

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Final Plat #01019  
Ashley Heights Addition

**Date:** July 26, 2001

**PROPOSAL:** A final plat consisting of 112 residential lots and 5 outlots

### **GENERAL INFORMATION:**

**APPLICANT:** Michael Johnson  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68503

**OWNER:** Paul Muff  
M & S Construction  
805 M Street  
Lincoln, NE 68508

Alan and Beth Schultz  
7201 Walker  
Lincoln, NE 68507

**LOCATION:** Generally located at NW 48<sup>th</sup> and Huntington Avenue

**REQUESTED ACTION:** Approval of a final plat.

**LEGAL DESCRIPTION:** Lot 26 I.T. and Lot 27 I.T., located in the northeast 1/4 of Section 18, T10N, R6E of the 6<sup>th</sup> P.M., City of Lincoln, Lancaster County, Nebraska.

**EXISTING ZONING:** B-2, Planned Business District, H-4, Highway Commercial, and R-3, Residential.

**SIZE:** 134.58 acres, more or less.

### **HISTORY:**

Ashley Heights Addition Preliminary Plat No. 00005 was approved by the Planning Commission on **April 9, 2001**, and adopted by the City Council on **April 16, 2001**.

### **ANALYSIS:**

1. The Final Plat conforms to the approved preliminary plat.
2. A subdivision agreement is required and will be submitted to the owners for their signature.

3. Executive orders and escrows have been approved for the completion of the required improvements.

**STAFF RECOMMENDATION:**

Approval

Prepared by:

Becky Horner  
Planner

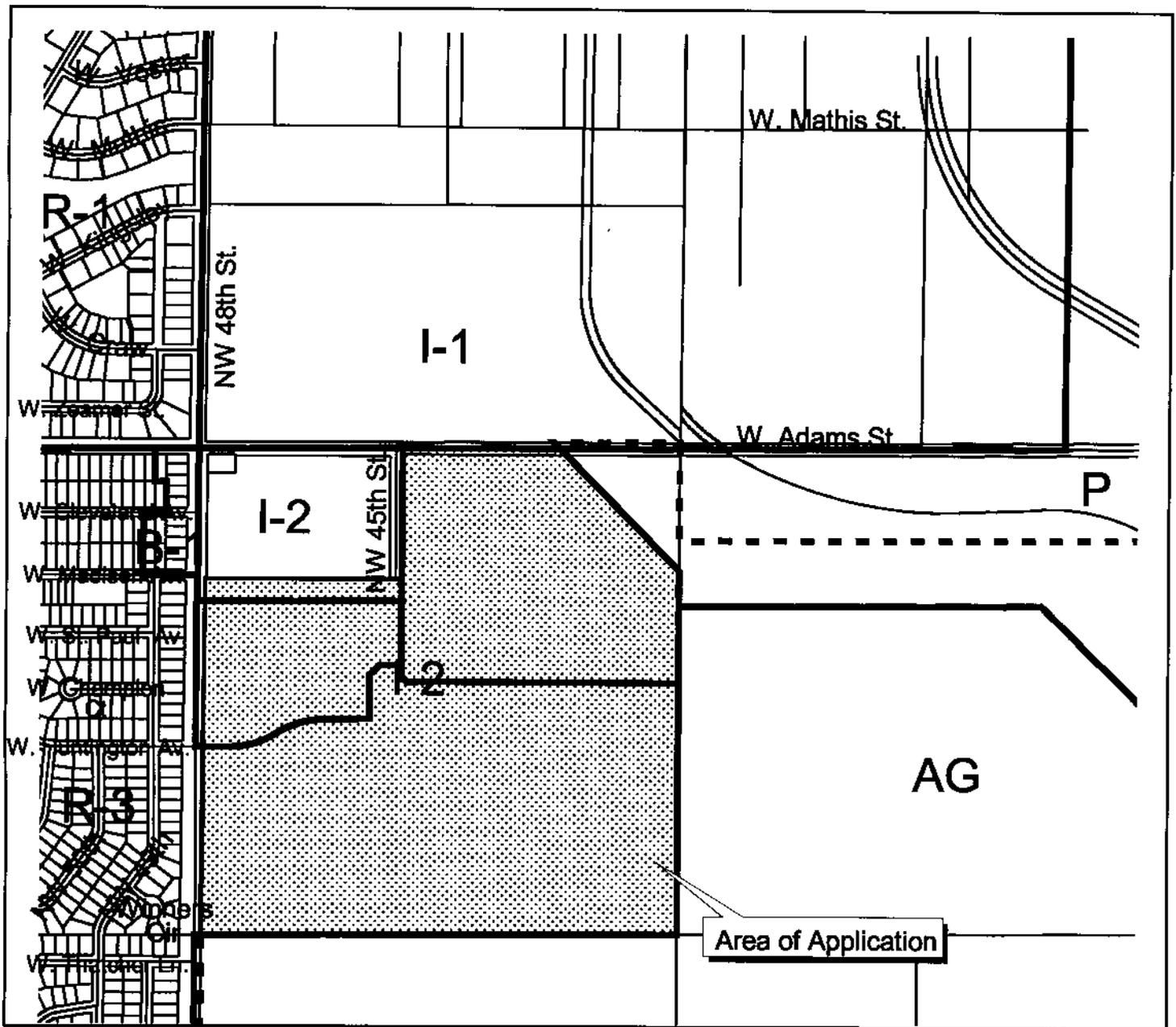
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**Final Plat #01019  
Ashley Heights  
NW 48th & W. Adams**



Photograph Date: 1997 *7/26/01*  
Lincoln City - Lancaster County Planning Dept.

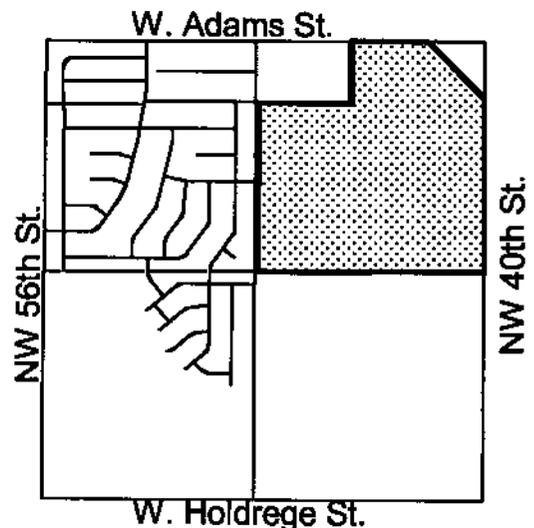
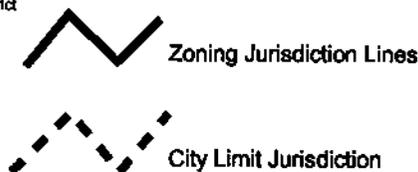


**Final Plat #01019**  
**Ashley Heights**  
**NW 48th & W. Adams**

**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. 18 T10N R6E



7/26/01





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

4 June 2001

Ms. Kathleen L. Sellman  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

Re: Ashley Heights Addition  
Final Plat  
OA Project No. 2-2000-0589.1-11-501

Dear Kathleen:

Enclosed are 15 prints of the above referenced Final Plat, a check in the amount of \$1000.00 for the application fee, the completed application form, and one set of prints reduced to 8½ x 11. The proposed plat is generally located at Northwest 48<sup>th</sup> Street and West Huntington Avenue, and more particularly described in the Surveyor's Certificate. The tax status form is being prepared by the County Treasurer and an ownership certificate is being prepared by State Title Services.

The proposed plat consists of 112 lots and 5 outlots. The Owners and Developers of this property are Phil Stettinger, M & S Construction, P.O. Box 80467, Lincoln, NE 68508, Phone No. 402-477-3515 and Allen D. & Beth A. Schulz, 1702 308<sup>th</sup> Road, Seward, NE 68434, Phone No. 402-643-3362.

Please contact me if you have any questions or require additional information.

Sincerely,

Michael R. Johnson, R.L.S.

Encls.

cc Paul Muff  
Phil Stettinger  
Allen & Beth Schulz  
Darrick Rademacher