P.A.S.: Co Special Permit #07024

PROPOSAL: A special permit to place and live in a mobile home while building a permanent residence.

LOCATION: SW 14th Street and W. Olive Creek Road.

LAND AREA: A 160' X 272' area of a 38.94 acre parcel.

CONCLUSION: In conformance with the Comprehensive Plan and County Zoning.

RECOMMENDATION: Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: A one acre portion of Lot 12 I. T., (described as a rectangle being 160' north south and 272' east west, 360' west of the east property line and 60' north of the south property line) located in the NE 1/4 of Section 16 T7N, R6E of the 6th P.M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

EXISTING LAND USE: Farm land.

SURROUNDING LAND USE AND ZONING:

North: Farm land and two dwellings, zoned AG Agriculture
South: Farm land zoned AG Agriculture
East: Farm land and one dwelling, zoned AG Agriculture
West: Farm land zoned AG Agriculture

ASSOCIATED APPLICATIONS: None

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2030 Plan shows this as Agriculture. This is outside the Lincoln Growth Tiers.

UTILITIES: Private well and waste disposal proposed.

TOPOGRAPHY: Generally sloping to the north.
TRAFFIC ANALYSIS: S. W. 14th Street and W. Princeton Road are gravel county roads. W. Olive Creek Road to the east is dirt.

PUBLIC SERVICE: This is in the Hallam Rural Fire District (A Basic Life Support District, station located in Hallam, approximately 4 ½ miles to the southwest) , Norris School District # 160, and Norris Public Power District.

REGIONAL ISSUES: NA

ENVIRONMENTAL CONCERNS: There are no identified Historic resources. There is a Dam and lake, partially on this 39 acre lot. A power line crosses the lot diagonally from the Southwest to the Northeast.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: farming and one dwelling.

ANALYSIS:

1. This request is for a temporary mobile home while constructing a residence, under the provisions of Article 13.001(20) "Trailers for residential occupancy when utilized in conjunction with construction of a residence and not to exceed three (3) years in duration."

2. This is a one acre special permit area on a 38.94 acre parcel. Note; a parcel of 20 acres or more is not required to have frontage on a road.

3. The applicant states this will be a temporary residence while building their new home.

4. The County Board has been approving these applications as a one year permit with renewals as a condition of approval rather than a blanket three years, in order to expedite the construction and monitor continuing progress. This permit is written for a one year permit to fit that policy.

CONDITIONS:

1. This approval permits one temporary mobile home which shall be removed at the end of 12 months from the adoption of this permit or at the time of occupancy of the house, whichever comes first. Building and Safety may extend this permit in one year increments up to a total of three years from the date of approval if progress is being made on the construction of the permanent residence.
2. Construction of a new house shall be initiated within six months and completed within twelve months of the County Board's approval of this special permit unless extended by the Building and Safety Department.

3. Once initiated, if the construction ceases for a period in excess of six months this permit shall terminate.

4. This permit is not renewable beyond the three years.

5. The construction plans shall comply with the approved plans

STANDARD CONDITIONS:

6. The following conditions are applicable to all requests:

   6.1 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

   6.2 The applicant shall sign and return the letter of acceptance to the County Clerk within 60 days following the approval of the special permit, provided, however, said 60-day period may be extended up to six months by administrative amendment. The applicant shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds.

Prepared by:

Mike DeKalb, 441-6370, mdekalb@lincoln.ne.gov
DATE: July 05, 2007

APPLICANT: Greg Rettele
6801 Summerset Ct
Lincoln, NE 68516
(402) 440-3347

OWNER: Gregory G. Rettele and Heidi L. Rettele
6801 Summerset Ct
Lincoln, NE 68516
(402) 440-3347

CONTACT: Greg Rettele
County Special Permit #07024
SW 14th St & W Olive Creek Rd

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. 16 T07N R06E

Area of Application

2005 aerial

W Olive Creek Rd
Purpose Statement: From Gregory G Rettele and Heidi L. Barry - Rettele

We are requesting this special permit for placing a mobile home on our property (Parcel 2 of Survey of lot 6 of Irregular Tracts – 16-7-6) for temporary housing while we build a home on this land.
Official Survey Record

LANCASTER County, Nebraska

ALLIED SURVEYING AND MAPPING, INC.
6120 South 58th Street - Suite "A" - Lincoln, Nebraska 68516

Phone (402) 434-2886
Fax (402) 434-2887

Survey of Lot 5 of irregular tracts located in the Northeast Quarter of Section 16, T. 7 N., R. 6 East of the 6th P.M.

Lot No. 33074

Job No. 33074

March 24, 2004

N.W. Corner of the N.E. 1/4

N.E. 1/4

N.E. 1/4

Olive Creek Road

North line, N.E. 1/4

S.B. 20'56" E

1314.06' M.

N.W. Corner of the N.E. 1/4

North 1/2, N.E. 1/4

S.W. Corner of the N.E. 1/4

(S.T. Point)

S.B. 21'07" E

1232.00' M.

Lot 12

5.68' 24" Rebar with L.S. #343 Cop

Lot 5

20.01

0.94

24.01

North line, N.E. 1/4

S.B. 23'15" W

678.29' M.

S.W. Corner of the N.E. 1/4

Red Flint Stone

N.E. 1/4

South line, N.E. 1/4

N.B. 21'12" W

1308.91' M.

S.E. Corner of the N.E. 1/4

L1

349.87' M.

Nov. 1940 W

Shawnee

L1

349.87' M.

Nov. 1940 W

S.E. Corner of the N.E. 1/4

Shawnee

L4

678.29' M.

N.B. 23'15" W

1390.12' M.

Scale: 1" = 500'

Parcel 1

20.01

Acres

38.94

Acres

LINE

DIRECTION

DISTANCE

1

N89°11'06"W

182.94'
Area where we are going to place the trailer house for temporary housing.

http://www.google.com/maps?q=Sprague,NE,USA&sa=X&oi=map&ct=title

6/5/2007
June 25, 2007

Mike DeKalb, Project Planner
555 S. 10th St. #213
Lincoln, NE 68508

RE: Rettele – temporary mobile home

Dear Mike,

The Norris District has no objection to special permit SP07024.

Thanks for your consideration on this matter.

Sincerely,

Rick Volmer, Staking Engineer
DATE: June 21, 2007
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell
County Surveyor
SUBJECT: SPECIAL PERMIT NO. 07024
RETHELLE - MOBILE HOME ON BUILDING SITE

Upon review, this office has no direct objections to this submittal.
Status of Review: Active
Reviewed By ANY
Comments:

Status of Review: Complete
 Reviewed By 911 ANY
 Comments: FROM 911
 There are no new streets associated with this Special Permit

Status of Review: Active
Reviewed By Alltel ANY
Comments:

Status of Review: FYI
 Reviewed By Building & Safety Terry Kathe
 Comments: subject site is in the 100 year floodplain and owner should locate these structures outside of the floodplain. Building permits required.

Status of Review: Active
Reviewed By Health Department ANY
Comments:

Status of Review: Active
Reviewed By Lancaster County Sheriff Department ANY
Comments:

Status of Review: Complete
Reviewed By Planning Department RAY HILL
Comments:

Status of Review: Active
Reviewed By Planning Department MIKE DEKALB
Comments:
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