

Application for Conditional Use Permit

- 1. Applicant's Name M Squared Ag, LLC
- 2. Applicant's Address P.O. Box 430
- 3. Applicant's Telephone Number 308-325-6183
- 4. Owner's Name Community Development Agency of Lexington, NE
- 5. Owner's Address 406 E 7th St Lexington, NE 68850
- 6. Owner's Telephone Number 308-324-2341 ext 1116
- 7. Purpose of Conditional Use Permit Agriculture Services
- 8. Present Zoning A-1 Agriculture
- 9. Within City Limits Yes Within Zoning Jurisdiction Yes
- 10. Legal Description Lot 2, Northeast Second Addition, Lexington, NE
- 11. Street Address of Property or Approximate Location
Lot 2, Northeast Second Addition, Lexington, NE
- 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.

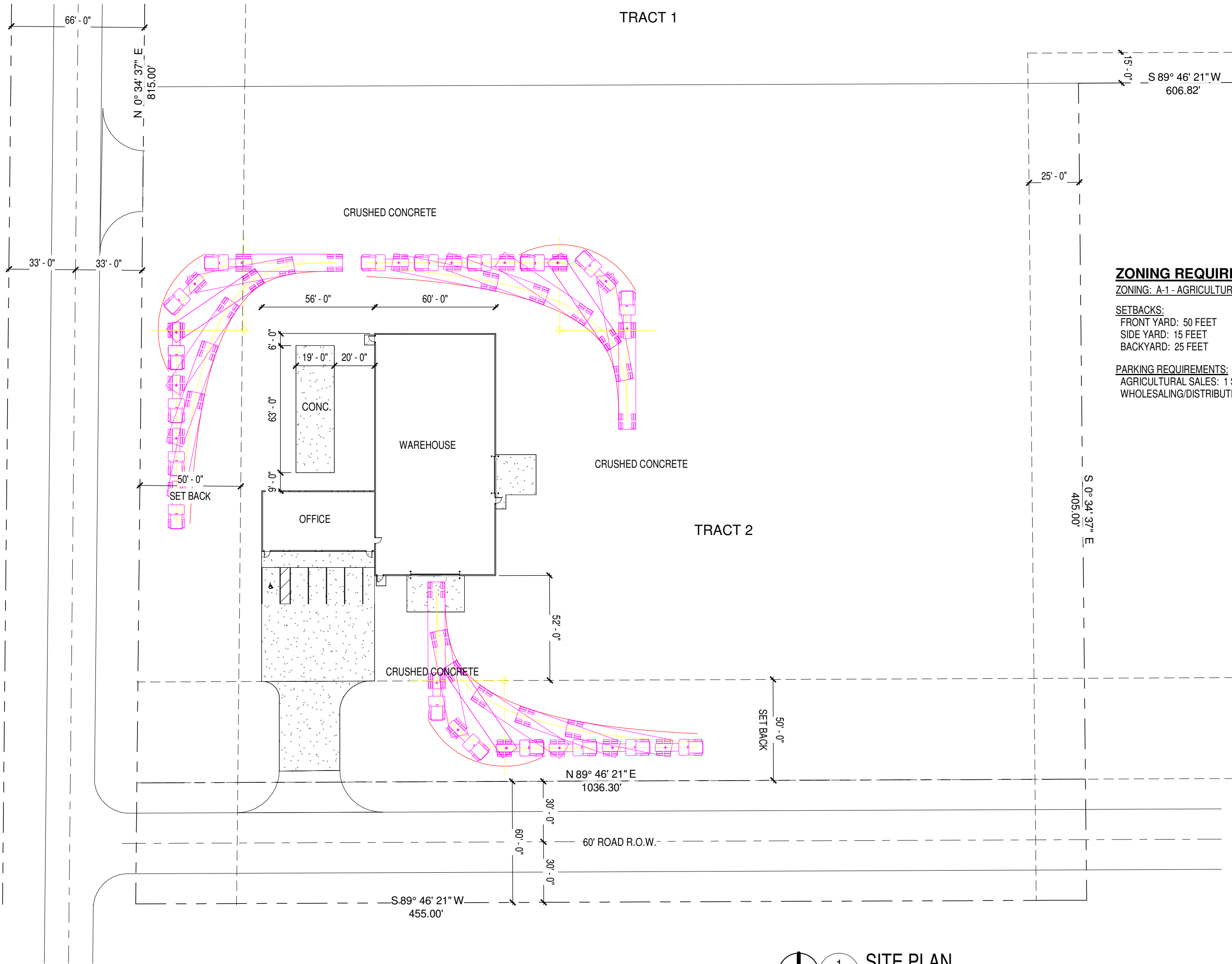
[Signature], City of Lexington, NE
Signature of Owner

[Signature]
Signature of Applicant m squared ag, LLC

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

TRACT 1

TRACT 2



ZONING REQUIREMENTS

ZONING: A-1 - AGRICULTURAL

SETBACKS:
 FRONT YARD: 50 FEET
 SIDE YARD: 15 FEET
 BACKYARD: 25 FEET

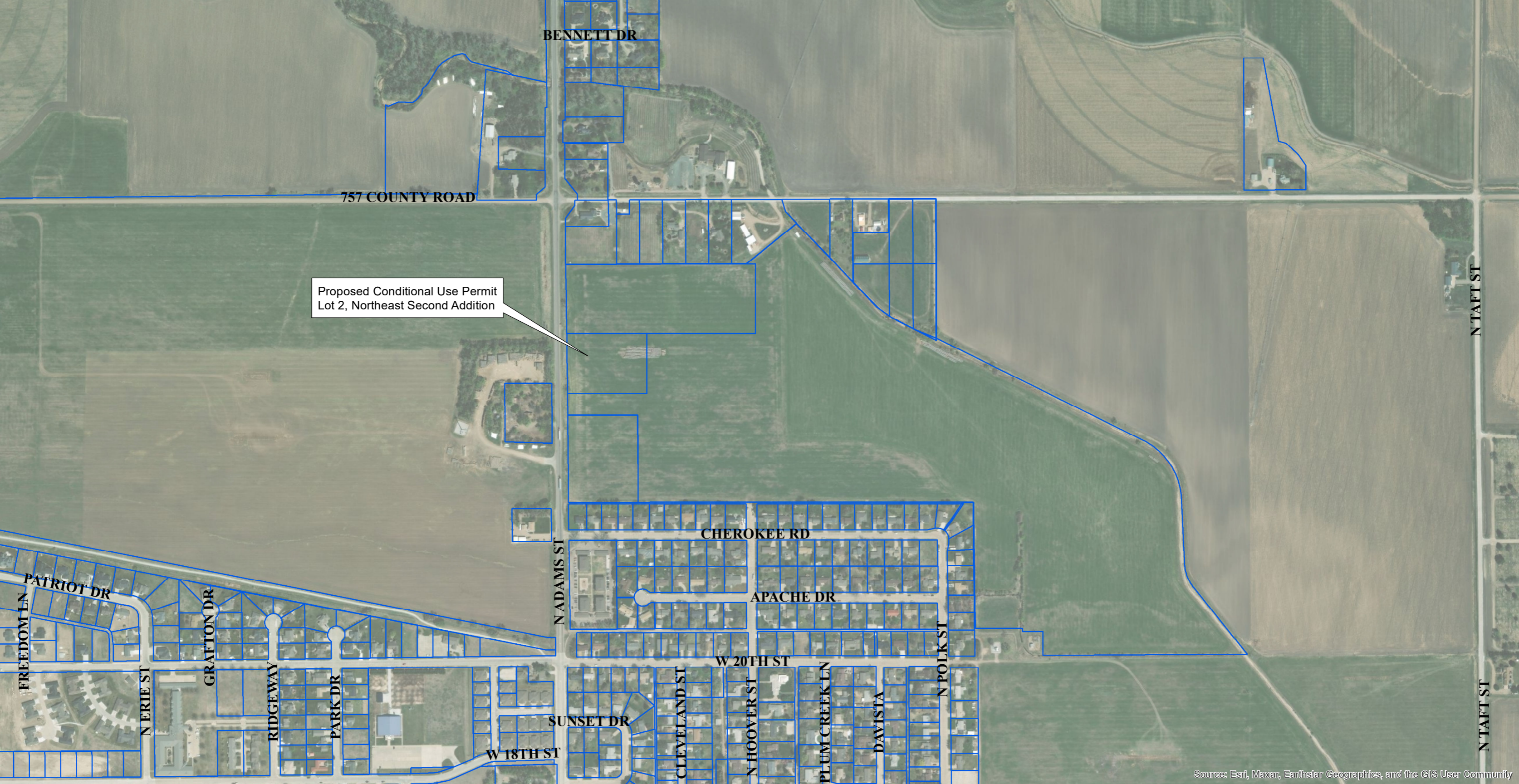
PARKING REQUIREMENTS:

AGRICULTURAL SALES: 1 SPACE PER 500 SF OF GROSS AREA.
 WHOLESALING/DISTRIBUTION: 1 SPACE PER 2 EMPLOYEES OF THE LARGEST SHIFT.

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.



BENNETT DR

757 COUNTY ROAD

Proposed Conditional Use Permit
Lot 2, Northeast Second Addition

CHEROKEE RD

APACHE DR

W 20TH ST

SUNSET DR

W 18TH ST

CLEVELAND ST

N HOOVER ST

PLUM CREEK LN

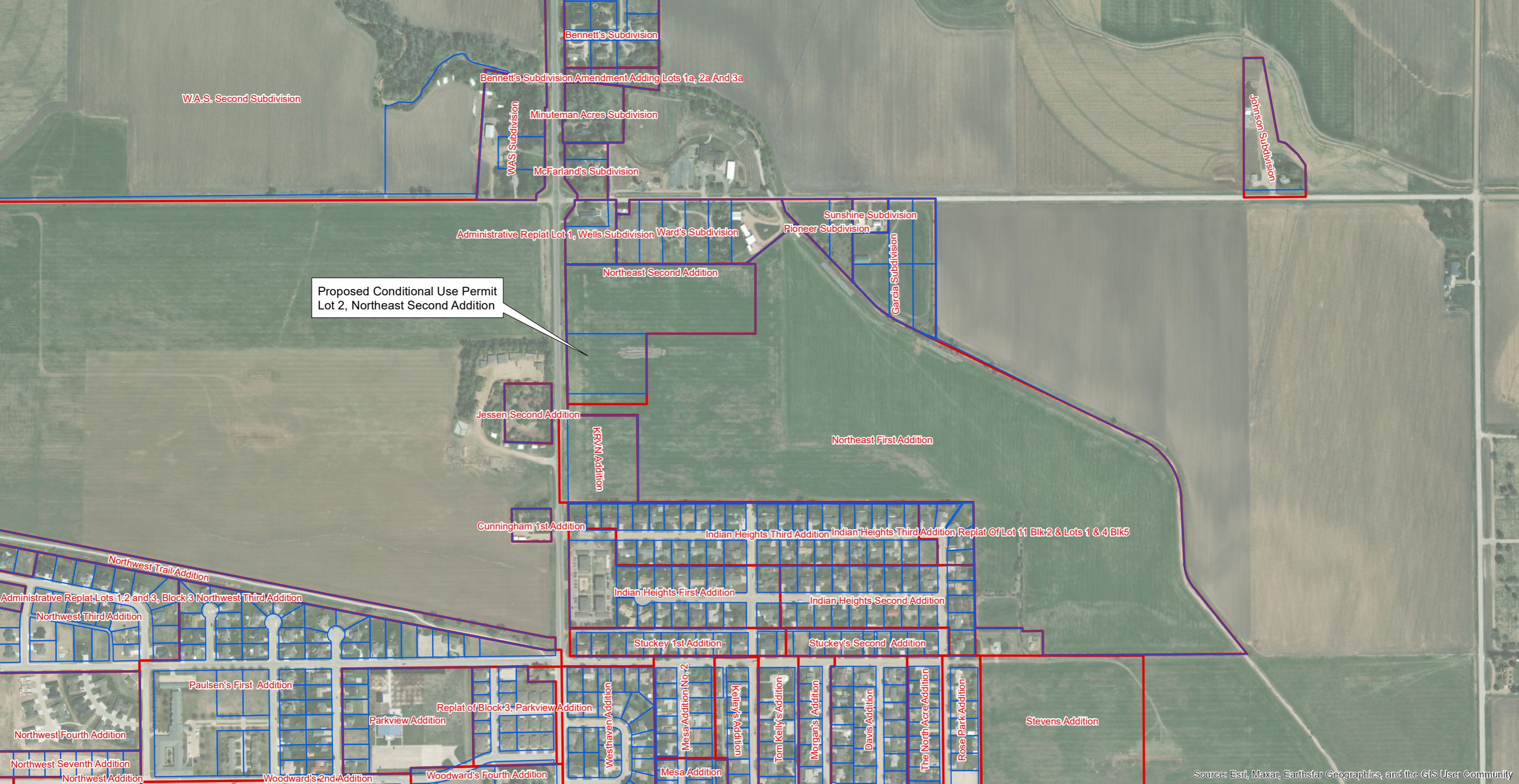
DAVISTA

N POLK ST

N ADAMS ST

N TAFT ST

N TAFT ST



W.A.S. Second Subdivision

Bennett's Subdivision

Bennett's Subdivision Amendment Adding Lots 1a, 2a And 3a

WAS Subdivision

Minuteman Acres Subdivision

McFarland's Subdivision

Johnson Subdivision

Sunshine Subdivision

Pioneer Subdivision

Administrative Replat Lot 1, Wells Subdivision Ward's Subdivision

Garcia Subdivision

Proposed Conditional Use Permit Lot 2, Northeast Second Addition

Northeast Second Addition

Jessen Second Addition

KRVN Addition

Northeast First Addition

Cunningham 1st Addition

Indian Heights Third Addition Indian Heights Third Addition Replat Of Lot 11 Blk 2 & Lots 1 & 4 Blk 5

Indian Heights First Addition

Indian Heights Second Addition

Stuckey 1st Addition

Stuckey's Second Addition

Northwest Trail Addition

Administrative Replat Lots 1, 2 and 3, Block 3 Northwest Third Addition

Northwest Third Addition

Paulsen's First Addition

Replat of Block 3, Parkview Addition

Parkview Addition

Westhaven Addition

Mesa Addition No. 2

Kelley's Addition

Tom Kelly's Addition

Morgan's Addition

Davis Addition

The North Acre Addition

Rose Park Addition

Stevens Addition

Northwest Fourth Addition

Northwest Seventh Addition

Northwest Addition

Woodward's 2nd Addition

Woodward's Fourth Addition

Mesa Addition