

**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 _____

Adjacent Property / Side Yard Expansion (if applicable)

Address and Parcel Number(s) of the Land Bank parcels you wish to purchase for yard expansion:

Are you currently using the land bank parcel? Yes ___ No ___

If "Yes", have you made any improvements to the Land Bank parcel? Yes ___ No ___

If "Yes", what improvements have been made?

Yard Expansion Improvement Information:

To promote the expansion of residential yards on vacant lots, NLRA is willing to sell parcels to adjacent residential property owners. In doing so, NLRA encourages such improvements as landscaping (shrubs, trees, groundcover, etc.) and fencing. In making the decision to sell a Land Bank parcel for yard expansion, NLRA will consider the extent of improvements the applicant proposes to make to the Land Bank parcel and the impact those improvements will have on improving the overall value of the property and the neighborhood.

Please describe your plans for improving the Land Bank parcel (landscaping, gardens, pavement treatment, fences, etc.)

****Attach a simple site plan showing the improvements you propose to make.**

Please see the attached example of an acceptable site plan which includes the following:

1. Address of residential property, name of applicant, date of drawing;
2. Lot outline of parcels, location of sidewalk and street, labeled with name and address number;
3. Label the distance between the proposed structure and other structures on the site;
4. Label the distance between all structures and property lines;
4. Location of your existing house, driveway, fence, and garage, as applicable;
5. Drawing of proposed improvements (plantings, fencing, pavement, grass, etc.) with descriptive labels;
6. Show direction by adding a "north arrow".



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**Application to Purchase Property for Yard Expansion
Site Plan Attachment
(Return with Your Completed Application Form)**

Name: _____ **Site Address:** _____

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

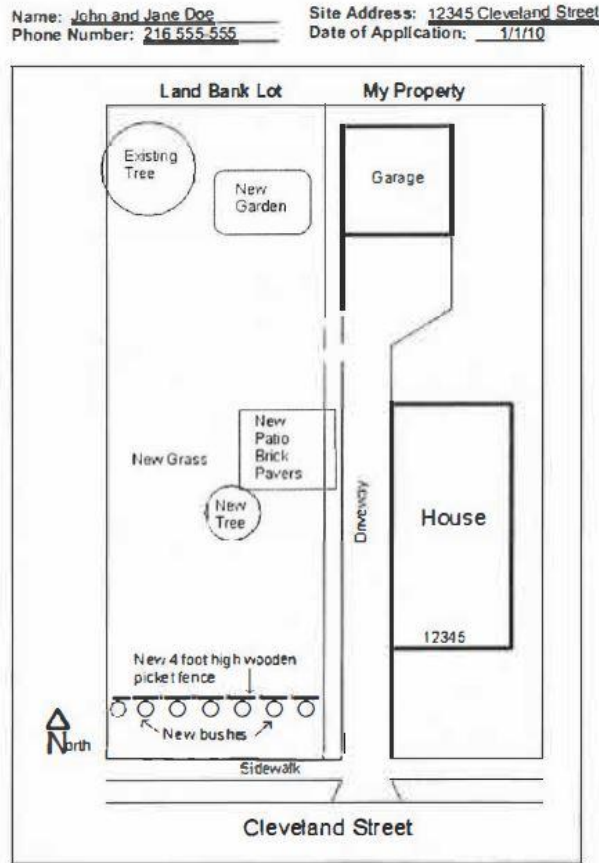
Draw Your Plan in the Box Below or Attach a Separate Sheet.

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

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

- Fill in your contact information
- Show the location of your existing house, driveway, and garage in relation to the Land Bank lot and to the street and sidewalk. Label the street name and your house number.
- If you plan to build a fence show its proposed location and indicate the style, the type of material and how tall it will be.
- 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.
- Show any other improvements you plan to make such as patios, walkways, arbors, play sets, 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**



Site Plan Should Be Returned at the Same Time with the Application Form To:
Nitro Development/Land Reuse Authority
Attn: Kim Reed
201 21st St.
Nitro, West Virginia 25143

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