



Application for Conditional Use Permit

1. Applicant's Name Crossroads Center Inc
2. Applicant's Address 702 W 14th St, Hastings, NE 68901
3. Applicant's Telephone Number 402-462-6460
4. Owner's Name Daniel Buller, Executive Director
5. Owner's Address 702 W 14th St, Hastings, NE 68901
6. Owner's Telephone Number 307-921-8657
7. Purpose of Conditional Use Permit Temporary shelter for the homeless
8. Present Zoning R-1
9. Within City Limits Yes Within Zoning Jurisdiction Yes
10. Legal Description E 75FT S 116.6FT OF LOT 3 TR M E 1/2 6-9-21 ACREAGE IN CITY
11. Street Address of Property or Approximate Location
907 W 8th St, Lexington, NE 68850
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.

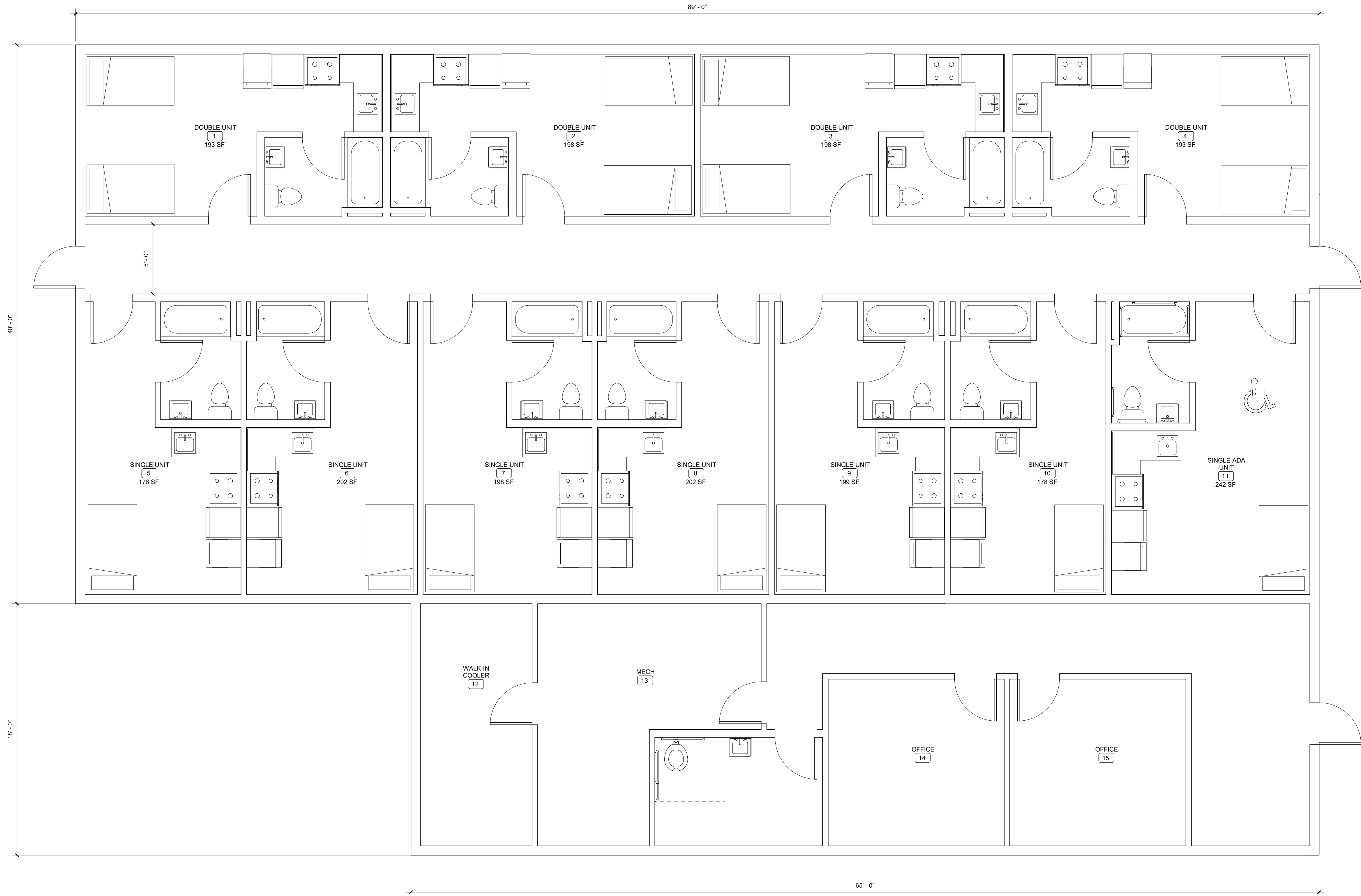
Signature of Owner

Signature of Applicant *Crossroads Center Inc.*

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 _____



**FLOOR PLAN - DESIGN
OPTION 1**

1
1/4" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- NOTES APPLY TO ALL SHEETS
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD, COLUMN LINES, MASONRY
- ALL CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB SITE CONDITIONS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE PLUMBING AND MECHANICAL CONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EQUIPMENT LOCATIONS THAT MAY REQUIRE THICKENING OF WALLS OTHER THAN THOSE SHOWN ON PLANS.
- ALL TRADES SHALL COORDINATE WITH THE GENERAL CONTRACTOR THE SIZES AND LOCATIONS OF ALL ACCESS DOORS REQUIRED FOR THEIR WORK. THE RESPECTIVE TRADE SHALL SUPPLY THE DOORS TO THE GENERAL CONTRACTOR FOR INSTALLATION.
- ALL INTERIOR STUD PARTITIONS ARE 3 5/8" METAL STUDS AT 16" o.c. UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL WOOD BLOCKING IN WALLS WHERE SURFACE MOUNTED DEVICES ARE LOCATED. FIELD VERIFY MOUNTING HEIGHTS AND LOCATIONS FOR ALL DEVICES. ADA DEVICES SHALL COMPLY WITH ADA ACCESSIBILITY REQUIREMENTS.
- ALL FIRE EXTINGUISHERS WITH BRACKETS (FE-2) TO BE MOUNTED WITH TOP OF FIRE EXTINGUISHER AT 48 INCHES A.F.F., REFERENCE PLANS FOR LOCATIONS.

NOT FOR CONSTRUCTION

PROJECT NAME:
Crossroads Lexington
907 W 8TH STREET
FLOOR PLAN - DESIGN OPTION 1

BRAWN BY:
A. ENGLISH

DATE:
08/11/2022

PROJECT NO:
22043

SCALE:
1/4" = 1'-0"

SHEET NO:

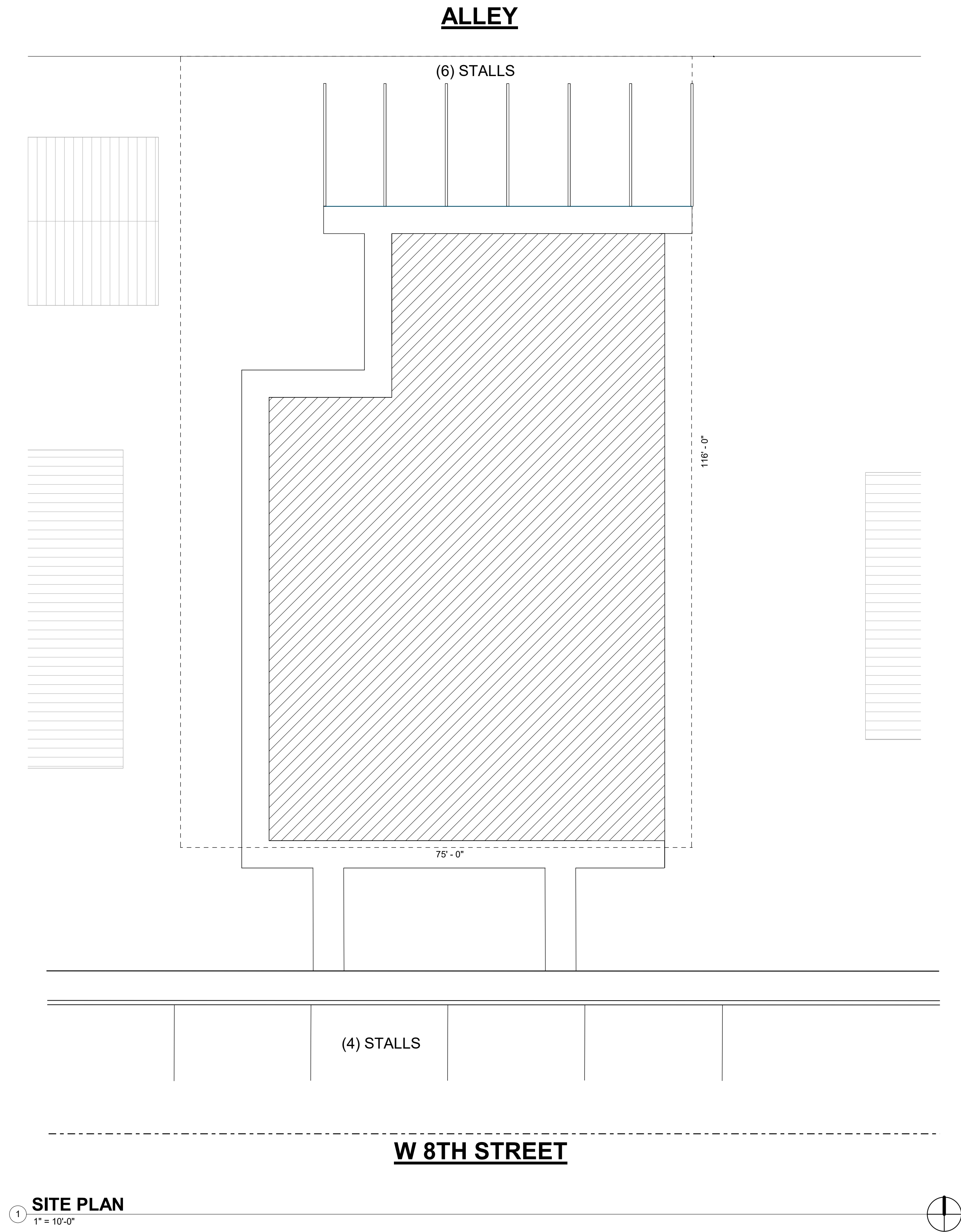
A-1.0



DESIGN/BUILD — GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNEY, NE (308) 238-2755
<http://www.chiefconstruction.us>

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NOT FOR CONSTRUCTION

PROJECT NAME:
Crossroads Lexington
907 W 8TH STREET
SITE PLAN

DRAWN BY:
A. ENGLISH

DATE:
08/10/22

PROJECT NO:
22043

SCALE:
1" = 10'-0"

SHEET NO:
A-1.4



DESIGN/BUILD — GENERAL CONTRACTORS
GRAND ISLAND, NE (308) 389-7222
KEARNEY, NE (308) 238-2755
<http://www.chiefconstruction.us>

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.

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **September 7, 2022**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Disapproval) of a **Conditional Use Permit** (Rezoning, Conditional Use, Subdivision, Variance, Zoning, Zone Appeal, Etc.) for property located at **907 West 8th Street** (Location) for **Crossroads Center Inc.** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curtis Roemmich

Seconded by: Sadie Worthing

Motion: Moved by Roemmich, seconded by Worthing, based on Section 6.08 Standards related to conditional use permits, to recommend approval to the city council of the application as presented.

Roll Call: Voting "aye" were Moyer, Margritz, Kaiser, Quintero, Tappan, Roemmich, Worthing. Smith abstained. Motion carried.



Planning Secretary