, Zip: \_\_\_\_\_

Parcel #: \_\_\_\_\_ Legal Description from deed, abstract or Records Office: \_\_\_\_\_

Have you started work on this project? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Is there an access to this property? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Is this project located under a power line? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Proposed Project: \_\_\_\_\_ Total # of bedrooms \_\_\_\_\_

(New home, addition, move in a structure, outbuilding or other.)

Estimated cost: \_\_\_\_\_

<i>Total Square Footage:</i>	Length		Width		Total
Basement	_____	X	_____	=	_____
1st level	_____	X	_____	=	_____
2nd level	_____	X	_____	=	_____
Attached Garage	_____	X	_____	=	_____
Porch or Deck	_____	X	_____	=	_____
Total Square Footage	_____	X	_____	=	_____

NO WORK MAY BEGIN UNTIL A PERMIT IS OBTAINED. IF WORK HAS BEGUN ON THE PROJECT BEFORE A PERMIT IS ISSUED, A \$400.00 LATE FEE MUST BE PAID IN ADDITION TO THE PERMIT FEE. The following projects are assessed \$7.50 per 100 square feet of living space; New Homes, home additions, porches, decks, attached garages, homes being moved in, and manufactured homes. All other structures are assessed at \$5.00 per 100 square feet (storage buildings, detached garages). A minimum is \$8.00.

TOTAL FEE \_\_\_\_\_(NO REFUNDS)

An aerial photo of the site must be provided with the application showing the location of the proposed construction. (Aerial photos are available from the Fillmore County Zoning Office.)

Measure and determine the following distances from the structure you are building:

1. Setback from center of a public road. \_\_\_\_\_
2. Setback from Front yard. \_\_\_\_\_
3. Setback from Rear yard. \_\_\_\_\_
4. Setback from Side yard. \_\_\_\_\_

**SITE INSPECTIONS ARE REQUIRED FOR ALL NEW DWELLINGS.** The footings must be dug and inspected before the actual construction of the dwelling may begin.

I hereby certify that the information contained herein is correct and agree to do the proposed work in accordance with the provisions of the Ordinances of City of Canton, Fillmore County and the Statutes of the State of Minnesota.

**Signatures of All Landowners**

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

Send all correspondence to:  
City of Canton  
PO Box 92  
Canton, MN 55922

Office Use Only:	
Planning Commission Reviewed: <input type="checkbox"/> Recommend Approval <input type="checkbox"/> Denied	
_____ Zoning Administrator Signature	_____ Date
City Council meeting date: _____ <input type="checkbox"/> Approve <input type="checkbox"/> Deny	

## Instructions for filling out a Land Use Permit Application

- (1) The applicant must list all the names that are on the abstract for this particular piece of land. This would include husband and wife's names if both were on the abstract plus any other landowners.
- (2) The parcel number is a 9-digit number found on a tax statement that specially designates a number for this particular piece of land. It starts with an R and is set up as such; R99.9999.999.
- (3) The legal description is a very detailed description of the boundaries of the parcel of land where an applicant plans to build. This description is found on an abstract or a deed or may also be obtained by coming into the County Recorders Office and asking for a copy. This copy should also contain all the names of the landowners who have an interest in this parcel of land.
- (4) In figuring out the total square feet, the applicant must add together all floor area of a dwelling whether finished or unfinished. All accessory buildings such as storage sheds, garages, and non-dwelling structures just include one level.
- (5) The total fee may be calculated by dividing the total square feet (6) by 100 and multiplying by \$7.50 for dwellings or modifications of dwellings or \$5.00 for all other buildings. The fee must accompany the application.
- (6) The signature block must contain the signatures of all landowners who are listed on the legal description, abstract or deed.

### Current Zoning Setbacks, Area, and Height in each District:

District	Front Yard	Side Yard	Rear Yard	Min. Area	Max. Height
R-1: Residential	33 ft from center of street	10 ft	10 ft	500 sqft	50 ft
*C-1: Commercial	0	0	10 ft	2,500 sqft	50 ft
*C-2: Commercial	33 ft from center of street	10 ft	10 ft	500 sqft	50 ft
I-1: Industrial	20 ft	20 ft	20 ft	40,000 sqft	50 ft
A-1: Agricultural	40 ft	10 ft	10 ft	2.5 acres	70 ft

\*C-1 = Commercial property on Main Street

\*C-2 = Commercial property within City Limits and not on Main Street