

ALBION, NEBRASKA

# REQUEST FOR CONDITIONAL USE PERMIT

Applicant Tony Levander Date 11/19/2024  
Applicant Address 308 W. Marengo St. Phone 402.741.5054  
Albion, NE 68620

Hereby requests to a Conditional Use Permit for the following Use: Apartment/Multi-Family Housing

The Conditional Use Permit is for the property legally described as (attach separate page if necessary): ALBION LOT 1, 2, 3, 4 BLOCK 2 MANSFIELD ADDITION L 1, 2- 50' X 132; L 3, 4- 50' X 132'  
The current Zoning of said Property is C-1

Is the request Conditional Use allowable in the current Zoning District? X yes      no  
*If the answer is no, then a Change of Zoning Request shall be processed prior to any Conditional Use being submitted.*

### APPLICATION REQUIREMENTS (Submit information and fee with application)

- X Complete legal description (including address)
- X Existing zoning
- X Existing use of property
- X Proposed use consistent with zoning district

OFFICE USE ONLY:  
 Application Fee: \$100.00  
 Notice of Hearing: 12/25/2024  
 Date to PC: 1/6/2025  
 PC Action: Approved  
 Date to City Council:       
 Action:     

Additional Conditions placed upon use and property, if any, as determined by the Planning Commission and/or City Council:

1. None
2.
3.
4.
5.
6.
7.
8.

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

11/19/2024  
Date

[Signature]  
Applicant

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**SUPPLEMENTAL INFORMATION FOR:  
REQUEST FOR CONDITIONAL USE PERMIT**

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The following conditions represent MINIMAL requirements for the granting of any Conditional Use Permit. There may be additional requirements placed upon the applicant's request by either the Planning Commission and/or the City Council. The granting of said Conditional Use Permit does not constitute permanent use of the property in this fashion. *Failure to accept or adhere to these conditions may result in the denial or rescinding of any application.*

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

- A. 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.
- B. 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.
- C. 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.
- D. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- F. The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
- G. 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.
- H. The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.
- I. 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.
- J. 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.
- K. 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.