

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01009
Hartland Homes East 5th

DATE: September 20, 2001

PROPOSAL: Final plat 4 residential lots.

WAIVER REQUEST: None

LAND AREA: 1.09 acres

CONCLUSION: Final plat is in conformance with the preliminary plat for Hartland Homes East.

| | |
|-------------------------------|----------|
| <u>RECOMMENDATION:</u> | Approval |
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "B" Hartland Homes East 2nd Addition, located in the SE 1/4 of Section 10, T9N, R7E, Lancaster County, Nebraska.

LOCATION: S. 80th Street and Old Cheney Rd.

APPLICANT: Hartland Homes
P.O. Box 22787
Lincoln, Ne 68502

OWNER: Same

CONTACT: E.S.P.
601 Old Cheney Rd. Suite A
Lincoln, NE 68512

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3 Residential

South: R-3 Residential and vacant

East: R-3 Vacant
West: R-3 Residential

HISTORY: City Council approved the preliminary plat for HArtland Homes East on January 23, 1995.

UTILITIES: Available

TRAFFIC ANALYSIS: S. 80th Street is a local street.

PUBLIC SERVICE: The nearest fire station is located at 84th and Van Dorn Street.

ANALYSIS:

The Final Plat conforms to the approved preliminary plat.

Indicate the method the required improvements are guaranteed such as:

Executive orders have been approved for the completion of **street paving, water mains, sanitary sewers, storm sewers, and ornamental street lighting**. An escrow of security fund has been created to guarantee the completion of **sidewalks, sidewalks in pedestrian ways, street trees, street name signs, and the installation of permanent markers**.

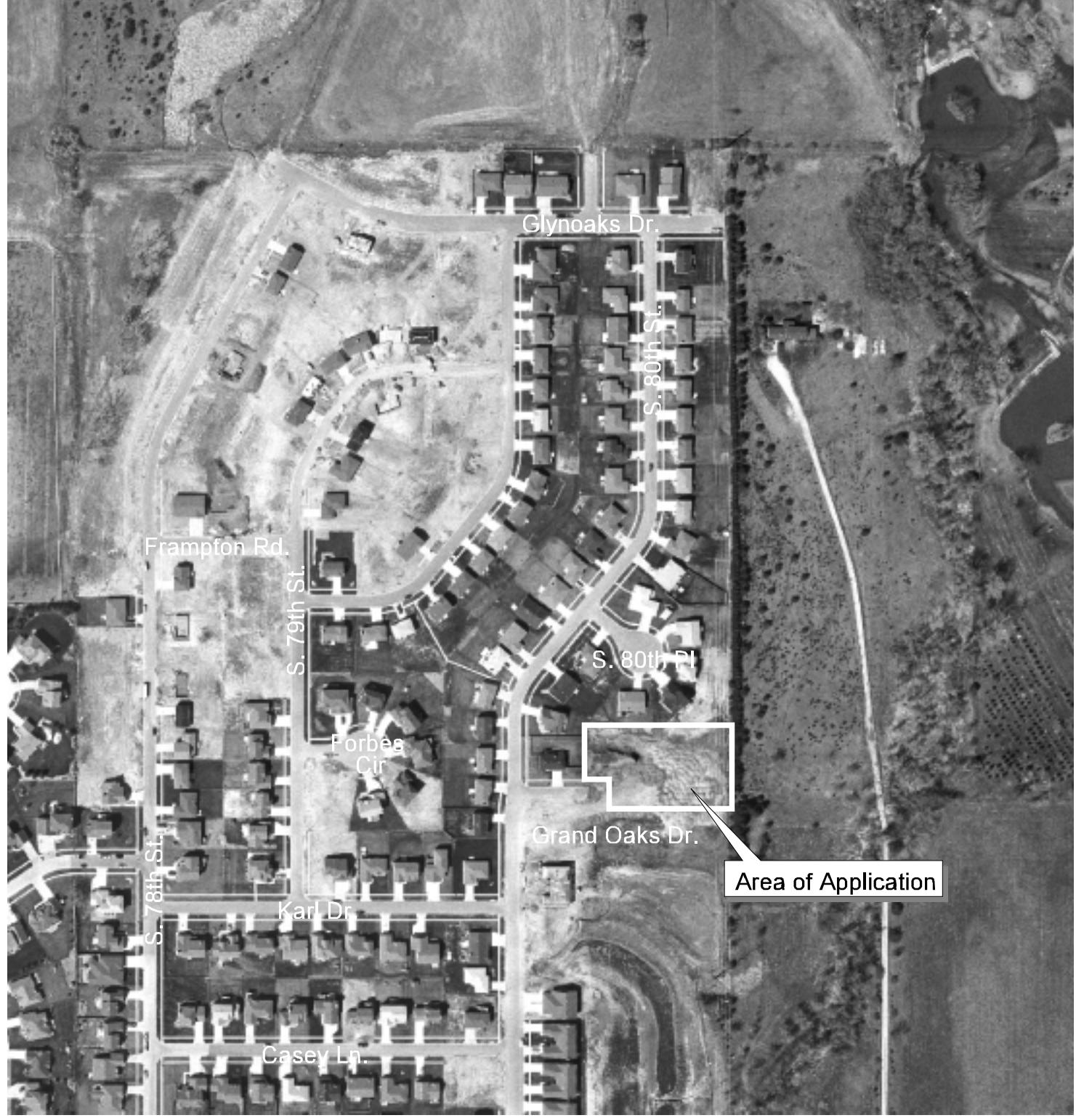
There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

A subdivision agreement is required and will be submitted to the owners for their signature.

Planner

attachments: Information from the applicant.
Technical information.

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Area of Application

**Final Plat #01009
Harland Homes East 5th**



Sheet _____ of _____

Date: _____

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

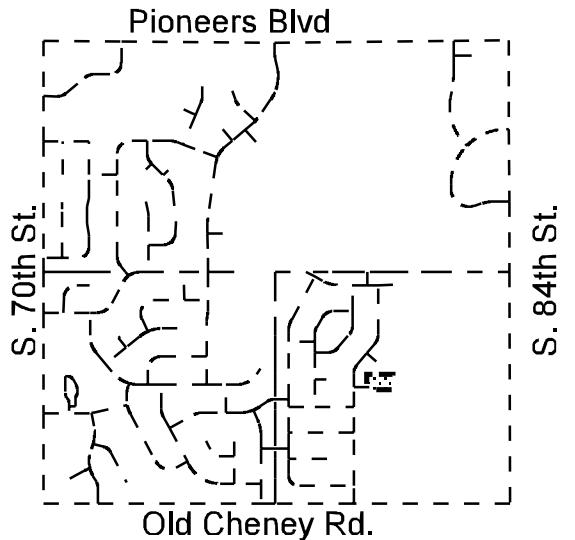


**Final Plat #01009
Harland Homes East 5th**

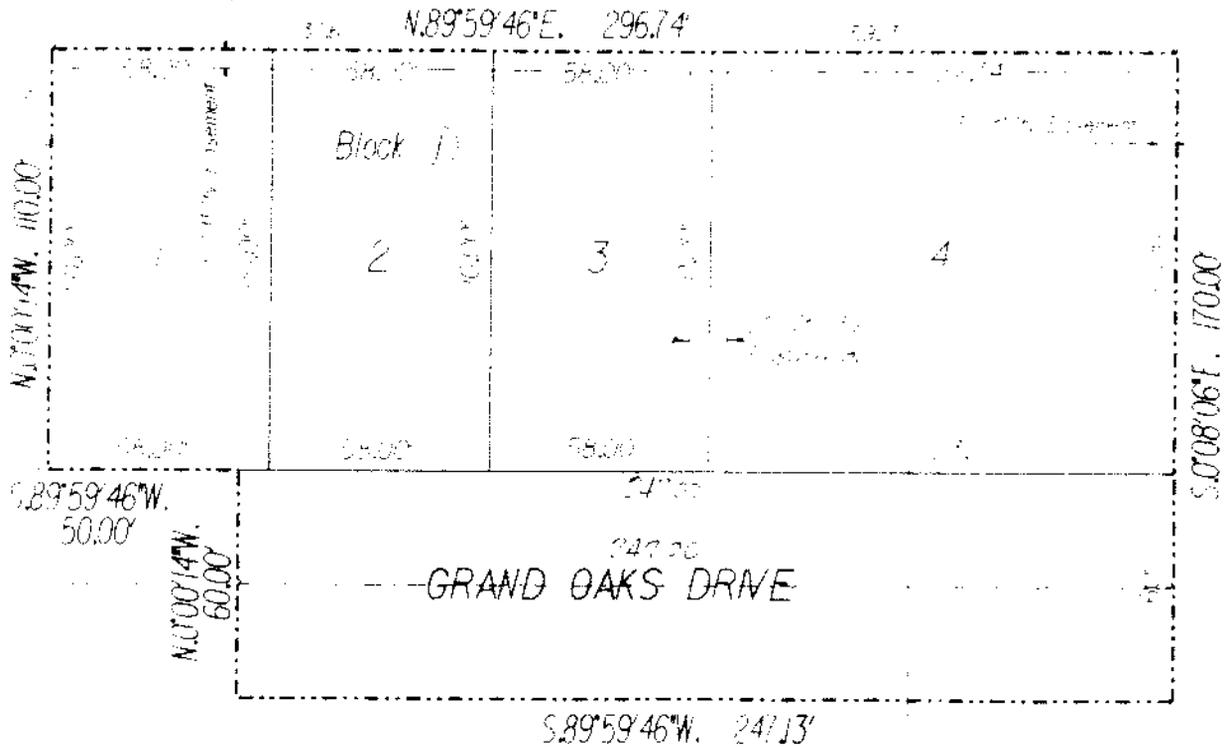
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 10 T9N R7E



Sheet ___ of ___
Date: _____



Final Plat #01009
Harland Homes East 5th

Date: 9-20-01



North