

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 03000
Sunshine Hills Addition

DATE: April 5, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 16, 2003

PROPOSAL: A final plat consisting of 4 lots and four outlots.

LAND AREA: 80.18 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The North ½ of the NW 1/4 of Section 20, T11N, R7E, in the 6th P.M., Lancaster County, Nebraska.

LOCATION: Generally located at N. 40th Street and Bluff Road.

EXISTING ZONING: AG Agricultural in Lincoln Jurisdiction.

EXISTING LAND USE: Agriculture.

SURROUNDING LAND USE AND ZONING:

North: Agriculture and one dwelling unit, zoned AG

South: Agriculture, zoned AG

East: Agriculture and two dwellings, zoned AG

West: Agriculture and one dwelling unit, zoned AG

HISTORY: Sunshine Hills Preliminary Plat #02015 and Community Unit Plan Special Permit #1982 were approved by the City Council on November 18, 2002.

UTILITIES: Not available.

TRAFFIC ANALYSIS: The streets within this plat are private roadways with public access easements.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat and community unit plan.
2. A letter of credit has been accepted for the completion of rock/graveling of streets, grading and culverts, seeding and erosion control, signs and barricades, and permanent markers.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

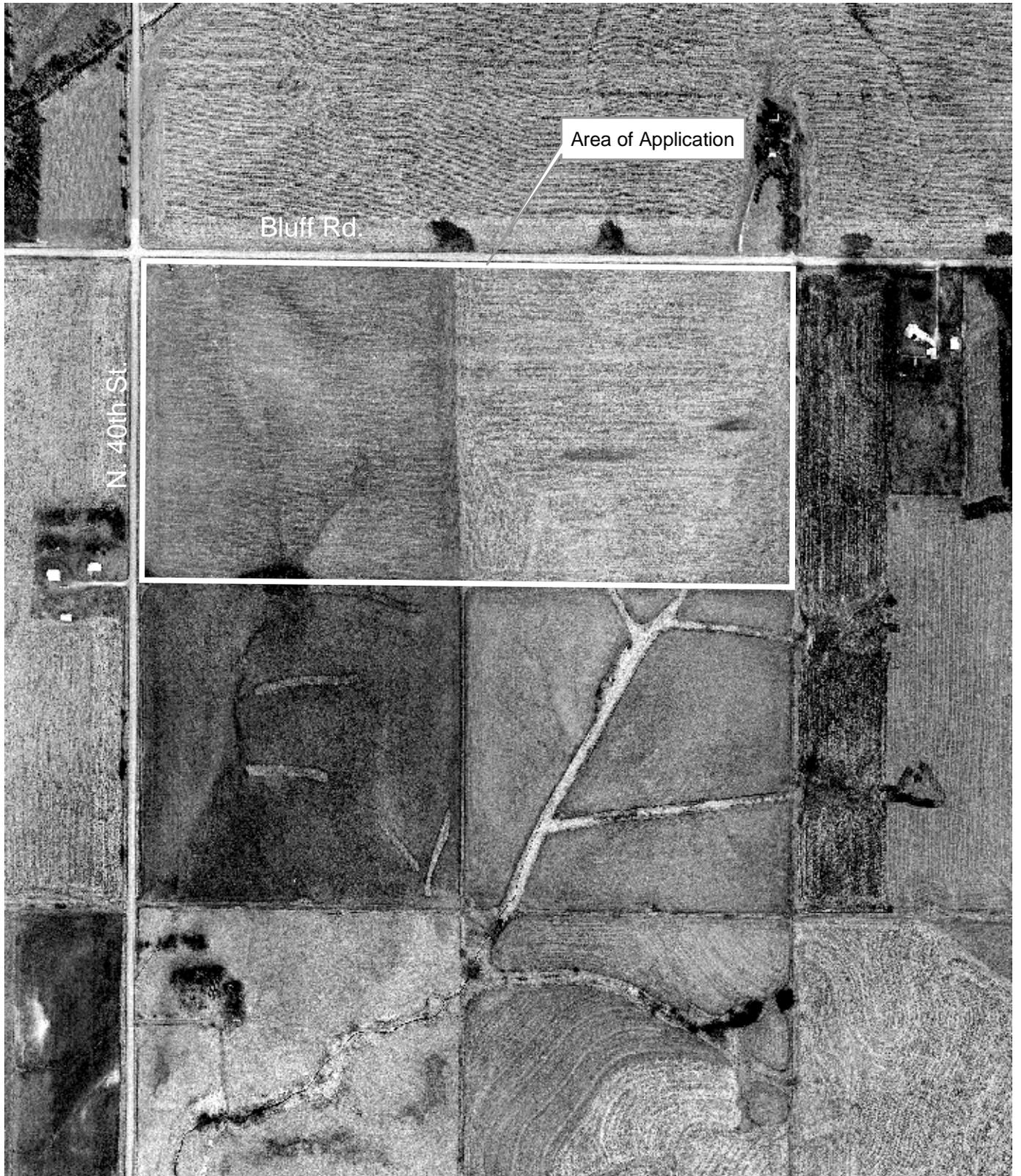
Duncan Ross, AICP
Planner

APPLICANT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

OWNER: Carol Arlene Anderson
3707 Raymond Road
Davey, NE 68336
(402) 785-3235

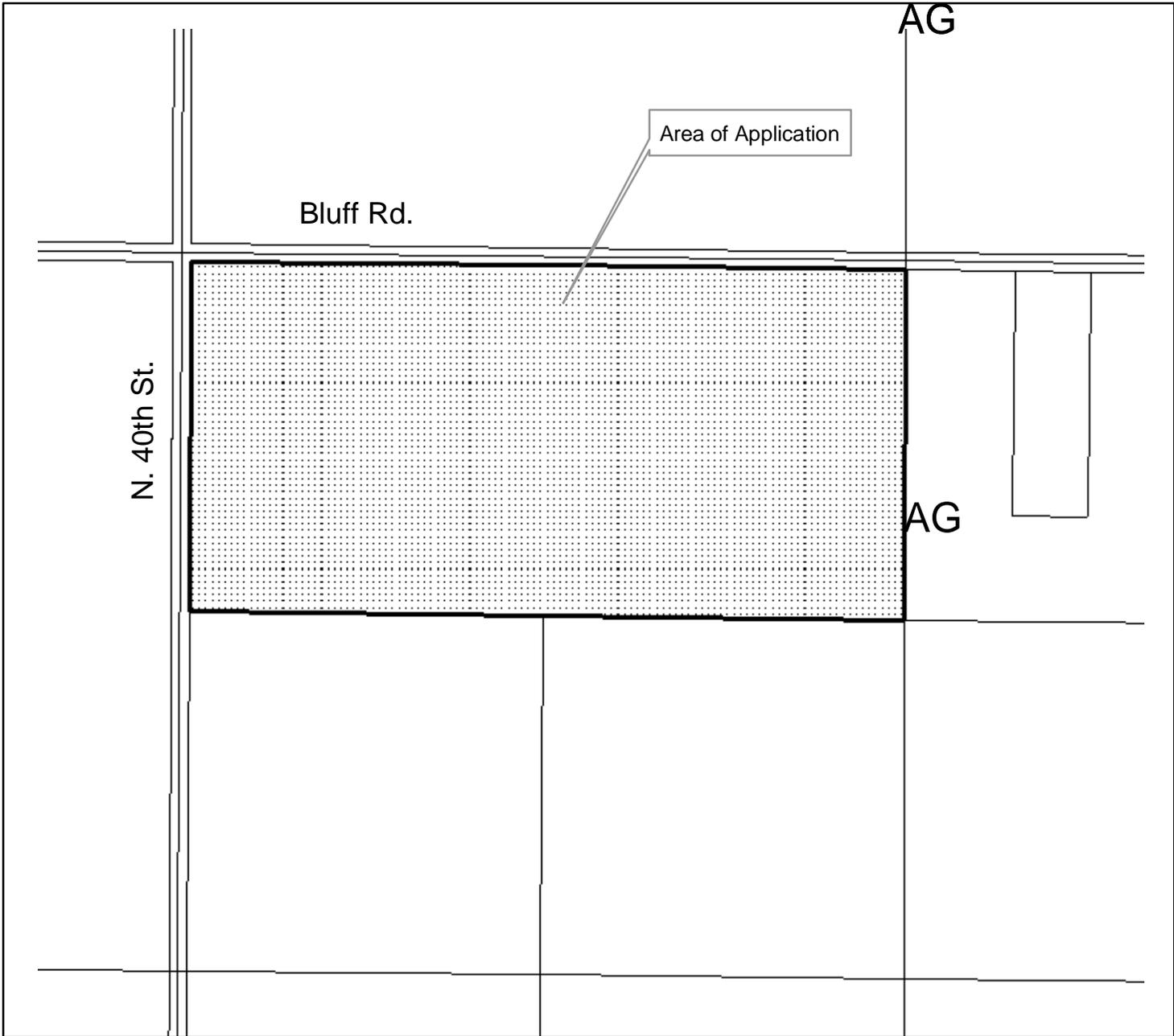
CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
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attachments: Information from the applicant.
Technical information.



Final Plat #03000
N. 40th & Bluff Rd.
Sunshine Hills



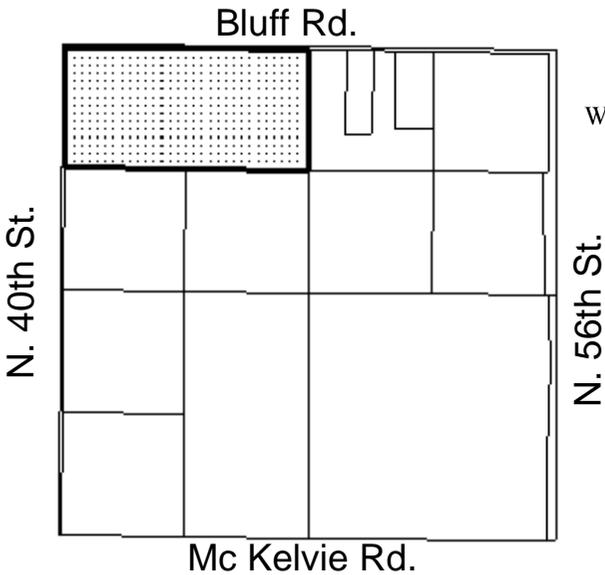


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Zoning:

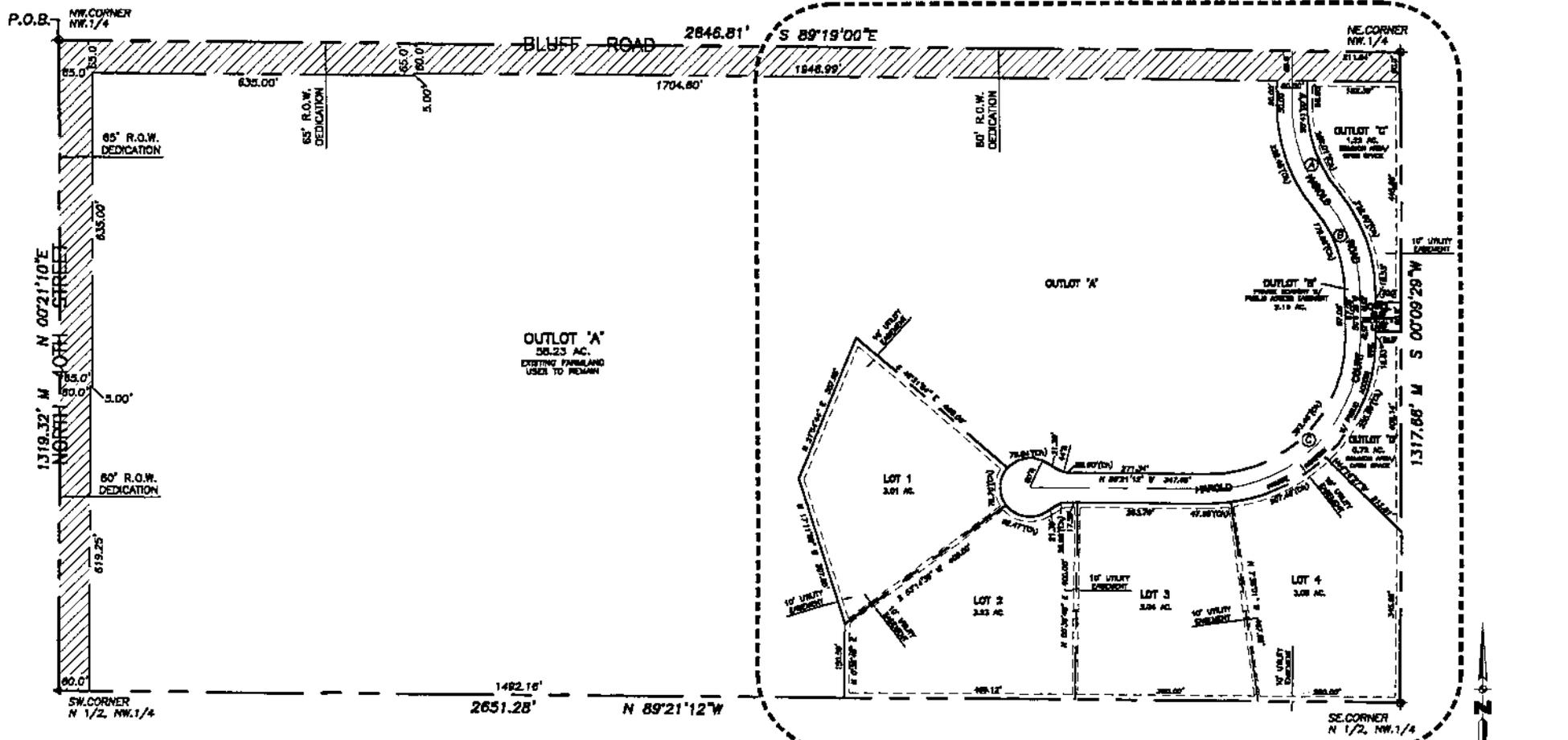
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned 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. 20T11N R7I



SUNSHINE HILLS ADDITION

FINAL PLAT
 BASED ON PRELIMINARY PLAT #02015



LEGEND

- = Set 1" x 24" Iron Pipe
- ◆ = Found 2" Num. Cap
- ◆ = Found corner as recorded
- M = Measured distance
- P = Plat distance
- R = Record distance
- ◀ = Set temp. point

NOTES:

TOTAL LOTS = 4
 TOTAL OUTLOTS = 4

SEE SHEET 3 OF 3

NOT TO SCALE