



Application for Conditional Use Permit

- 1. Applicant's Name Nebraska District Council of The Assemblies of God
- 2. Applicant's Address 1006 N Airport Road Lexington, NE 68850
- 3. Applicant's Telephone Number 833.345.8272 office 308.440.4560 Scott ^{Manager} 308.627.7444 Shawn ^{Board Chair}
- 4. Owner's Name " "
- 5. Owner's Address " "
- 6. Owner's Telephone Number " "
- 7. Purpose of Conditional Use Permit Use Building as Welcome Center & Camp Entrance
- 8. Present Zoning C3
- 9. Within City Limits NO Within Zoning Jurisdiction yes
- 10. Legal Description ~~00001517 PT NW1/4 OF RB BEING PT 185.9 FT X 549.1 FT (.53) (6-9-21) PRIOR CCS~~
- 11. Street Address of Property or Approximate Location 1501 W Pacific
1501 West Pacific Parcel ID ~~240151704~~
- 12. Site Plan (if applicable) see attached

240007395
240151704

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.

Nebraska District Council of the Assemblies of God
Sam S. G. Camp
Board Chair
Signature of Owner

Signature of Applicant

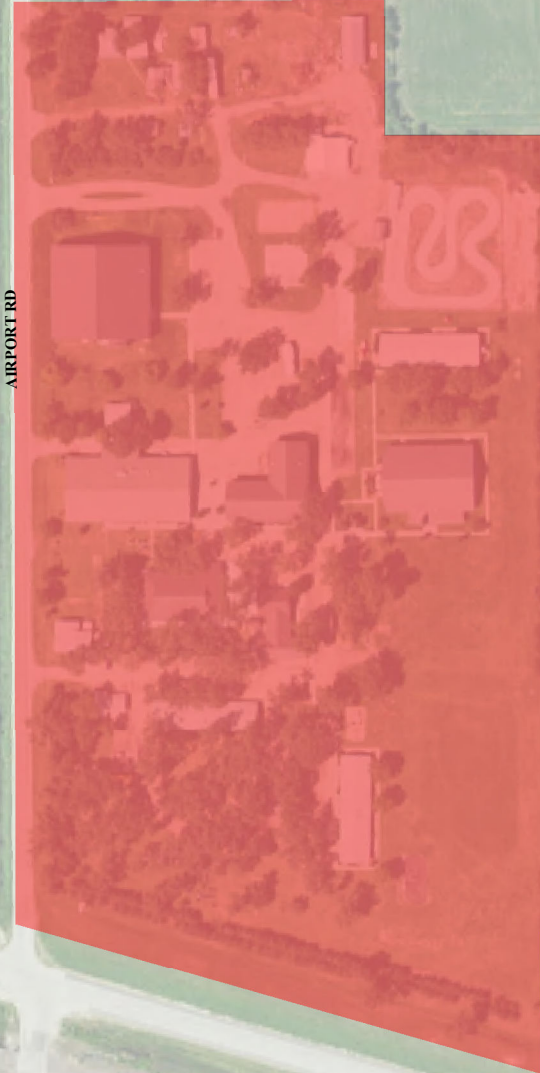
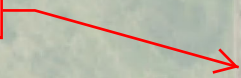
Administrative Use Only	
Date Submitted _____	Case Number _____
Filing Fee <u>\$100.00</u>	Accepted By _____
Cert. Of Ownership _____	Date Advertised _____
Date Sign Posted _____	Date of Public Hearing _____

Section 6.08 Standards

No conditional use permit shall be granted unless that Planning Commission or City Council has found:

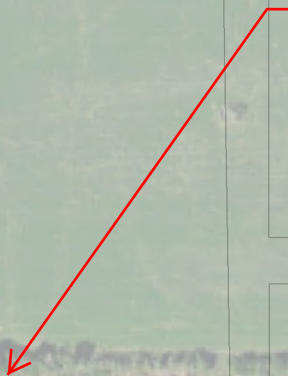
- 6.08.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community.
- 6.08.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
- 6.08.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.
- 6.08.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- 6.08.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 6.08.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- 6.08.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.
- 6.08.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- 6.08.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
- 6.08.010 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
- 6.08.011 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

Current Camprground



AIRPORT RD

Proposed
Campground
Expansion



WYCOFF DR

LIBERTY DR

HAWKS LN

FREEMAN ST

W PACIFIC AVE

**City of Lexington
Conditional Use Permit**

Conditional Use Permit for Campground

This Conditional Use Permit issued this _____ day of _____, 2023, by the City of Lexington, a municipal corporation in the County of Dawson, Nebraska (“City”) to, Nebraska District Council of the Assemblies of God (“Owner”), pursuant to the Lexington Zoning Ordinance.

WHEREAS, Owner wishes to expand a campground at 1006 Airport Road upon a portion of the following legally described property of land within the City of Lexington zoning jurisdiction:

Legal Description; followed by Exhibit “A”

WHEREAS, Owner has applied for a conditional use permit for the purpose of creating a campground in an C3 Highway Commercial zone; and

WHEREAS, the Mayor and City Council of the City of Lexington make the following findings of fact in regards to the issuance of a conditional use permit: the location and characteristics of the use will not be detrimental to the health, safety, morals, and general welfare of the area, and such use is not in violation of any the standards set forth in Section 6.08 of the Lexington Zoning Ordinance dated February 11, 2014, and amended December 8, 2015; and

WHEREAS, the Mayor and City Council of the City of Lexington, based on the above findings of fact, are agreeable to the issuance of a conditional use permit to the Owner for such purposes, subject to the appropriate conditions, safeguards, and time limits hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area of the property described herein for a campground, said use hereinafter being referred to as “Permitted Use or Use”.

Conditions of Permit

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are nontransferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City or unless exempted herein.
2. In respect to the proposed Use:
 - a. A building permit must be applied for and issued per Section 4.28 of the Lexington City Code.
 - b. All requirements of Section 7.14 of the Lexington Zoning Ordinance, pertaining to campgrounds, must be met.
3. The applicant’s right to maintain the use as approved pursuant to these provisions shall be based on the following:
 - a. An annual inspection to determine compliance with the conditions of approval. The conditional use

- permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. The use authorized by the conditional use permit must be initiated within twelve (12) months of approval.
 - c. All obsolete or unused structures and accessory facilities or materials specifically pertaining to such permitted use shall be removed at owner's expense within twelve (12) months of cessation of the conditional use, if required by the City.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as a permitted use hereunder upon the first of the following to occur:
 - a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
 - c. Owner's breach of any other terms hereof and his/her failure to correct such breach within ten (10) days of City's giving notice thereof.
 5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
 6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

Miscellaneous

The conditions and terms of this permit shall be binding upon owner, his/her successors and assigns.

1. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his/her agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
2. Any notice to be given by City shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

Contact Name and Address:

**Nebraska District of the Assemblies of God
1006 N. Airport Road
Lexington, NE 68850**

Effective Date:

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LEXINGTON

By _____
John Fagot, Mayor

Attest:

Pam Baruth
City Clerk

CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: _____

Title: owner/operator

Date: _____

EXHIBIT "A"

A tract of land in the Northwest Quarter of Section 6, Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, commencing at a point 692.3 feet East and 1287.7 feet South of the Northwest corner of said Section 6, which is on the South line of the proposed extension of 10th Street; thence East 354.3 feet along the South line of the proposed extension of 10th Street; thence South at an angle of 90' a distance of 589.7 feet to the North line of the Union Pacific right-of-way; thence Northwesterly along the North line of the Union Pacific right-of-way a distance of 367.9 feet; thence North 494.3 feet to the place of beginning; EXCEPT a tract of land deeded to the State of Nebraska as described in Quitclaim Deed recorded September 12, 1933 In Book 74, Page 391; records of Dawson County, Nebraska; AND EXCEPT the East Half of the above described property heretofore conveyed by Warranty Deed recorded January 18, 1952 in Book 96, Page; 6.54; records of Dawson County, Nebraska.

CITY OF LEXINGTON

DEVELOPMENT SERVICES DEPARTMENT

APPLICATION FOR COMMERCIAL CONSTRUCTION PERMIT

OWNER

Name: <i>NE District Council of the Assemblies of God</i>	Mailing Address: <i>1006 N Airport Road</i>	Unit #:
City: <i>Lexington</i>	State: <i>NE</i>	Zip: <i>68850</i>
Phone: <i>308 627 7444 Shawn King</i>	Cell: <i>308 627 7444</i>	E-Mail: <i>campkxgrounds@gmail.com</i>

CONTRACTOR

Name: <i>NE District Council of the Assemblies of God</i>	Mailing Address: <i>1006 N Airport Road</i>	Unit #:
City: <i>Lexington</i>	State: <i>NE</i>	Zip: <i>68850</i>
Phone: <i>308.440.4560 Scott Muirish</i>	E-Mail: <i>scott@neag.org</i>	

ARCHITECT

Name: <i>N/A</i>	Mailing Address:	Unit #:
City:	State:	Zip:
Phone:	Cell Phone:	E-Mail:

JOB INFORMATION

Job Address: <i>1501 W Pacific</i>	Flood Zone:	Zoning: <i>C3</i>
Legal Description: <i>00001517 PT NW 1/4 OF RR BEING PT 185.9 FT X 549.1 FT (.53)(6-9-21) PRR</i>	Estimated Cost of Project: <i>\$350,000</i>	
Description & Location of work on premises/special conditions: <i>Remodel of interior with addition of bathroom and (1) exterior door. see drawing</i>	NPDES #	
Diggers Hotline: 1-800-331-5666		

BUILDING INFORMATION

Building Description	Building Details	Items Required for Submittal
<i>Metal Frame & Walls Commercial</i>	Existing Area : <i>2400 Sq ft</i> New Area: <i>2400 Sq. Ft - same</i> No. of Stories: <i>1</i> Basement Area: <i>N/A</i> Type Of Construction: Occupancy: <i>Office</i> Building Use: <i>Welcome Center / Office for The Crossing</i>	<ul style="list-style-type: none"> Completed set of stamped drawings Specifications Physical Address SWPPP if over an acre disturbed <input type="checkbox"/> Check upon receiving stormwater pollution prevention material from City Staff.
		NOTE: You must contact the Nebraska State Fire Marshal and Nebraska State Electrical Inspector before permit issuance

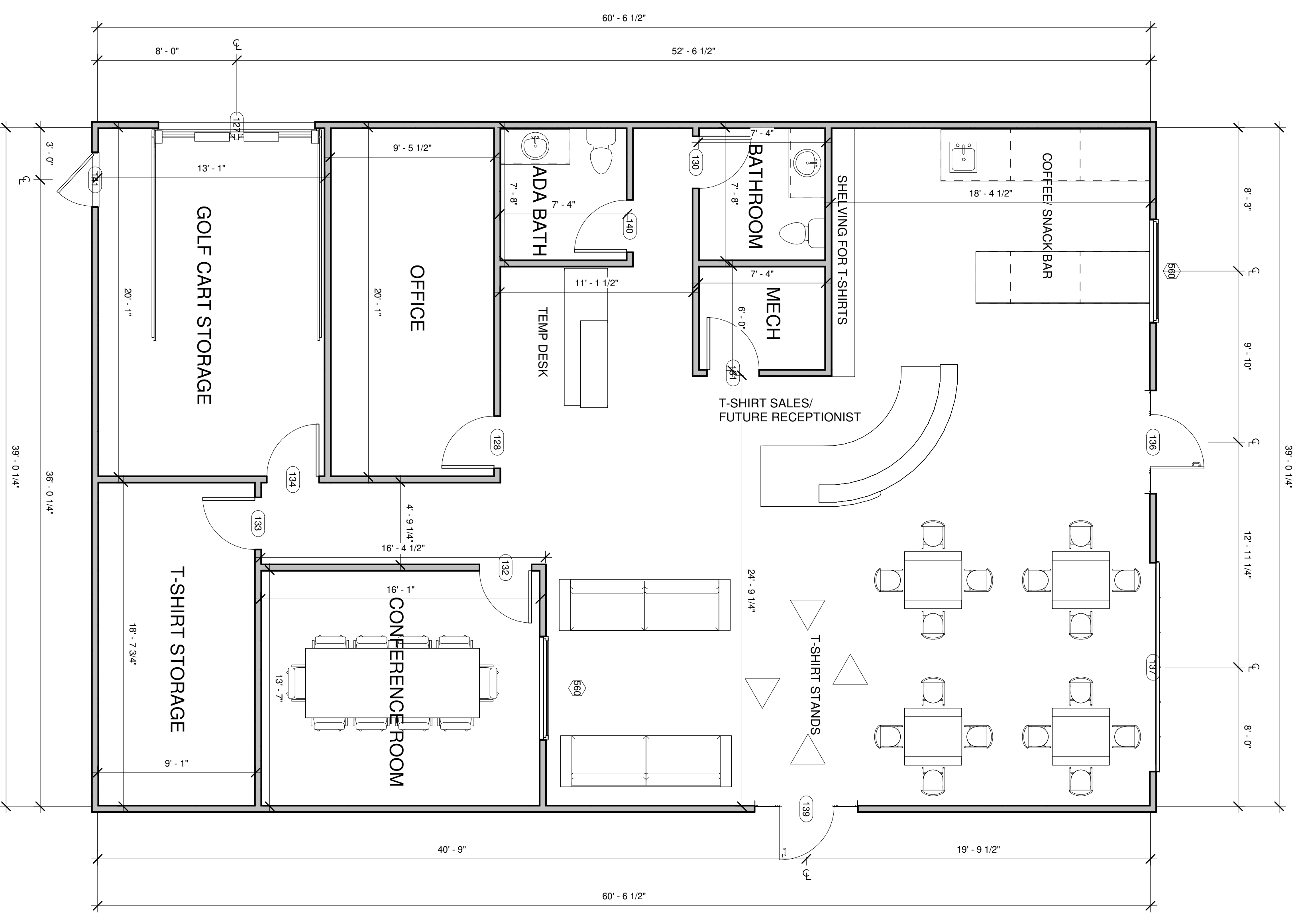
I hereby certify I have read and examined this application and corresponding documents. All provisions of laws and ordinances governing this work will be complied with, whether specified or not.

Authorized Signature: *Don S. Gf* Date: *10/2/2023*

OFFICE USE ONLY

Date Rec'd:	Issued By:	Est. Cost:	FEES CHARGED	FEES PAID
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1 MAIN FLOOR
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:
- THE OWNER/CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ARE TO THE FACE OF SHEATHING ON EXTERIOR WALLS AND TO THE FACE OF STUDS ON INTERIOR FRAMED WALLS.
 - ALL INTERIOR WALLS ARE 2X4 UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL DOORS AND WINDOWS ARE DIMENSIONED TO THE CENTER OF EACH OPENING, UNLESS OTHERWISE NOTED ON THE PLANS.

MAIN FLOOR AREA	
NAME	AREA

THIS PLAN IS ONE INCH LONG ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

Mead Lumber
1612 SOUTH WEBB ROAD, GRAND ISLAND, NE 68801
PHONE: (308) 384-1666 FAX: (308) 384-1669

DESIGNED EXPRESSLY FOR:
The Crossing Welcome Center

CONTRACTOR

THESE DRAWINGS HAVE BEEN PREPARED USING INFORMATION PROVIDED BY THE PURCHASER, WHO IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR GENERAL CONTRACTOR TO ASSURE THAT THE STRUCTURE IS BUILT IN COMPLIANCE WITH ALL LOCAL BUILDING CODES. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE DRAFTSMAN CANNOT GUARANTEE AGAINST HUMAN ERROR. THE GENERAL CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS, WINDOW SIZES, INCLUDING EXPRESS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME. NO WARRANTY EXPRESSED OR IMPLIED, THE STATE'S MEAL LUMBER SERVICES (SUS) DOES NOT REQUIRE RESIDENTIAL HOME PLANS TO BE DESIGNED AND DRAFTED BY A LICENSED ARCHITECT. THEREFORE, THIS HOME PLAN HAS NOT BEEN DESIGNED OR APPROVED BY A LICENSED ARCHITECT AND DOES NOT INCLUDE A REGISTERED ARCHITECTS 'STAMP' DEPENDING UPON WHERE THIS HOME IS TO BE BUILT AND THE LAWS GOVERNING THAT PARTICULAR AREA. A PLAN FOR A RESIDENTIAL STRUCTURE MAY REQUIRE TO HAVE A LICENSED ARCHITECTS APPROVAL PRIOR TO THE CONSTRUCTION. IT IS SUGGESTED THAT A LICENSED ARCHITECT APPROVE THE PLAN AND THE APPLICATION OF THE PLAN FOR THE PARTICULAR LOCATION.

PROJECT STATUS:
Project Status

DRAWN BY: FULLERTON

MAIN FLOOR

SHEET:
6

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **December 6, 2023**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Denial) of a **Conditional Use Permit for an extension of existing campground** for property located at **1501 West Pacific** (Location) for **Nebraska District Council of the Assemblies of God** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Cameron Smith

Seconded by: Jeremy Kaiser

Motion: Moved by Smith, seconded by Kaiser, to recommend approval to the City Council of the application for a Conditional Use Permit for property at 1501 West Pacific as presented

Roll Call: Voting "aye" were Roemmich, Tappan, Gonzalez, Jacob, Moyer, Kaiser, Smith, Worthing. Motion carried.



Planning Commission Secretary

