



Application for Conditional Use Permit

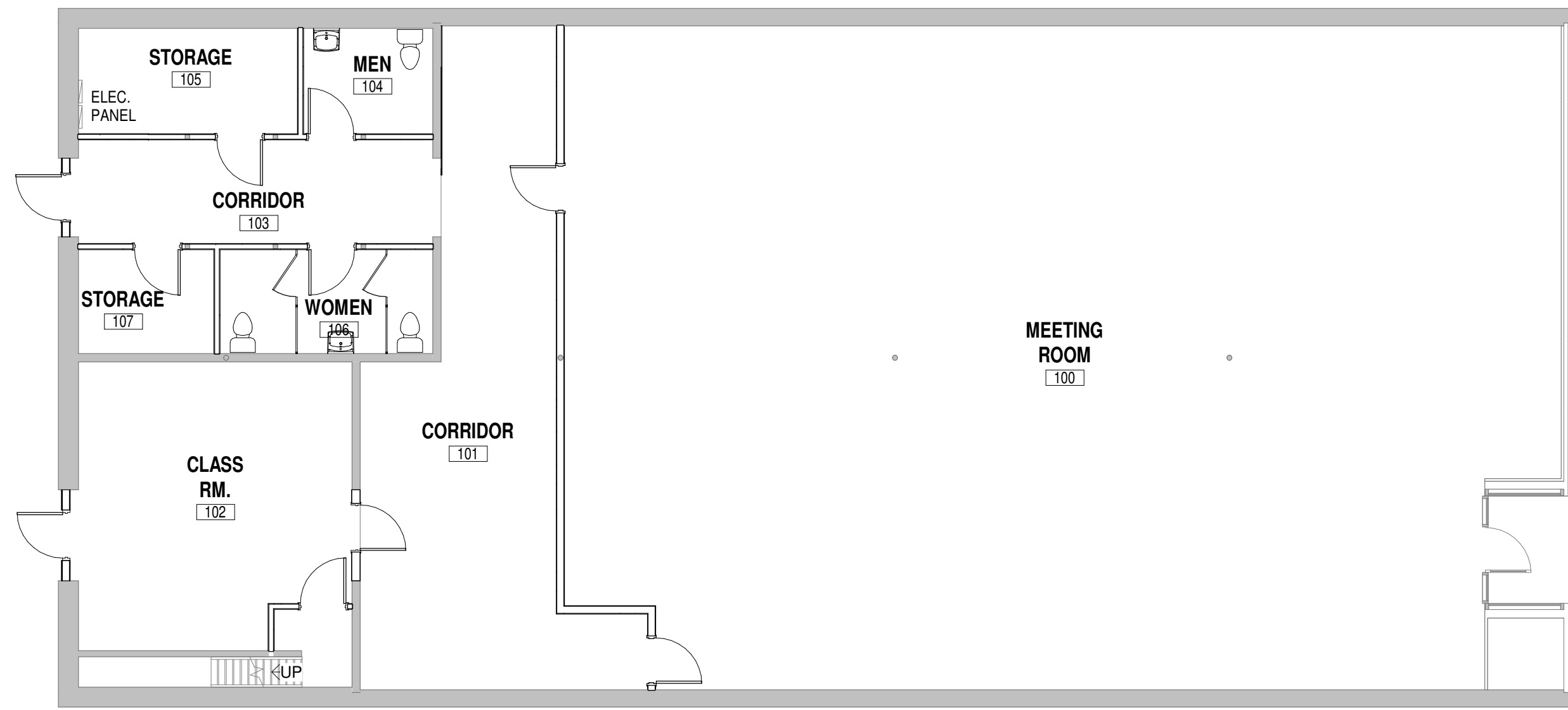
- 1. Applicant's Name Henry Arriaza
2. Applicant's Address 10181 S Burwick Rd Wood River Ne.68883
3. Applicant's Telephone Number 308-850-4466
4. Owner's Name Movimiento Peña de Horeb
5. Owner's Address PO Box 234 Lexington NE 68880
6. Owner's Telephone Number 308 850 4466
7. Purpose of Conditional Use Permit We would like to move to a bigger building, so the children in our congregation can have more room.
8. Present Zoning Downtown. C2
9. Within City Limits yes Within Zoning Jurisdiction yes
10. Legal Description church, place of warship
11. Street Address of Property or Approximate Location 517 N Washingtonst. Lexington NE 68880
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.

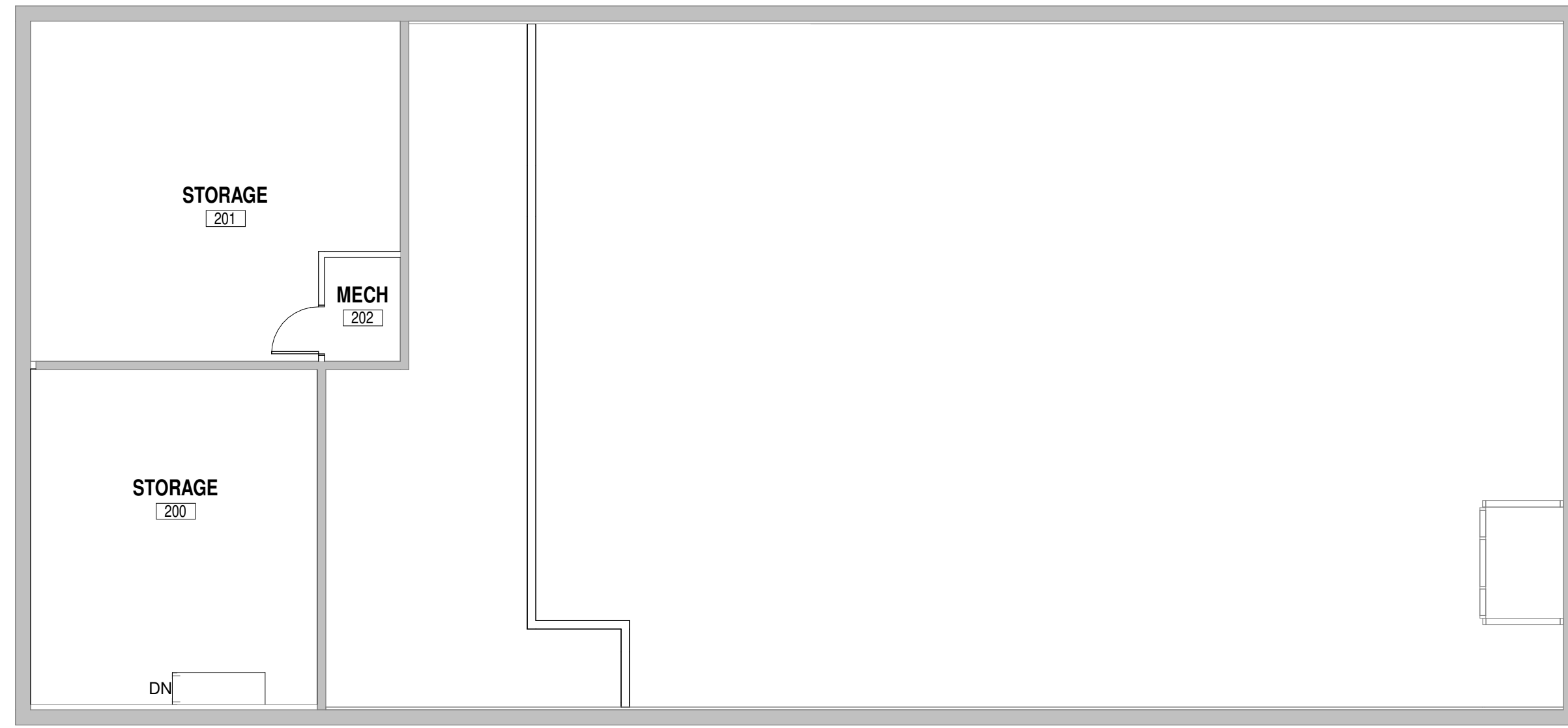
Signature of Owner [Handwritten Signature]

Signature of Applicant [Handwritten Signature]

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



2 NEW FLOOR PLAN
A101 1/8" = 1'-0"



3 SECOND LEVEL PLAN
A101 1/8" = 1'-0"

Level	Number	Name	Use Group	Room Calcs			Plumbing Loads		Plumbing Loads		Female Lav		Male Lav		Drinking Fountain Load	Plumbing Loads Required Drinking Fountains
				Area	SF Per Person	Room Capacity	Male Water Closet Load	Required WC (Male)	Female Water Closet Load	Required WC (Female)	Female Lav Load	Required Female Lavs	Male Lav Load	Required Male Lavs		
Level 1	100	MEETING ROOM	Assembly - 3 (Unconcentrated) (Tables and Chairs)	2821	15	189	150	0.63	75	1.26	200	0.47	200	0.47	500	0.377
Level 1	101	CORRIDOR	(none)	476												
Level 1	102	CLASS RM.	Educational Class Room	328	20	17	50	0.17	50	0.17	50	0.17	50	0.17	100	0.169
Level 1	103	CORRIDOR	(none)	165												
Level 1	104	MEN	(none)	59												
Level 1	105	STORAGE	Storage	100	300	1	100	0.00	100	0.00	100	0.00	100	0.00	1000	0.001
Level 1	106	WOMEN	(none)	96												
Level 1	107	STORAGE	Storage	61	300	1	100	0.00	100	0.00	100	0.00	100	0.00	1000	0.001
Level 2	200	STORAGE	Storage	399	300	2	100	0.01	100	0.01	100	0.01	100	0.01	1000	0.002
Level 2	201	STORAGE	Storage	478	300	2	100	0.01	100	0.01	100	0.01	100	0.01	1000	0.002
Level 2	202	MECH	Storage	32	300	1	100	0.00	100	0.00	100	0.00	100	0.00	1000	0.001
						211		0.83		1.46		0.67		0.67		0.552

ARCHITECTURAL GENERAL NOTES

Bradley E. Brandenburg + Associates

Architecture Planning Interior Design

1208 N. Jackson St.,
Lexington, Nebraska 68850
P: 308-324-0070
F: 308-324-0080
bebarchitecture.com

KEY PLAN

Project For:
Inglesia Pena de Horeb Pentecostal
Interior Remodel
517 N. Washington St., Lexington, NE

LEVEL 1 PLAN

PLAN KEYED NOTES



REVISIONS		
No.	DATE	DESCRIPTION

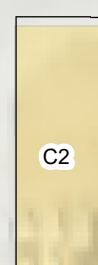
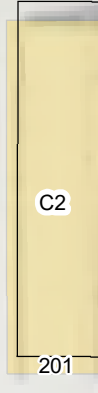
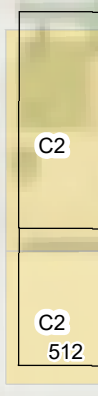
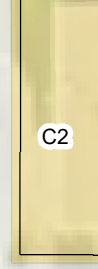
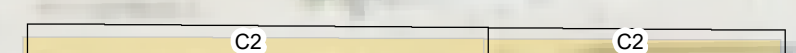
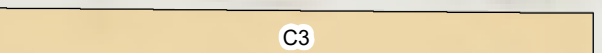
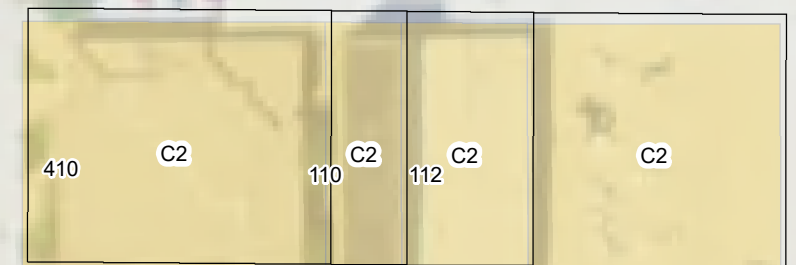
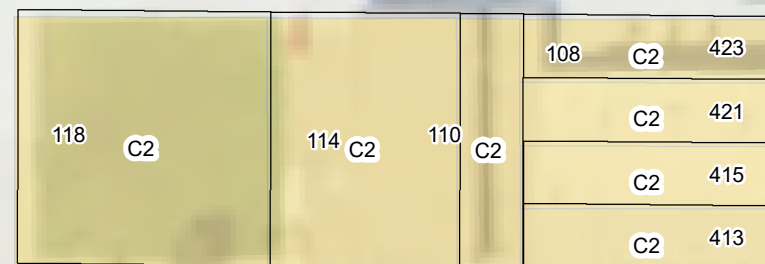
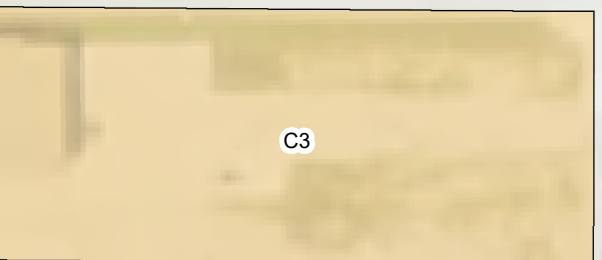
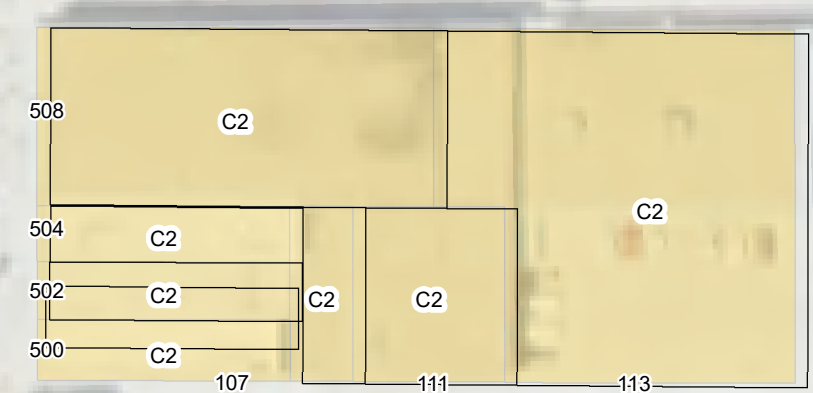
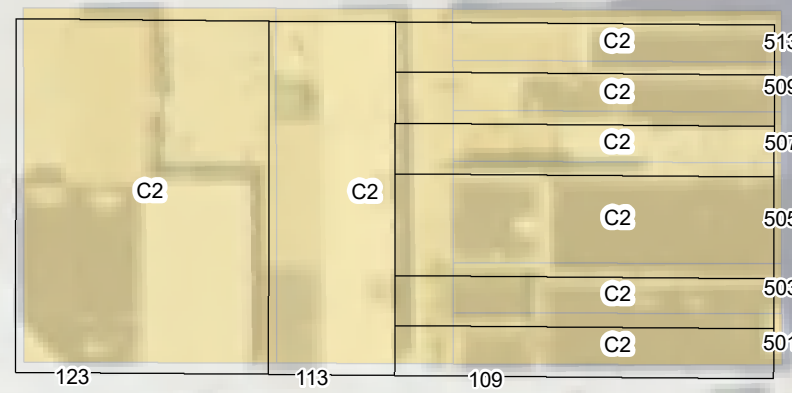
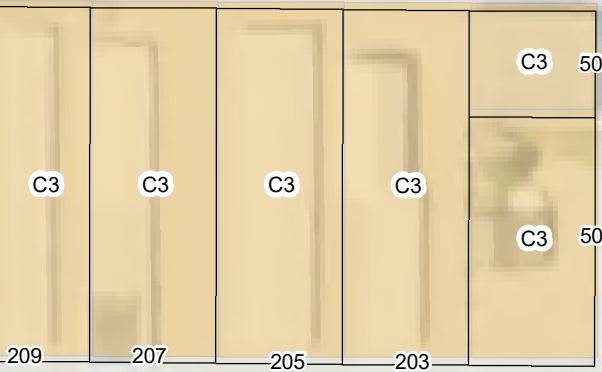
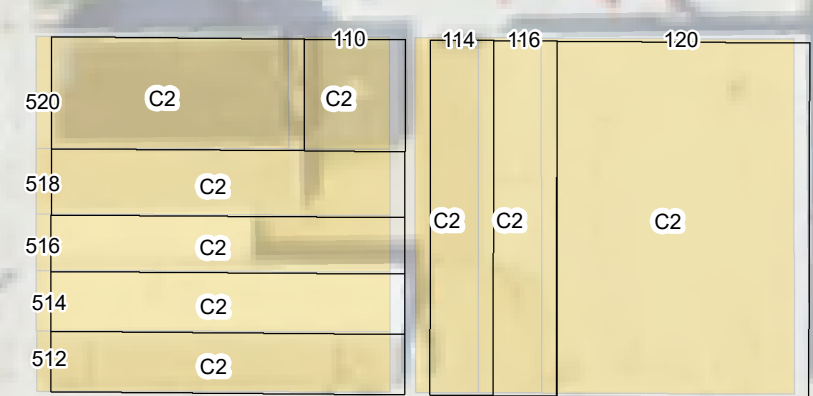
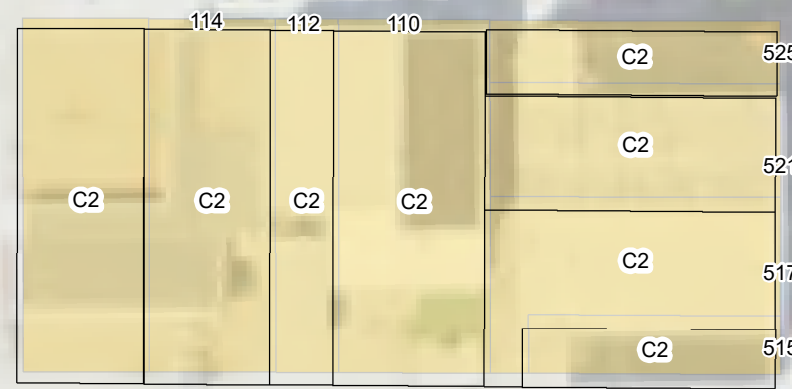
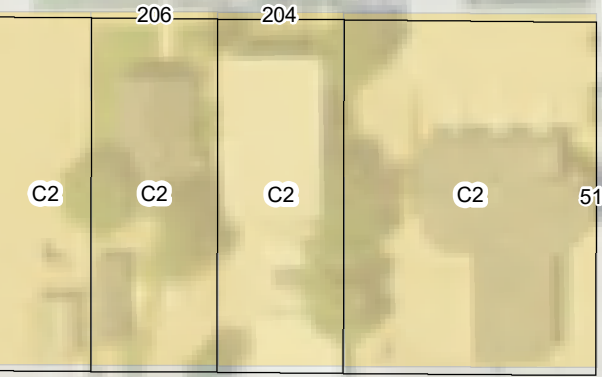
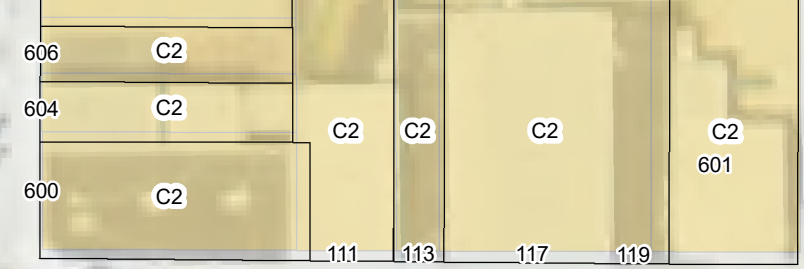
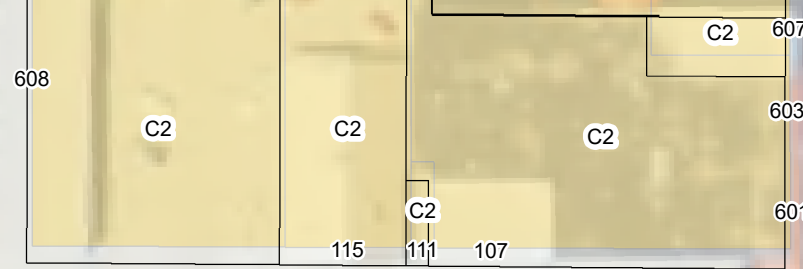
Project No.: Project Number
Date: 5/14/2026

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Sheet:

A101

C2 Zoning

205



Future Land Use



City of Lexington Conditional Use Permit

Conditional Use Permit for a Church

This Conditional Use Permit issued this _____ day of _____, 2026, by the City of Lexington, a municipal corporation in the County of Dawson County, Nebraska (“City”) to the Henry Arriaza (“Applicant”), pursuant to the Lexington Zoning Ordinance.

WHEREAS, Owner wishes to develop a church/storefront church upon the following described tract of land within the City of Lexington zoning jurisdiction:

517 N. Washington Street

WHEREAS, Owner has applied for a conditional use permit for the purpose of developing a storefront church; and

WHEREAS, the Mayor and City Council of the City of Lexington are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as 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 designated on the Conditional Use Permit Application for a church, 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 not transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
 - a. A Certificate of Occupancy must be applied for and issued per Section 111 of the International Building Code. All applicable building, state and local codes must be followed.
 - b. The Owner will waive any hearing or otherwise not protest any license application pursuant to the Nebraska Liquor Control Act.
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 structure shall not be enlarged, extended, reconstructed, or structurally altered except in changing the use of the structure to use permitted in the district in which it is located;

- c. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval;
 - d. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
 - a. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof;
 - b. If the use of the structure and premises in combination is discontinued or abandoned for 12 consecutive months, the and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located;
 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 (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) 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 successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder 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:

Movimiento Pena De Horeb Inc De Puerto Rico Non-Profit Foreing Corp
517 N. Washington Street
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:

Bill Brecks
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: _____

Printed: _____

Title: Owner _____

Date: _____

**PLANNING COMMISSION
CITY OF LEXINGTON**

DETERMINATION FORM

On _____, the Lexington, Nebraska Planning Commission, at its regular meeting, recommended _____ (Approval/Disapproval) of a _____ for property located _____.

The Lexington Planning Commission made the following motion:

Motion by: _____

Seconded by: _____

Motion: _____ Recommend approval of the application.

_____ Recommend denial of the application.

_____ Send to City Council with no recommendation.

Roll Call: Voting "aye" were

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.

*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.

Planning Secretary