

Fee: \$500
Receipt #: 24713
2/4/25

Permit # 72501
Also See _____
Zoning District RAR

**CHANGE OF ZONING, PLANNED DEVELOPMENT,
OR REGULATIONS AMENDMENT APPLICATION**

PO Box 165, Center, NE 68724, zoning@knoxcountyne.gov
Phone: 402-288-5618

APPLICANT

Name: Kirklyn D. Nielsen Phone: 402-841-1613
Address: 51335 891 Rd. Cell Phone: 402-841-1613
City, State, Zip Verdigre, NE 68783 E-Mail: _____

CONSULTANT/AGENT

Name: Andrew Marshall Phone: 402-358-5211
Address: 709 Main St., PO Box 287 Cell Phone: 402-358-0461
City, State, Zip Creighton, NE 68729 E-Mail: andrew@marshalllawllc.com

PROPERTY

Address (if different than applicants address): _____
Legal Description: _____
Parcel size: _____ Parcel # _____
Township Name: _____

EXPLAIN REQUEST (Be specific. Attach additional pages if needed.)

Owner requests the following changes to the current zoning regulations as they relate to River Area Residential (RAR):

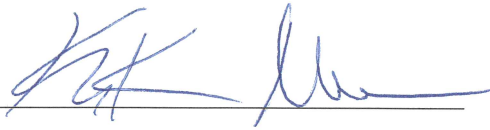
1. Amend "Recreational vehicle (RV) Park" to be a conditional use permit under RAR.
2. Amend "Trailer, RV, & Boat Storage to be a conditional use permit under RAR.
3. Amend "Mini warehouse/self-storage" to be a conditional use permit under RAR.
4. Amend "Agricultural buildings general agricultural or storage uses" to be a permitted use/permit required under RAR.

The rationale for this is there are already storage units and camper pads in the Lazy River Acres area near Verdel that falls under the River Area Residential on the Knox County Zoning map. We believe this is the best use of some of this land particularly along Rayder Swanson Road.

REQUIRED INFORMATION FOR PLANNED DEVELOPMENTS:

- A. A statement of the total acreage within the proposed Planned Development; the number of acres to be devoted to residential, commercial, industrial, open space, streets, utilities and other uses; and the overall density of development.
- B. A location map showing the proposed planned development district and the surrounding area; the development and zoning of all property within 200 feet; the general location of streets, public utilities, parks, drainage, sewer and water facilities in the surrounding area.
- C. A plot plan showing the proposed location of roads, buildings, structures, parking areas, access ways and interior drives, open spaces, signs, proposed setbacks, utilities and other major site improvements, to be placed on the site.
- D. A topographic map showing contour intervals of five feet.

- E. A statement of the method of assuring that open spaces will be permanently preserved including proposed covenants, easements or other restrictions.
- F. A schedule showing the timetable for submittal of plans and development of the tract.

Applicant's Signature: 

Date: 1-29-25

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Section 4.07 Land Use Categories/Matrix

Use Category	Use Type									Additional Requirements
		AGP	AGT	RPC	LAR	RAR	RR	VAD	CC	
	E = Exempt from a Permit P = Permitted Uses/Permit Required C = Conditional Use Permit T = Temporary Uses "-" = Not Permitted									
	Agricultural buildings general agricultural or storage uses	P	P	P	-	-	-	-	-	-

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Recreational Commercial	Bowling alley	-	-	-	-	-	-	-	P	P
	Commercial stables	C	C	C	-	-	-	-	-	-
	Golf courses, public & private	P	C	C	C	C	C	C	-	-
	Golf driving ranges	P	C	C	C	C	C	C	-	-
	Gun clubs	C	C	C	-	-	-	-	-	-
	Health clubs/spas	C	C	C	-	-	-	-	P	P
	Miniature golf courses	-	-	-	-	-	-	-	P	P
	Paintball Course	C	C	C	-	-	-	-	-	-
	Racetrack	C	C	C	-	-	-	-	-	-
	Recreational facility, indoor	C	C	C	-	-	-	-	-	-
	Recreational facility, outdoor	C	C	C	-	-	-	-	-	-
	Recreational vehicle (RV) Park	C	C	C	-	-	-	-	-	C
	Riding Academies	P	P	P	-	-	-	-	-	-
Roller- and ice-skating rink	-	-	-	-	-	-	-	P	P	
Skate Park	-	-	-	C	C	C	C	P	P	

See Section 8.04

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Auto Services/ Commercial, not Including Home Occupations	Auto body repair	-	-	-	-	-	-	-	C	C
	Automotive/machinery repair shop	C	C	C	-	-	-	-	C	C
	Automobile/truck sales, rental & leasing	-	C	C	-	-	-	-	C	C
	Automobile/truck washes, self-services or automatic	C	C	C	-	-	-	-	C	C
	Motor home dealers	-	C	C	-	-	-	-	C	C
	Motorcycle dealers, incl. moped and scooters	-	C	C	-	-	-	-	C	C
	Muffler sales & services	-	-	-	-	-	-	-	C	C
	Recreational vehicle sales/rentals	-	C	C	-	-	-	-	C	C
	Transmission repair shops	C	C	C	-	-	-	-	C	C
	Travel trailer dealers	C	C	C	-	-	-	-	C	C
	Vehicle Storage	C	C	C	-	-	-	-	C	C
	Vehicle Storage, Long-term	C	C	C	-	-	-	-	C	C
	Trailer, RV, & boat storage	C	C	C	-	-	-	-	C	C
Warehousing and Storage	Bulk materials or machinery storage (fully enclosed)	C	C	C	-	-	-	-	C	-
	Fireworks storage	C	C	C	-	-	-	-	C	-
	Mini warehouse/self-storage	-	-	-	-	-	-	-	C	C
	Motor Freight Terminals	-	C	-	-	-	-	-	C	C
	Outdoor Storage	-	-	-	-	-	-	-	C	C
	Outdoor Storage Containers	-	-	-	-	-	-	-	C	-
	Storage facilities similar to Portable On-demand storage facilities	T	T	T	T	T	T	T	T	T
	Storage/warehousing of non-hazardous materials (fully enclosed)	C	C	-	-	-	-	-	-	-
	Warehouse and distribution	C	C	-	-	-	-	-	C	C
	Warehousing (enclosed)	C	C	-	-	-	-	-	-	-
	Warehousing (Open)	C	C	-	-	-	-	-	-	-
Wholesale business and storage	C	C	-	-	-	-	-	-	-	

See Section 8.18