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LANCASTER COUNTY
CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

COUNTY SPECIAL PERMIT NO. 10028)	
REQUESTED BY CARRY AND JULIE CRIST,)	
FOR THE EXPANSION OF HOME)	
OCCUPATION FOR THE PURPOSE OF)	RESOLUTION NO. R-10-0081
CONSTRUCTING AN OFFICE BUILDING)	
ON LOT 14 AND LOT 34 GENERALLY)	
LOCATED AT SOUTHWEST 114 TH STREET)	
AND WEST ROCA ROAD (HWY 33),)	
LANCASTER COUNTY, NEBRASKA)	

WHEREAS, Carry and Julie Crist request approval of County Special Permit No. 10028, to provide the authority for the expansion of a home occupation for the purpose of constructing an office building on Lot 14 (10 acres more or less) and Lot 34 (21.04 acres more or less) generally located at Southwest 114th Street and West Roca Road (Highway 33), Lancaster County, Nebraska, legally described as follows:

Lots 14 and 34, Irregular Tract, in the East ½ of Section 17, Township 8 North, Range 5 East, in the 6th Principle Meridian, Lancaster County, Nebraska; and

WHEREAS, the Lincoln-Lancaster County Planning Department recommends conditional approval of said Special Permit, as amended, including the setback waiver request, concluding that the proposal is in conformance with the County Zoning Resolution and the Comprehensive Plan; and

WHEREAS, on August 25, 2010, the Lincoln-Lancaster County Planning Commission conducted a public hearing on County Special Permit No. 10028 and voted 9-0 to recommend conditional approval; and

WHEREAS, on September 21, 2010, the Board of County Commissioners of Lancaster County, Nebraska, conducted a public hearing regarding County Special Permit No. 10028 and

voted to approve said Special Permit with conditions; and

WHEREAS, all requirements of the Lancaster County Zoning Regulations have been met.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska, that County Special Permit No. 10028, to provide the authority for the expansion of a home occupation for the purpose of constructing an office building on Lot 14 (10 acres more or less) and Lot 34 (21.04 acres more or less) generally located at Southwest 114th Street and West Roca Road (Highway 33), Lancaster County, Nebraska, is hereby approved subject to the following conditions:

CONDITIONS:

1. This approval permits an expanded home occupation for an office building.

General:

2. Upon approval of this special permit by the County Board, the applicant shall cause to be prepared and submitted to the Planning Department a revised and reproducible final site plan including 5 copies with all required revisions and documents as listed below, before receiving building permits:
 - 2.1 Revise the plans to show both lots and residence.
 - 2.2 Revise the plans to show parking, handicapped parking, an employee count and landscape screening plan for the parking lot.
 - 2.3 Revise the plans to show the access drive and a drive width to the office of at least 18 feet.
 - 2.4 The applicant/permittee shall submit to the satisfaction of the Director of Planning, an elevation and floor plan for the new building that is residential in character and could be converted to a single family home. Upon ceasing of the expanded home occupation, this building must be converted and used as a permitted or accessory use allowed in the zoning district. (** Per Planning Commission, as recommended by staff and agreed upon by applicant,

8/25/10**))

- 2.5 Access to Highway 33 is limited to the existing location. Receive driveway permits for access onto Highway 33 from the Nebraska Department of Roads, if required for a commercial use.
3. The construction plans generally comply with the approved plans.
4. The applicant shall meet all conditions of 13.001 (27) of the Lancaster County Zoning Regulations unless specifically amended and waived by this permit.
5. Prior to Building Permits:
 - 5.1 Provide documentation from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
 - 5.2 The construction plans and use shall comply with the approved plans.

STANDARD CONDITIONS:

6. The following conditions are applicable to all requests:
 - 6.1 All privately-owned improvements shall be permanently maintained by the owner.
 - 6.2 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 6.3 The permittee shall file a copy of the resolution approving the permit and the letter of acceptance, a copy of which is attached hereto and incorporated by this reference as Attachment "A", with the Register of Deeds. The permittee shall pay the recording fee in advance.

DATED this 21 day of September, 2010, at the County-City Building, Lincoln,

Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

APPROVED AS TO FORM
this 21 day of
September, 2010.

Brittany Behrens
for GARY E. LACEY
County Attorney

Bob Schorr
Paul Fleming Jr.
Debra Nees
Gary Kudwin
Workman Absent

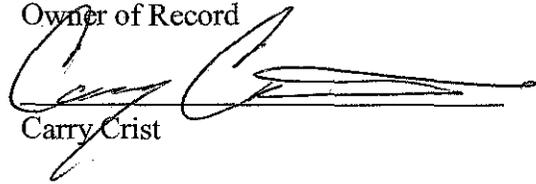
LETTER OF ACCEPTANCE

I, Carry Crist and Julie Crist, owners of record, hereby agree to all of the conditions of Special Permit No. 10028, to allow for the expansion of a home occupation for the purpose of constructing an office building on Lot 14 and Lot 34 generally located at Southwest 114th Street and West Roca Road (Highway 33), Lancaster County, Nebraska, granted by the Board of County Commissioners of Lancaster County, Nebraska, and embodied in County Resolution No. R-10-0081, all costs which I hereby represent have been paid and that this agreement shall be binding upon Carry Crist and Julie Crist and their heirs, successors, and assigns and shall run with the land.

DATED this 22 day of October, 2010, in Lancaster County, Nebraska.

BY:

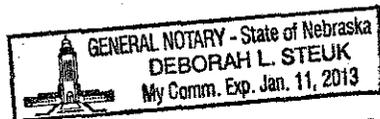
Owner of Record


Carry Crist

STATE OF NEBRASKA)
)
County of Saline) ss.
~~Lancaster~~

On this 22 day of October, 2010, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said County, personally came Carry Crist, known to be the identical person whose name is affixed to this agreement, and acknowledged execution of the same to be her voluntary act and deed.

SUBSCRIBED AND SWORN to before me this 22 day of October, 2010.




Notary Public

