

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF LANCASTER COUNTY, NEBRASKA

RESOLUTION IN THE MATTER OF COUNTY )  
SPECIAL PERMIT NO. 19033, HISTORIC )  
PRESERVATION FOR EVENT CENTER )  
ON PROPERTY GENERALLY LOCATED ) RESOLUTION NO. R-19-0054  
AT 17185 BLUFF ROAD, LANCASTER )  
COUNTY, NEBRASKA )

WHEREAS, Carol and Jed Hartweg (“Applicants”) on behalf of Carol Hartweg (“Owner”), requested approval of County Special Permit No. 19033 (“Special Permit”), for an event center special permit as part of the preservation of a local historic landmark under the provisions of Section 13.041 of the Lancaster County Zoning Resolution on property located at 17185 Bluff Road (Attachment “A”), consisting of approximately 17 acres, legally described as follows:

Lot 18 in the northeast quarter of Section 23, Township 11 North, Range 8 East; Lancaster County, Nebraska (“Property”);

WHEREAS, the Lincoln-Lancaster County Planning Department (“Planning Department”) recommended conditional approval of said Special Permit, concluding that this application, with the conditions listed in the Planning Department’s report, meets the requirements for an event center special permit as part of the preservation of a local historic landmark in Lancaster County (“County”);

WHEREAS, on June 20, 2019, the Historic Preservation Commission voted 5-0 to recommend approval of Special Permit No. 19033 with conditions that the site plan and design of the new building be approved for “Certificates of Appropriateness” prior to issuance of building permit and commencement of construction;

WHEREAS, on July 10, 2019, the Lincoln-Lancaster County Planning Commission conducted a public hearing on County Special Permit No. 19033 and voted 7-0 to conditionally approve the Special Permit;

WHEREAS, on July 30, 2019 and August 13, 2019, the County Board conducted public hearings on the Special Permit, voting 5-0 to APPROVE said Special Permit; and

WHEREAS, all requirements of the Lancaster County Zoning Resolution have been met;

NOW, THEREFORE, BE IT RESOLVED, by the County Board that the Special Permit on the Property is hereby APPROVED subject to the following conditions:

**Site Specific Conditions:**

1. The County Board approves associated request:
  - 1.1 Change of Zone #19018
2. Before building permits are approved the permittee shall cause to be prepared and submitted to the Planning Department a revised and reproducible final plot plan including 3 copies with all required revisions and documents as listed below:
  - 2.1 Site plan with dimensions of buildings, parking areas, and associated landscaping; and a legal description and boundary of the special permit.
  - 2.2 Show existing road right-of-way width along Bluff Road.
  - 2.3 On Bluff Road – Sight Distance profile, label end of stationing West and East respectively.
  - 2.4 Locations, type and dimensions of any signs are indicated on the site plan.
3. Before building and sign permits are approved the permittee shall cause to be prepared and submitted to the Planning Department a revised design for the event building and any signs.
4. The site plan, sign, and building designs are reviewed and approved by the Historic Preservation Commission for Certificates of Appropriateness, under the adopted Preservation Guidelines for the historic property.
5. Before a site plan is approved provide the following documents to the Planning Department:

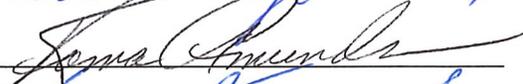
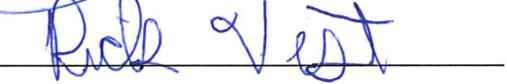
- 5.1 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
- 5.2 Verification from the Register of Deeds that the letter of acceptance as required by the approval of the special permit has been recorded.
6. The following conditions are applicable to all requests:
  - 6.1 Before occupying the dwelling units all development and construction shall substantially comply with the approved plans.
  - 6.2 The physical location of all setbacks and yards, buildings, parking and circulation elements, and similar matters be in substantial compliance with the location of said items as shown on the approved site plan.
  - 6.3 The terms, conditions, and requirements of this resolution shall run with the land and be binding upon the Permittee, its successors and assigns.
  - 6.4 The applicant shall sign and return the letter of acceptance to the County Clerk. This step should be completed within 60 days following the approval of the special permit. The Permittee shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds. Building permits will not be issued unless the letter of acceptance has been filed.
7. Outside music concerts are not allowed.
8. Any portion of an event held outdoors must conclude by 10:00 p.m. All alcohol sales, music and performances shall conclude by 12:00 a.m.
9. Fireworks are not allowed except on July 3<sup>rd</sup> and 4<sup>th</sup>.
10. Any individual or entity dispensing alcohol for sale for consumption on the premises must be licensed under the Nebraska Liquor Control Act.
11. Prior to occupancy, as required by Article 20 of the Lancaster County Zoning Resolution, the Building and Safety Department must approve the final certificate of occupancy for all new construction and/or remodeling of existing buildings under this special permit.
12. No events may be held during the weekend (Friday, Saturday and Sunday) of the Annual Camp Creek Antique Machinery & Threshing Show held at 17200 Bluff Road.

DATED this 13 day of August, 2019, at the County-City Building, Lincoln,  
Lancaster County, Nebraska.

BY THE BOARD OF COUNTY  
COMMISSIONERS OF LANCASTER  
COUNTY, NEBRASKA

APPROVED AS TO FORM  
this 13 day of August, 2019.

  
Deputy County Attorney  
for PATRICK F. CONDON  
Lancaster County Attorney

ATTACHMENT A

LETTER OF ACCEPTANCE

Carol Hartweg, owner of record, hereby agrees to all of the conditions of County Special Permit No. 19033, for an event center special permit as part of the preservation of a local historic landmark under the provisions of Section 13.041 of the Lancaster County Zoning Resolution on property located at 17185 Bluff Road, consisting of approximately 17 acres, legally described as follows:

Lot 18 in the northeast quarter of Section 23, Township 11 North, Range 8 East; Lancaster County, Nebraska;  
granted by the Lancaster County Board of County Commissioners, and embodied in Resolution No. \_\_\_\_\_, all costs which owner hereby represents have been paid and that this agreement shall be binding upon Carol Hartweg, and her heirs, successors, and assigns and shall run with the land.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2019, in Lancaster County, Nebraska.

Owner of Record

BY:

\_\_\_\_\_  
Carol Hartweg

STATE OF NEBRASKA            )  
                                                  )    ss.  
County of Lancaster         )

On this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned, a notary public, duly commissioned, qualified for and residing in said County, personally came \_\_\_\_\_, known to be the identical person whose name is affixed to this agreement, and acknowledged execution of the same to be his voluntary act and deed.

SUBSCRIBED AND SWORN to before me this \_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public