



# APPLICATION FOR REZONING

\*For an amendment to the zoning map, items 1 through 12 must be filled out completely before acceptance of this application for processing.

- 1. Property Owner's Name Jose Gomez-Aguirre
- 2. Property Owner's Address PO Box 1171, Lexington, NE 68850
- 3. Telephone Number 308-325-5817 E-Mail Address \_\_\_\_\_
- 4. Developer's Name Jose Rascon
- 5. Developer's Address 409 E 12th St, Cozad, NE 69130
- 6. Telephone Number 308-325-2614 E-Mail Address \_\_\_\_\_
- 7. Present Use of Subject Property Single Family Residential
- 8. Proposed Use of Subject Property Two Family Residential
- 9. Present Zoning R-1 Requested Zoning R-2
- 10. Legal Description of Property Requested to be Rezoned See Attached Exhibit A

Approximate Street Address and Location 210 W 17th Street, Lexington, NE 68850

11. Area of Subject Property, Square Feet and/or Acres Lot Size-20,001 sq. ft., Building Size-5,150 sq. ft.

12. Zoning of Adjacent Properties

North: R-1  
East: R-1

South: R-1  
West: R-1

The following information must be submitted at the time of application:

- Vicinity Map
- Copy of Site Plan (8 1/2 X 11 or digital copy)

I/We, the undersigned, do hereby acknowledge that I/We do agree with the provisions and requirements for an application for rezoning 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.

Jose Rascon  
Signature of Owner

Jose Gomez-Aguirre  
Signature of Applicant

### Administrative Use Only

Date Submitted \_\_\_\_\_  
Filing Fee \$100.00  
Cert. Of Ownership \_\_\_\_\_  
Date Sign Posted \_\_\_\_\_

Case Number \_\_\_\_\_  
Accepted By \_\_\_\_\_  
Date Advertised \_\_\_\_\_  
Date of Public Hearing \_\_\_\_\_

**Legal Description:**

The North 27 feet of Lot 9, and all of Lots 10, 11, and 12, in Block 4, Lexington Heights Addition to the City of Lexington, Dawson County, Nebraska.



308-324-2341 ♦ Fax: 308-324-4590 ♦ www.cityoflex.com  
406 East 7th Street ♦ P.O. Box 70 ♦ Lexington, Nebraska 68850-0070

## Development Services Department Preliminary Plan Review

<p>Owner: Jose Gomez Po Box 1171 Lexington, NE 68850</p>	<p>Project: 210 W 17<sup>th</sup></p>
--	---

Your plan submittal has been reviewed for compliance with the Lexington City Codes.

11/5/2014

Review Comments:

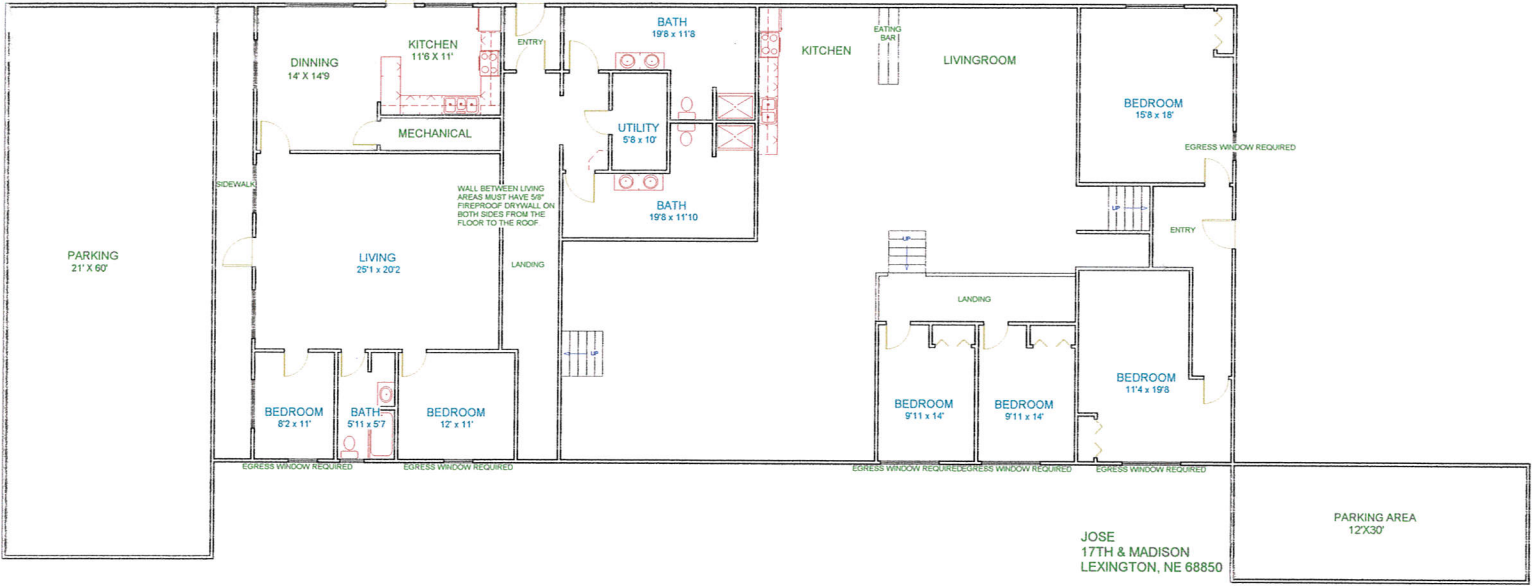
1.	<b>Rezoning to R-2</b> Requirement for a duplex.	Lexington Zoning Code
2.	<b>R106 Construction Documents</b> To include a wall section and floor plan.	2009 International Building Code
3.	<b>107.2.5 Site plan.</b> The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines.	2009 International Building Code
4.	<b>AJ601.3 Separation walls.</b> Where the work area is in an attached <i>dwelling unit</i> , walls separating <i>dwelling units</i> that are not continuous from the foundation to the underside of the roof sheathing shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for new structures.	2009 International Building Code
5.	<b>AJ102.2 Requirements by category of work.</b> Reconstructions shall conform to the requirements of Section AJ601 and the requirements for <i>alterations</i> and renovations.	2009 International Building Code
6.	<b>Article 7: Supplemental Regulations:</b> <ul style="list-style-type: none"> <li>• 7.02-Duplex, two parking spaces per dwelling unit</li> <li>• 7.05-Parking spots must be 9' x 20'.</li> <li>• 7.01.03 All driveways, circulation areas, and off-street automobile parking areas in residential</li> </ul>	Lexington Zoning Code

	zoned districts shall be paved with concrete, asphalt or asphaltic concrete.	
7.	<p><b>ARTICLE 8: Landscaping and Screening Requirements</b></p> <ul style="list-style-type: none"> <li>• <b>8.03.01</b> Single-family and two-family dwellings shall provide and maintain a minimum of 25 percent of lot area as a permeable and uncovered surface that contains living material. Single-family and two-family dwellings shall be exempt from all other requirements of this Section.</li> <li>• <b>8.05.01</b> All commercial and industrial uses that abut residential districts shall provide screening not less than six feet in height along the abutting property line(s).</li> </ul>	Lexington Zoning Code

SIGNED: Mark Yung Date 11-6-14  
Mark Yung

EN

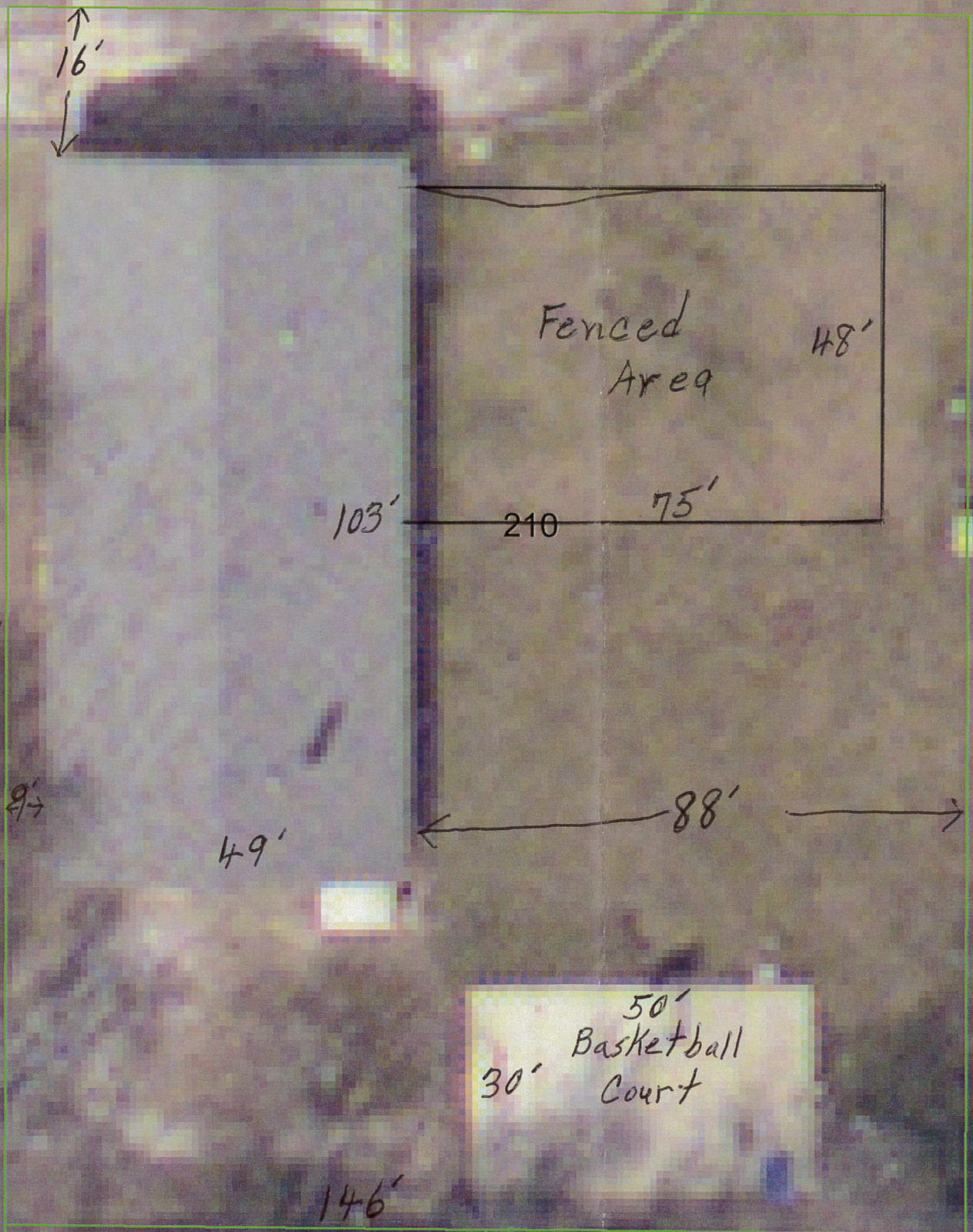
ABC PARTNERSHIP  
726 E. 7TH STREET  
LEXINGTON, NE 68850  
308-324-6115



JOSE  
17TH & MADISON  
LEXINGTON, NE 68850

LIVING AREA  
6564 sq ft

RECEIVED DEC 12 2014



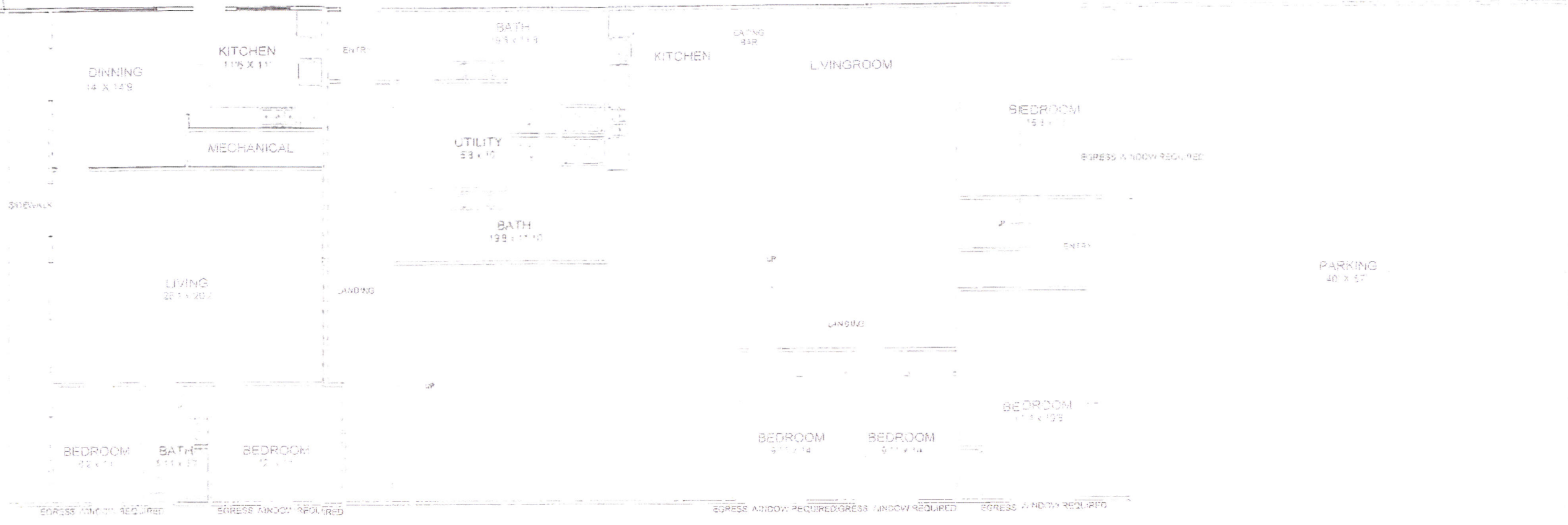
1613

1607

1605

Drive

ABC PARTNERSHIP  
726 E. 7TH STREET  
LEXINGTON NE 68850  
308-324 6115



PARKING  
21' X 30'

PARKING  
40' X 57'

← N

LIVING AREA  
66.73 sq. ft.

JOSE  
17TH & MADISON  
LEXINGTON NE 68850

Drive

210 W 17th  
11-5-14 Mark

Drive