

RESOLUTION NO. A-_____

1 WHEREAS, **M & S Construction** has submitted the preliminary plat of
2 **ASHLEY HEIGHTS** for acceptance and approval; and

3 WHEREAS, the Lincoln City - Lancaster County Planning Commission
4 has reviewed said preliminary plat and made recommendations as contained in the
5 letter dated February 23, 2001, which is attached hereto as Exhibit "A".

6 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
7 Lincoln, Nebraska:

8 That the preliminary plat of **ASHLEY HEIGHTS**, located as submitted by
9 **M & S Construction** is hereby accepted and approved, subject to the terms and
10 conditions set forth in Exhibit "A", which is attached hereto and made a part of this
11 resolution as though fully set forth verbatim.

12 BE IT FURTHER RESOLVED that the City Council finds that the tract to
13 be subdivided is surrounded by such development or unusual conditions that strict
14 application of the subdivision requirements would result in actual difficulties or
15 substantial hardship and the following modifications to the subdivision requirements are
16 therefore approved:

17 1. The requirement of the Design Standards for roadway platform
18 approaches to not exceed a 2% slope is hereby waived.

19 2. The requirement of Section 26.23.130 of the Lincoln Municipal Code that
20 block lengths shall not exceed 1,320 feet between cross streets is waived in Block 8 to
21 the east and north.

1 3. The requirement of Section 26.23.125 of the Lincoln Municipal Code that
2 a pedestrian way shall be provided when a block exceeds 1,000 feet is waived for Block
3 1 and Block 8.

4 4. The requirement of Section 26.15.030(b) of the Lincoln Municipal Code
5 requiring a use permit to be submitted at the time of the preliminary plat is hereby
6 waived.

7 5. The requirement of Section 26.15.140(a) prohibiting a lot to have a depth
8 that exceeds five times its width is hereby waived.

9 6. The requirement of Section 26.15.140(g) requiring lots to front upon and
10 take access to a public or private street is hereby waived for Lot 54, Block 7, provided
11 that it is shown as an outlot.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001:

Mayor