

Application for Conditional Use Permit

- 1. Applicant's Name NUVIDIN NUV
- 2. Applicant's Address 618 N WASHINGTON ST
- 3. Applicant's Telephone Number 402-709-8475
- 4. Owner's Name NUVIDIN NUV
- 5. Owner's Address 619 N WASHINGTON ST #19
- 6. Owner's Telephone Number 402-709-8475
- 7. Purpose of Conditional Use Permit i want to live and rent
- 8. Present Zoning C2
- 9. Within City Limits yes Within Zoning Jurisdiction yes
- 10. Legal Description 00000127 N90FT W1/2 LOT 4 & S43 1/4FT N90 3/4FT LOT 5
S43 1/4FT OF N90 3/4FT LOT 6 BLOCK 36 OT
- 11. Street Address of Property or Approximate Location
618 N WASHINGTON ST LEXINGTON NE 68850
- 12. Site Plan (if applicable) yes

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.

NUVIDIN
Signature of Owner

NUVIDIN
Signature of Applicant

Administrative Use Only

Date Submitted 5/8/23
Filing Fee \$100.00
Cert. Of Ownership _____
Date Sign Posted _____

Case Number _____
Accepted By _____
Date Advertised 5/27/23 CC
Date of Public Hearing 6/7/23 CC; 6/27/23 CC

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.



107

705

700

205

701

701 1/2

W 7TH ST

E 7TH ST

618 N. Washington Street

110

106

202

206

104

624

100

104

617

623

620

108

112

N GRANT ST

614

615

618

616

607

612

613

614

N WASHINGTON ST

608

608

607

606

604

601

603

600

W 6TH ST

E 6TH ST

115

111

107

601

111

113

117

119

203

204



C2

C2

705

700

C2

C2

205

C2

701

701 1/2

107

W 7TH ST

E 7TH ST

C-2 Core Commercial Zoning

110

106

C2

C2

623

C2

100

C2

624

C2

104

C2

617

202

206

C2

C2

C2

C2

C2

615

N WASHINGTON ST

618

C2

C2

108

112

C2

N GRANT ST

614

C2

C2

C2

613

616

C2

C2

612



608

C2

C2

C2

C2

607

608

C2

606

C2

604

C2

600

C2

C2

C2

C2

C2

601

C2

C2

115

111

107

603

601

608

C2

111

113

117

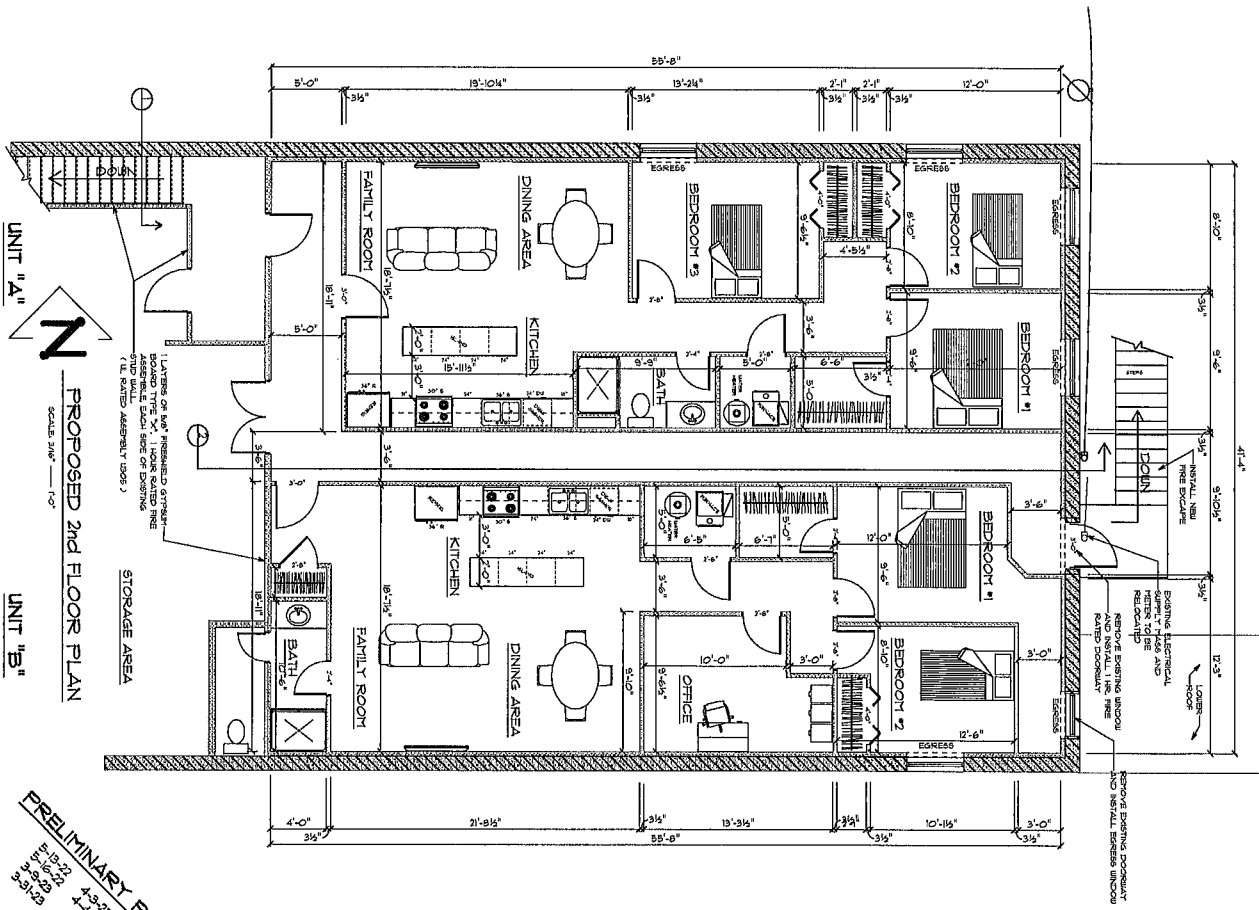
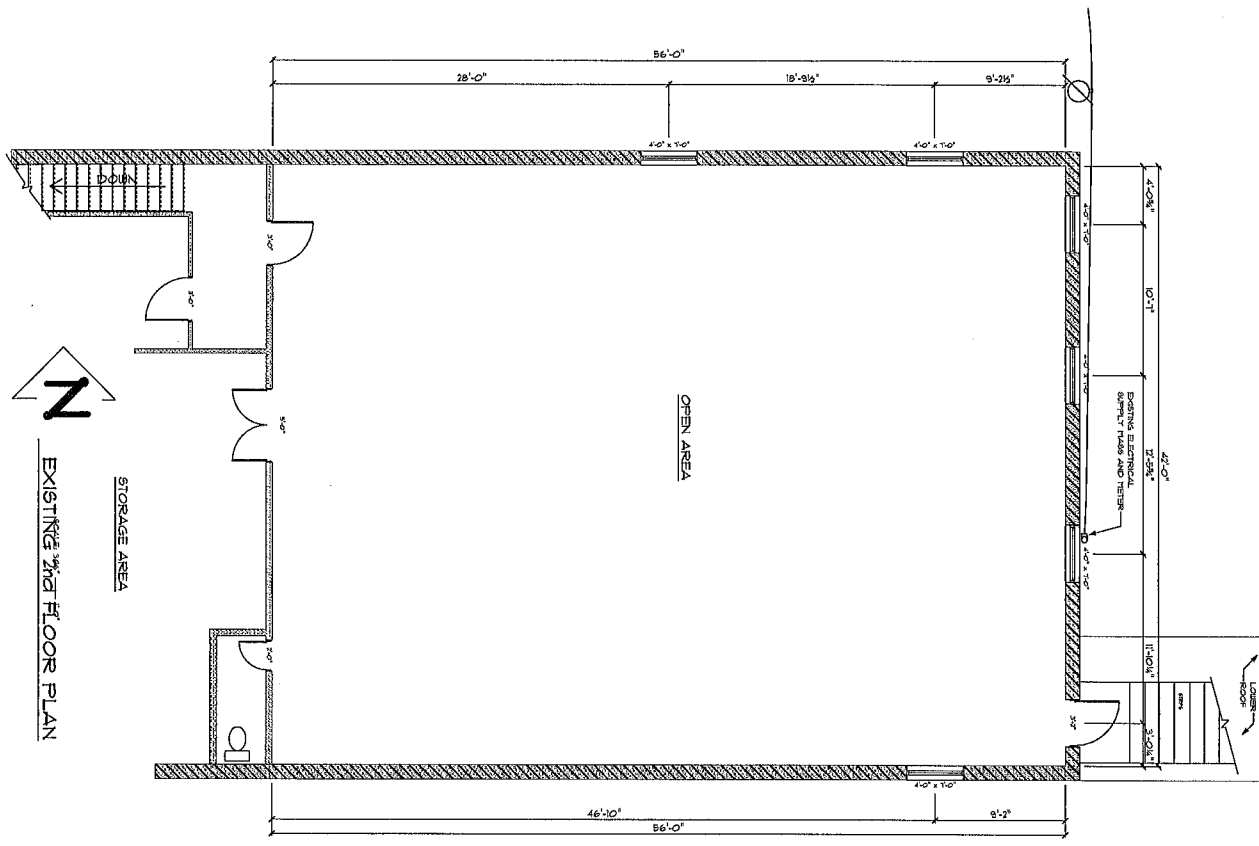
119

W 6TH ST

E 6TH ST

203

204



PRELIMINARY PLAN

11-10-22 4-2-23
 11-10-22 4-2-23
 11-10-22 4-2-23
 11-10-22 4-2-23

BE BRUNGARDT ENGINEERING, L.L.C.
 2015 VINE JUNE - TRIPOLI, VA 22154-2026-265
 CIVIL AND STRUCTURAL ENGINEERING
 CERTIFICATE OF REGISTRATION 64442

UPSTAIRS APARTMENT - REMODEL
 -- 616 - 618 N. WASHINGTON ST. -- LEXINGTON, NE --

PROJECT NO. P2023-03-22
 DRAWN BY: TODD KOOPMAN
 CHECKED BY: JESSICA
 DATE: 11-10-22

ODKO

NO.	REVISION
1	ISSUE FOR PERMIT
2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS

THIS DRAWING IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On **July 12, 2023**, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended **Approval** (Approval/Denial) of a **Conditional Use Permit** for property located at **618 North Washington St** (Location) for **Nuridin Nur** (Name).

The Lexington Planning Commission made the following motion:

Motion by: Curtis Roemmich

Seconded by: Kristi Moyer

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

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



Planning Commission Secretary

*If no standards are checked, then the Planning Commission has made findings of fact that the application complies with Section 6.08 of the Lexington Zoning Ordinance.

Based on the facts set forth at the Public Meeting, the Planning Commission hereby makes the following findings of fact: *

- _____ 6.08.01 That the establishment, maintenance, or operation of the conditional use will 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 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 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 not being provided.
- _____ 6.08.05 Adequate measures have not been or will not be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- _____ 6.08.06 The use shall include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- _____ 6.08.07 The use shall 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 involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- _____ 6.08.09 The use shall 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 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 involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.