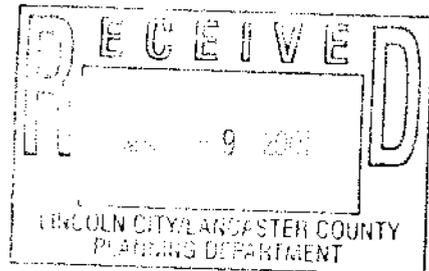
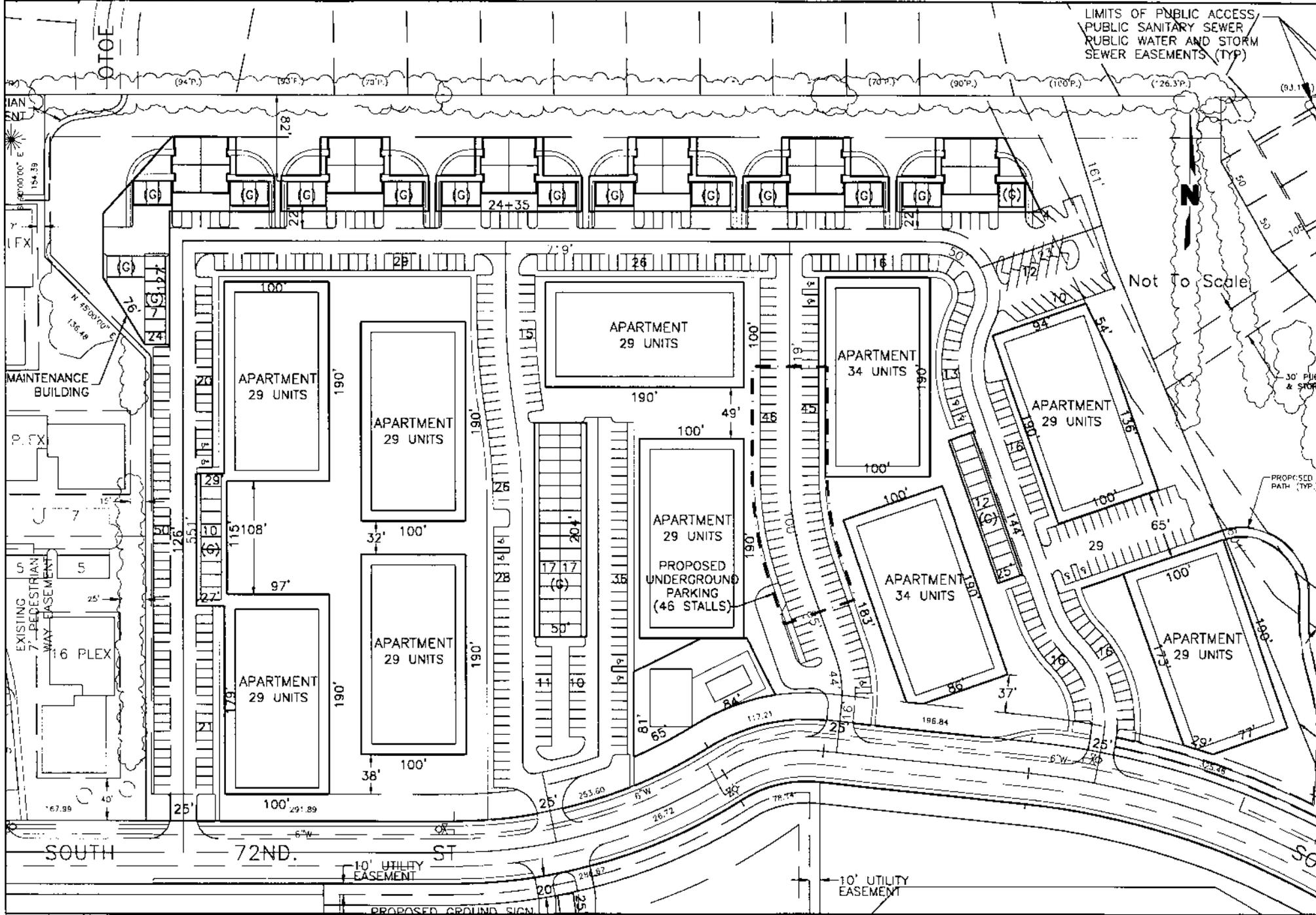


## LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 1 VAN DORN MEADOWS ADD., A PORTION OF OUTLOT "D" BLOCK 3 VAN DORN MEADOWS ADD., OUTLOT "C" BLOCK 4 VAN DORN MEADOWS ADD., LOTS 1 AND 2 BLOCK 4 VAN DORN MEADOWS ADD., OUTLOT "B" VAN DORN MEADOWS 1ST ADD., LOTS 1 THRU 4 VAN DORN MEADOWS 3RD ADD., LOT 1 BLOCK 1 VAN DORN MEADOWS 4TH ADD., LOTS 1 THRU 14 BLOCK 2 VAN DORN MEADOWS 4TH ADD., AND OUTLOTS "A", "B" AND "C" BLOCK 1 VAN DORN MEADOWS 4TH ADD., ALL LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA.



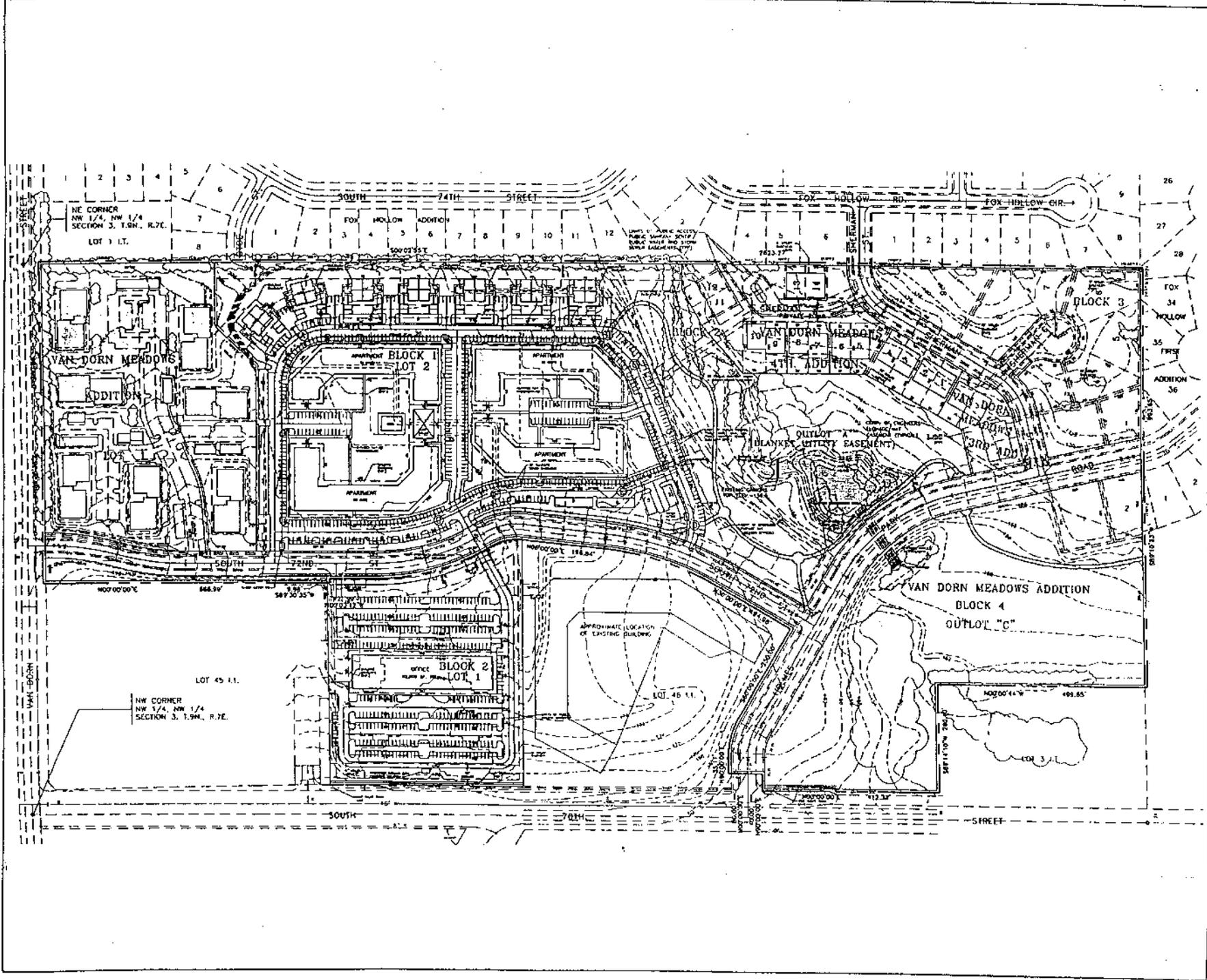
LIMITS OF PUBLIC ACCESS  
PUBLIC SANITARY SEWER  
PUBLIC WATER AND STORM  
SEWER EASEMENTS (TYP)



Not To Scale

016 SUBMITTED AT PUBLIC HEARING BEFORE PLANNING COMMISSION  
BY THE APPLICANT: 4/18/01  
Van Dorn Meadows

OLSSON ASSOCIATES  
CONSULTING ENGINEERS  
1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501  
Lexh02.dwg



North  
Date: 4.10.01  
017

Special Permit #1665A  
S. 72<sup>nd</sup> & Van Dorn St.  
Approved Plan



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

April 2, 2001

Ms. Kathleen Sellman  
Director  
Planning Department  
555 South 10<sup>th</sup> Street, Suite 213  
Lincoln NE 68508

Re: Van Dorn Meadows Addition - Amendment to  
The Community Unit Plan  
OA Project No. 2000-0607.05

Dear Kathleen:

Enclosed please find the following revised documents for the above-mentioned project:

1. 9 copies of the Site Plan.
2. 6 copies of the Landscape Plan.
3. Revised Special Permit Application.

On behalf of the Owner/Developer, Chateau Development, Stefan Gaspar, 1025 North 63<sup>rd</sup>, Lincoln, Nebraska 68505, we are requesting an amendment to the Community Unit Plan to request an additional 17 units for the 10 apartment buildings within the CUP. The Site Layout, Grading and Drainage Plan, and Landscape Plan will remain unchanged as approved. Ten units will be used to create two 34 plex buildings due to a walkout condition created by the slope of the site. Three units are to bring the two buildings on the south end to the standard 29 unit floor plans, and an additional 4-plex has been added along the east property line to accommodate the neighbors' concerns, to match the previously approved CUP. Our approved density for the CUP is 466 allowable units.

We would also like to request a variance to the height limit of the R-4 District from 35 feet to 40 feet. This is due to ceiling heights being designed at nine feet, and the roof design proposed as a pitched roof rather than a flat roof.

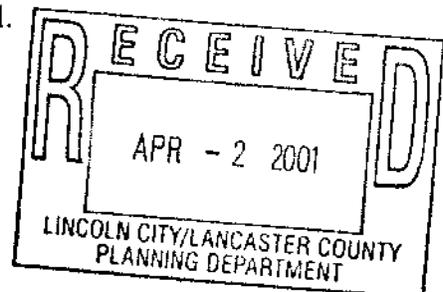
If you have any questions or require further information, please call.

Sincerely,

Gary L. Bredehoft

Enclosures

cc: Stefan Gaspar  
Otto Gaspar  
Mark Hunzeker



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018

# Memorandum

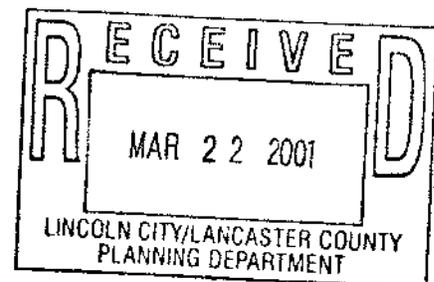
**To:** Ray Hill, Planning Department  
**From:** Charles W. Baker, Public Works and Utilities *CBH*  
**Subject:** Van Dorn Meadows Special Permit # 1665A  
**Date:** March 22, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the site plan for the proposed request for an additional 13 units to the 10 apartment buildings within the CUP for Van Dorn Meadows located at S 72nd and Holmes Park Road. Public Works has the following comments:

The parking layout and parking stalls meet design standards.

Public Works requests that the proposed locations of the dumpsters be noted on the site plan for review. The note under Development Land Uses currently reads, "Subtract 12 spaces for dumpster locations in area". The dumpsters will need to be located in an enclosure not in parking stalls of the parking lot.

jaj SP1665A VanDornMeadows.cwb



019



INTER-DEPARTMENT COMMUNICATION

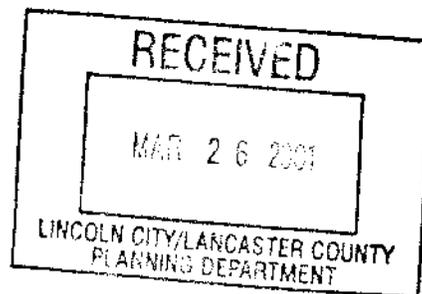
DATE March 23, 2001  
TO Ray Hill, City Planning  
FROM Sharon Theobald  
(Ext. 7640)  
SUBJECT DEDICATED EASEMENTS  
DN #31S-72E

Attached is the Site Plan for Van Dorn Meadows 1st Addition (Amendment to C.U.P.)

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require blanket utility easements, excluding building envelopes, over Lots 1 & 2, Block 1 and Outlot "A" (as already noted).

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

*Sharon Theobald*



ST/nh  
Attachment  
c: Terry Wiebke  
Easement File



**IMPORTANT**

**ALWAYS USE CORRECTED PLANS FOR THE PERMIT AND ADDRESS**

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.



Permit # DRF01030

Address

Job Description: VANDORN MEADOWS

Location: VAN DORN MEADOWS/SP 1

Special Permit: Y 1665A

Preliminary Plat: N

Use Permit: N

CUP/PUD: N

Requested By RAY HILL

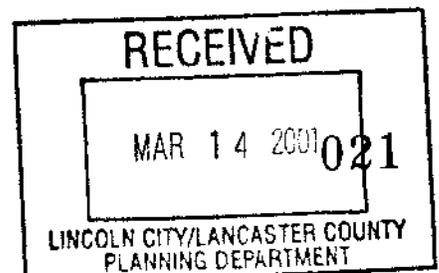
Status of Review: Approved

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE BOB FIEDLER

Comments:

**Current Codes in Use Relating to Construction Development in the City of Lincoln:**

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



# Memorandum

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**To:** Becky Horner, Planning  
**From:** Rachel Martin, Parks and Recreation  
**Date:** April 9, 2001  
**Re:** Van Dorn Meadows

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Parks and Recreation Department staff have reviewed the above-referenced proposal and have the following comments:

- 1) It needs to be noted on the landscape plan that proposed street trees are to be located no closer than 5 feet from trail/sidewalk and shrubs no closer than 3 feet, and shall be planted on private property.
- 2) It is recommended that Scotch Pine not be planted due to Pine Wilt Disease. Substitute with Norway Spruce, Black Hills Spruce, or Limber Pine ('Vanderwolf's Pyramid).

Please phone me at 441-7936 with any questions.

