

**Nitro Land Reuse Authority
Application to Purchase Property**

The Nitro Land Reuse Authority's mission is to restore value to the community by acquiring, developing, and selling vacant, dilapidated, abandoned and/or delinquent tax properties in cooperation with stakeholders who value responsible land ownership. Through the sale of these parcels, the NLRA offers an opportunity to individuals to participate in the revitalization of the City through productive reuse of vacant lots. This application is for individuals who wish to purchase land owned by NLRA for the purpose of yard expansions for residential properties, rehabilitation of vacant/abandoned housing, new construction, demolition of blighted properties and residential and/or commercial redevelopment.

Eligibility

1. An applicant must **NOT** have any outstanding code violations, property tax or City delinquencies.
2. An applicant must have a proposed use for the property, for the boards review.
3. An applicant must submit a full and complete application with the required attachment to NLRA for processing.

****Buyers will be responsible for all costs and fees related to transfer, recording, consolidation, etc.**

Applicant Information

Applicant's Name _____ Date _____

Business/Organization Name (if applicable) _____

Mailing Address _____

Email Address _____

Telephone Number _____ Fax Number _____

Address of Property (*you wish to acquire*) _____

County _____ If known, parcel number _____ If known, square footage _____

Is the property residential or commercial? _____ Is the property currently occupied? _____

Do you own other property within the City of Nitro? Yes ___ No ___

If "Yes", please list the addresses and types of property (please add a separate sheet of paper, if needed)

Addresses for Buildings (Parcel Numbers for Vacant Lots)	Type of Property
_____	_____
_____	_____



Nitro Land Reuse Authority
of Kanawha & Putnam Counties

201 21st St Nitro, WV 25143
304.306.4201

Applicant's Signature

Date

Return Completed Applications To:

**Nitro Development/Land Reuse Authority
Attn: Kim Reed
201 21st St.
Nitro, West Virginia 25143**

Questions? Call (304) 306-4201 or email K.Reed@cityofnitro.org

Office Use Only (check & date)

Building, Planning & Zoning _____

Municipal & Refuse _____

If, in addition to the Land Bank Parcel(s), other property still needs to be acquired to move forward with the proposal, please list the permanent address or parcel number(s) of that property.

Description of Proposed Use and Improvements

Provide a general description of the type of use and improvements to be undertaken with the acquisition of the Land Bank parcel(s). If applicable, describe how it would be integrated into the layout of your existing property.

Provide information (as best you can at this time) for the various types of improvements that are applicable to your proposal. If a specific question is Not Applicable to your proposal, insert “N/A”.

New Structure / Expansion of Structures

Commercial, institutional, or industrial uses: Approximate number of square feet.

Residential uses: Number of units for each residential type. _____

Height: Approximate height or number of stories of main buildings. _____

Materials: Main type of materials proposed for facades (ex.: brick, block, wood, vinyl, glass, metal, etc.) _____

Parking / Service Areas

Approximate number of new parking spaces or size of service area. _____

Landscaping (information on width, types of vegetation and fencing, including height and type of material)

Between parking and sidewalk: _____

Buffers for storage/trash/incompatible uses: _____

Other landscape features: _____

Project Financing

Estimated “Sources and Uses” of Funds

Sources: Name all sources of financing

Source Type:	Name of Source	Estimated Amount (\$)	Are Funds Committed? (Yes/No)
1. Applicant’s Equity			
2. Bank Financing			
3. (Other)			

TOTAL SOURCES: \$ _____

Uses: Provide estimated costs for the applicable items

Uses	Estimated Amount (\$)	Source of Estimate
1. Property Acquisition		
2. Site Preparation		
3. Hard Construction Costs		
4. Design Costs		
5. Financing / Carrying Costs		
6. (Other)		

TOTAL SOURCES: \$ _____

Applicant Background and Experience

Has the Applicant developed other projects in the City of Nitro? Yes _____ No _____

If “Yes”, please provide a one-line description of the projects and provide the year. If extra space in needed, please attach.

Is the Applicant in default of any ongoing project(s)? Yes _____ No _____

If yes, identify in the spaces below the following: project name and status:

Is the Applicant a named defendant or party to any litigation such as bankruptcy, foreclosure, arbitration proceedings or have miscellaneous lawsuits pending or outstanding? Does the Applicant have any judgments or claims against him/her that could impede the ability to complete the project?

Yes _____ No _____

If yes, please explain:

Applicant’s Signature

Date

Return Completed Applications To:

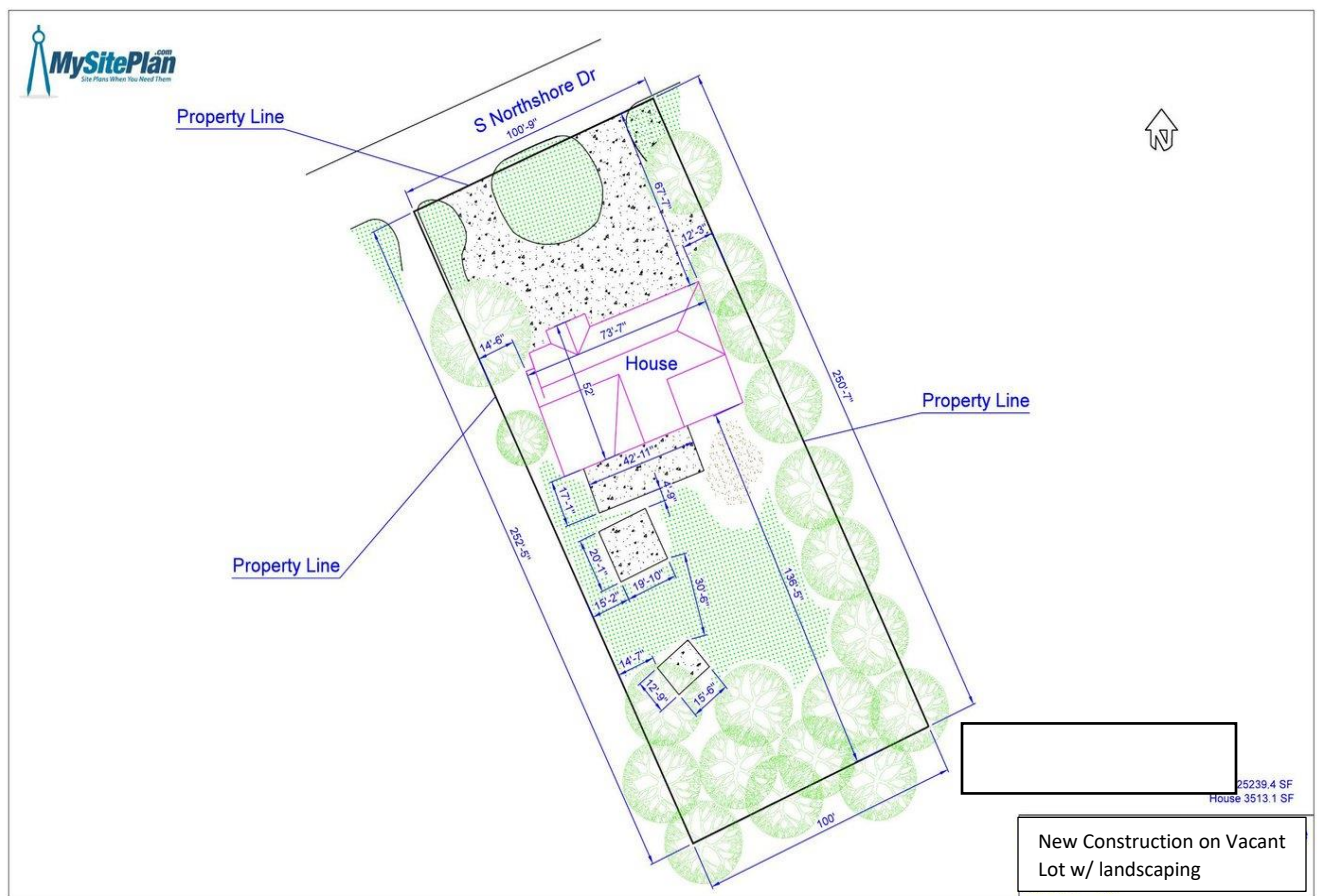
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Indicate What Your Plans are for the Land Bank Lot - Drawing Your Plan

- Fill in your contact information
- Show the location of the vacant lot
- Please include a drawing of all improvements you want made to the property
- Identify the location of existing vegetation on the land bank lot such as trees and bushes and show the proposed location and label any new trees, bushes, or gardens you plan to plant. Indicate if you will be planting new grass or paving
- Show any other improvements you plan to make such as patios, walkways, arbors, benches, etc.
- Indicate on the drawing which direction is North

Example of an Acceptable Site Plan Attachment
Site Plan Should Be Returned at the Same Time with the Application Form



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Nitro, West Virginia 25143

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Application to Purchase Vacant Lot

**Site Plan Attachment
(Return with Your Completed Application Form)**

Name: _____ **Site Address:** _____

Phone Number : _____ **Date of Application:** _____

Draw Your Plan in the Box Below or Attach a Separate Sheet.

(See the following page for instructions on drawing your plan)