

PLANNING COMMISSION CITY OF LEXINGTON

DETERMINATION FORM

On **April 1, 2009**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Special Use Permit Application** (Rezoning, Special Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) Request located at **1504 N. Taylor** (Location) for **Dennis Fleming** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Cathy Fagot

Seconded by: Mark Yung

Motion: Following discussion, moved by Fagot, seconded by Yung, to recommend approval of the special use permit application to the city council contingent upon an inspection by city building inspection officials to ensure that the buildings meet their intended use and can be brought to city code requirements.

Roll Call. Voting "aye" were Heineman, Vazquez, Vivas, Evans, Smith, Sutton, Yung, Fagot, Bennett. Motion carried.

Pamela Berke
Planning Secretary

Administrative Use Only

Date Submitted _____
Filing Fee - \$100.00 Date Paid - _____
Date Advertised _____

Case Number _____
Accepted By _____
Date Property Posted _____

SPECIAL USE PERMIT APPLICATION **CITY OF LEXINGTON**

1. Applicant's Name DENNIS FLEMING
2. Applicant's Address 1504 NO TAYLOR
3. Applicant's Telephone Number 308 324 6796
4. Owner's Name DENNIS FLEMING
5. Owner's Address 1504 NO TAYLOR
6. Owner's Telephone Number 308-324-6796 CELL
746 1489
7. Purpose of Special Use Permit MOVE BUILDINGS -
8. Present Zoning RESIDENTIAL
9. Within City Limits Yes Within Zoning Jurisdiction _____
10. Legal Description W 1/2 LOT 8 KUTZ PARK BLOCK A
11. Street Address of Property or Approximate Location 1504 NO TAYLOR
12. Site Plan (if applicable) _____

I/We the undersigned do hereby acknowledge that I/We do fully understand and agree to comply with the provisions and requirements for an application for a special use permit as described above. I/We the undersigned do hereby agree to allow City of Lexington employees or agents working for the City of Lexington, to enter the above referenced property as it pertains to this application.

Dennis Fleming
Signature of Owner

Dennis Fleming
Signature of Applicant

SPECIAL USE CHECKLIST

Special Use Case No.: _____
Date Filed: _____
Filing Fee Paid: \$ _____

- 1. Applicant's Name: DENNIS FLEMING
- 2. Applicant's Authorized Agent: _____
- 3. Applicant's Interest in Property: OWNER
- 4. Date advertised for Hearing: 29 MARCH 2009
- 5. Public Hearing Date: 1 APRIL 2009
- 6. Information in application correct: Yes x No _____

If No, explain: _____

7. Adjacent Zoning and Land Use:

	Land Use	Zoning
North	<u> RESIDENCE </u>	<u> R-1 </u>
South	<u> " </u>	<u> R-1 </u>
East	<u> " </u>	<u> R-1 </u>
West	<u> " </u>	<u> R-1 </u>

- 8. Present Use of Property: RESIDENCE
- 9. Special Use Requested: MOVE 2 OLD GARAGES

10. Does the proposed special use meet the following standards?

 Yes No

- X A. The proposed special use complies with all applicable provisions of these regulations, including lot size requirements, bulk regulations, use limitations, and performance standards.

- X B. Off-street parking and loading areas will be provided in accordance with the standards set forth in the zoning regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential use from any injurious effect.

- X C. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

11. Will the proposed special use be detrimental to the general area?

A. Are the number and location of driveways and parking lots such that they are likely to create traffic congestion or traffic hazards?

NO

B. Will the proposed special use disrupt or detract from the visual character of the area?

C. Is the proposed special use likely to cause a substantial reduction in neighboring property values?

NO

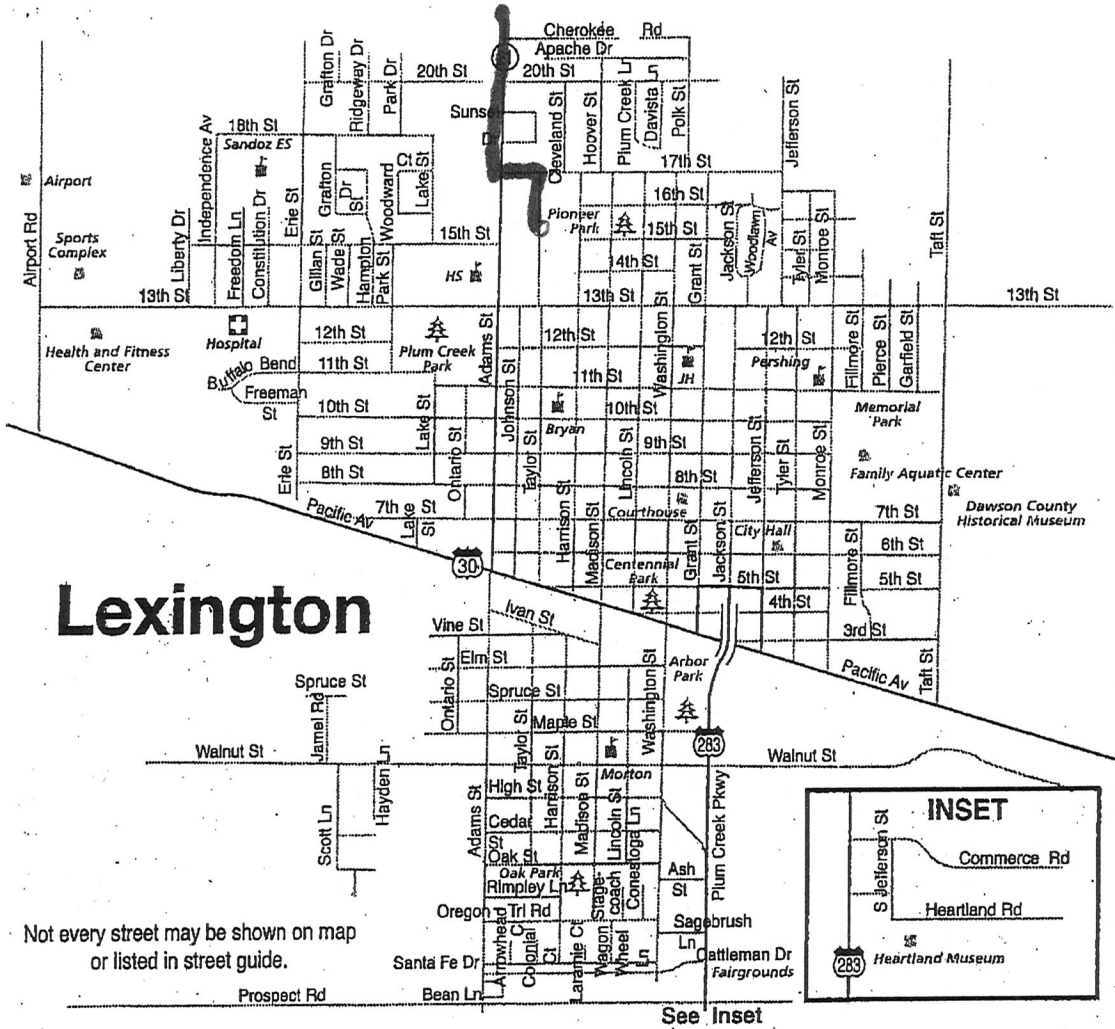
12. Should this special use be valid only for a specific time period?

Yes _____ No x _____

If Yes, what length of time? _____

IF APPROVED BY PLANNING COMM. TIME LIMITS TO HAVE GARAGES BROUGHT TO CODE AND DRIVEWAYS INSTALLED.

GARAGES ~~HAVE~~ BEEN BROUGHT IN. DID NOT HAVE BLDG. PERMIT + SPECIAL USE PERMIT APPROVAL



***PLEASE INDICATE ROUTE ON MAP**

Type of Building GARAGE

Address Where Building is Currently Located _____

Address Where Building Will Be Moved To 1504 N. TAYLOR

Building: Length 28 Width 14 Loaded Height 11'

Time of proposed move: Date _____ Hour 18 12'

Obtained a Special Use Permit (Yes/No) _____

Moving Contractor: OWNER (HAS BEEN MOVED)

Owner:	Name	Address	Phone No.
	<u>DENNIS FLEMING</u>	<u>1504 N. TAYLOR</u>	<u>308 324 6796</u>
	Name	Address	Phone No.

APPROVED _____
Building Official

DATE _____

NOTE: It is the responsibility of the property owner to notify Telephone, Cable TV, etc. when structures are moved.

24 HOURS PRIOR TO MOVE, VERIFY TIME OF MOVE BY TELEPHONE WITH BUILDING INSPECTOR, ELECTRIC SUPERINTENDENT, AND CHIEF OF POLICE.

Copy: Electric Superintendent
Police Department

CITY OF LEXINGTON
BUILDING DEPARTMENT

City of Lexington 406 E. 7th, Lexington NE, 68850 Phone: 308-324-2341 Fax: 308-324-4590

CONDEMNATION NOTICE

Friday, January 23, 2009

County: Dawson

Address: 1504 TAYLOR N

Legal Description: W1/2 Lot 8 Blk A Kutz Park Addition

Owner: Dennis Fleming
1504 N. Taylor
Lexington, NE 68850

Dennis Fleming,

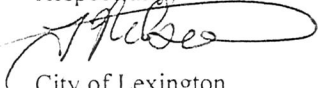
To the property owner of the premises known and described as 1504 N. Taylor. You are hereby notified that the **two (2)** garages that were brought into your property were done with out a building permit and a building moving permit. The causes for this decision are;

- X Whenever any building or structure has been constructed, or exists or is maintained in violation of any specific requirement or prohibition applicable to such building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

You must remedy this condition or demolish the building within 15 days from this date of receipt for this notice or the City of Lexington will proceed to do so. Appeal of this determination may be made to the board of appeals, by filing with the Chief Building Official within ten days from the date of receipt of this notice a request for a hearing.

If you plan to demolish the structure, please stop by the city offices and get a permit to do so.

Respectfully,



City of Lexington
Inspections Department

CC: File
City Manager
City Attorney

COPY

1504 N.Taylor Street

TAYLOR N

New Shed

Existing Shed

D

Sheds to be Removed

New Shed

D

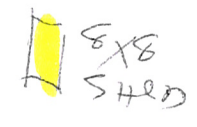
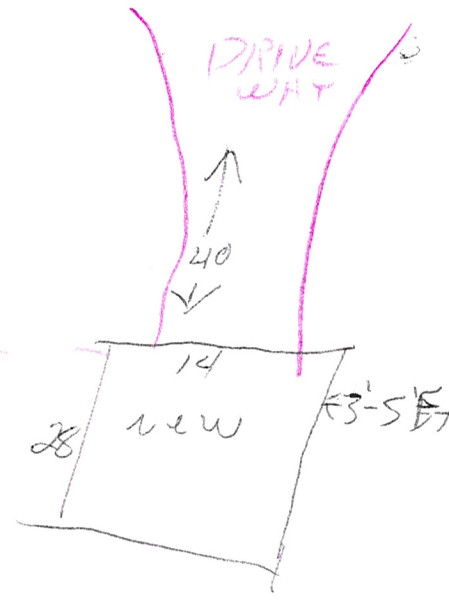
D



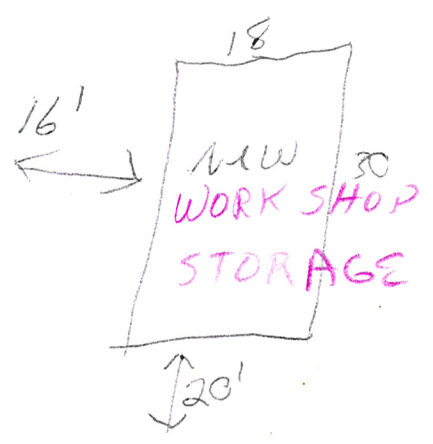
110.5' x 207' WITH 10' UTILITY EASEMENT IN BACK
NO ALLEY

1504 No TAYLOR

410'



● TO BE REMOVED



NOTICE
THIS PROPERTY IS BEING CONSIDERED
FOR A SPECIAL USE PERMIT.
A PUBLIC HEARING WILL BE
HELD AT 406 E. 7TH
APR. 1, 09
5:30 PM

