



RECEIVED

OCT 02 2014

LANCASTER COUNTY
CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

RESOLUTION IN THE MATTER OF COUNTY)
PRELIMINARY PLAT NO. 14003, GRANTING)
AUTHORITY FOR 24 SINGLE FAMILY) RESOLUTION NO. R-14-0064
ACREAGE LOTS AND A MODIFICATION OF)
THE BLOCK LENGTH REQUIREMENTS)
ON PROPERTY GENERALLY LOCATED AT)
SOUTHWEST 98TH STREET AND WEST VAN)
DORN STREET, LANCASTER COUNTY,)
NEBRASKA)

WHEREAS, Bob Benes, Aspen Builders, requests approval of Preliminary Plat #14001, to allow 24 single family acreage lots on 83.3 acres, more or less, and a modification of the block length requirement to allow S.W. 100th Street to exceed 1320 feet due to limited connectivity to adjacent major arterial, S.W. 98th Street, on property generally located at S.W. 98th Street and West Van Dorn Street, Lancaster County, Nebraska, legally described as follows:

Lot 37 of Irregular Tracts in the Northeast 1/4 of Section 4, Township 9 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends conditional approval of said Preliminary Plat, concluding that the Preliminary Plat meets the standards for the Subdivision Resolution and is consistent with the principles of the 2040 Lincoln-Lancaster County Comprehensive Plan, and the modification of block length to S.W. 100th Street is justified in an acreage development by the limited sight distance due to topography along S.W. 98th Street; and

WHEREAS, on September 17, 2014 the Lincoln-Lancaster County Planning Commission conducted a public hearing on Preliminary Plat No. 14003 and voted 7-0 to recommend conditional approval of said Preliminary Plat; and

Aspen Builders
11-33 / Lancaster County
6/3/20

WHEREAS, on October 7, 2014, the Board of Commissioners of Lancaster County conducted a public hearing regarding Preliminary Plat No. 14003, and thereafter moved approval of said Preliminary Plat and modification of block length.

WHEREAS, all requirements of the Lancaster County Zoning Resolution and Lancaster County Land Subdivision Regulations have been met.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska, that Preliminary Plat No. 14003, to allow 24 single family acreage lots on 83.3 acres, more or less, and to modify the block length requirement to allow S.W. 100th Street to exceed 1320 feet due to limited connectivity to adjacent major arterial, S.W. 98th Street, on property generally located at S.W. 98th Street and West Van Dorn Street, Lancaster County, Nebraska, legally described as Lot 37 of Irregular Tracts in the Northeast 1/4 of Section 4, Township 9 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska, is hereby approved subject to the following conditions:

Site Specific Conditions:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department office, the preliminary plat will be approved: (NOTE: These documents and plans are required by resolution.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1. Identify the purpose of Outlot A
 - 1.1.2. Remove General Notes 5, 6, and 7.
 - 1.1.3. Remove the Planning Commission Signature Block from Sheet 1 of 4.
 - 1.1.4. Show the existing structure on Lot 36 I.T. and the distance to existing lot lines, or confirm that it has been removed.
 - 1.1.5. Address all of the items on the County Engineer's memo dated March 27,

2014, to the satisfaction of the County Engineer.

1.1.6. Show the utility easements as required by Norris Public Power District.

2. The County Board approves associated request:

2.1 Change of Zone #14006

2.2 Modification to the Subdivision Resolution to allow a block length of greater than 1.320 feet on SW 100th Street.

3. Final Plats will be approved by the Planning Director after:


3.1 The public streets, drainage facilities, land preparation and grading, sediment and erosion control measures, drainageway improvements, temporary turn around and barricades, and street names signs must be completed.

DATED this 7th day of October, 2014, in the County-City Building, Lincoln,

Lancaster County, Nebraska.

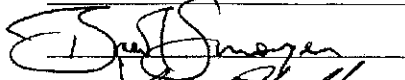
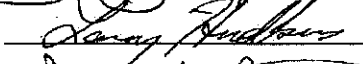
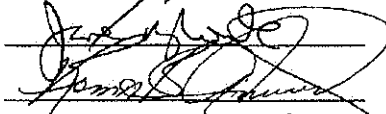
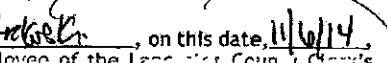
BY THE LANCASTER COUNTY
BOARD OF COMMISSIONERS

APPROVED AS TO FORM
this 7 day of
October, 2014.


Deputy County Attorney
for JOE KELLY
Lancaster County Attorney



Schorr Absent

I, Tommy S. Gredler, on this date, 11/6/14,
as an employee of the Lancaster County Clerk's
office in Lincoln, Nebraska, do hereby certify that
this is a true and accurate copy of a record on file
in this office.

Record #(if applicable) R - 14 - 0004

By Tommy S. Gredler

ATTACHMENT A

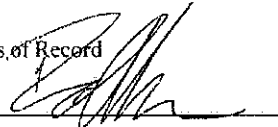
LETTER OF ACCEPTANCE

Bob Benes, Aspen Builders, owner of record, hereby agrees to all of the conditions of Preliminary Plat No. 14003, a request to allow 24 single family acreage lots on 83.3 acres, more or less, and to modify the block length requirement to allow S.W. 100th Street to exceed 1320 feet due to limited connectivity to adjacent major arterial, S.W. 98th Street, on property generally located at S.W. 98th Street and West Van Dorn Street, Lancaster County, Nebraska, legally described as Lot 37 of Irregular Tracts in the Northeast 1/4 of Section 4, Township 9 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska, granted by the Lancaster County Board of Commissioners and embodied in Resolution No. _____, all costs which hereby represents have been paid and that this agreement shall be binding upon Bob Benes, Aspen Builders and their heirs, successors, and assigns and shall run with the land.

DATED this 10 day of Nov, 2014, in Lancaster County, Nebraska.

Owners of Record

BY:




Bob Benes
Aspen Builders

STATE OF NEBRASKA)
) ss.
County of Lancaster)

On this 6 day of November, 2014, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said County, personally came Bob Benes, Aspen Builders, known to be the identical persons whose names are affixed to this agreement, and acknowledged execution of the same to be his/her voluntary act and deed.

SUBSCRIBED AND SWORN to before me this 6 day of November, 2014.





Notary Public