APPLICATION
ZONING

☐ Rezoning from ______ to ______  ☐ Other
☒ Special Use Permit  ☐ Conditional Use Permit

Base Zoning District: DR-ED

Property Owner: 60 TODD KINNEY 1002 S 197th Circle Omaha 68022

Applicant: SAME

Representative: AVANT ARCHITECTS 3337 No 107th St Omaha 68134 402-493-9611

Contact: Larry Smith 60 Smith @ avantarchitects.com

Postal Address (or General Location if no address has been assigned): 10409 No 12th Street

Legal Description: SEE ATTACHED

Proposed Use Type: SINGLE FAMILY  Existing Use Type: SINGLE FAMILY

Building and Parking Information:

a. Total Site Area 83,732 Sq. Ft.
b. Building Coverage 13,000 Sq. Ft.
c. Building Coverage (b+a) 155 %
d. Maximum Building Height 40 Ft.
e. Total Floor Area 95,000 Sq. Ft.
f. Floor Area Ratio (e+a) 0.001
g. Total Paved Area 17,512 Sq. Ft.
h. Impervious Coverage (b+g+a) 3.64 %
i. Number of Parking Stalls NA
   Number of Compact Stalls NA
   Number of Handicapped Stalls NA

Landscaping Information:

j. Total Area of Street Yard ___ Sq. Ft.
k. Street Yard Landscaped Area ___ Sq. Ft.
l. Street Yard Landscaped Area (k+i) ___ %
m. Parking Lot Area ___ Sq. Ft.
o. Interior Lot Landscaping (n+m) ___ %

Residential Uses Only:
p. Total Number of Units for Multi-Family: ___ # of Efficiencies ___ #1 Bedrooms ___ #2 Bedrooms ___ #3 Bedrooms
q. Density (a=p) Total Floor Area of Any Incidental Office or Commercial Use ___ Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

Owner Signature  
Applicant Signature  

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Date  

Date  

1/28/2014
June 10, 2019

Mr. Eric England, Manager Current Planning
CITY OF OMAHA PLANNING DEPARTMENT
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183

RE: 10409 North 72nd Street
Special Use Permit Application
EGA191091

Dear Eric,

Attached please find:

- An application for a Special Use Permit on the above referenced property together with a check in the amount of $604.80
- Project Narrative
- 10 copies of each of the following sheets:
  - C1.0 Preliminary Overall Site Plan
  - C1.1 Preliminary Site Layout Plan
  - C2.1 Preliminary Site Grading Plan
  - C2.2 Preliminary Site Grading Plan

Please do not hesitate to call if you need any additional information. We are looking forward to presenting at the public hearings.

Sincerely,

[Signature]

Daniel J. Dolezal, PE
LEGAL DESCRIPTION
AS CONTAINED IN WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2016086916, DOUGLAS COUNTY REGISTER OF DEEDS
SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12 EAST, OF THE
8TH P.M., DOUGLAS COUNTY, NEBRASKA. EXCEPT THE WEST 50 FEET FOR STREET RIGHT OF WAY.

AS DESCRIBED BY SURVEYOR
A TRACT OF LAND BEING PART OF THE SOUTH 1/2 OF THE NW1/4 OF THE SW1/4 OF SECTION 13, TOWNSHIP 16 NORTH, RANGE 12
EAST OF THE 8TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SW1/4 OF SECTION 13; THENCE N00°06'26"W (ASSUMED BEARING) ALONG
THE WEST LINE OF SAID SW1/4 OF SECTION 13, A DISTANCE OF 1331.97 FEET; THENCE N89°45'35"E, A DISTANCE OF 50.00 FEET
TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH 72ND STREET; THENCE N00°08'31"W ALONG SAID EASTERLY
RIGHT-OF-WAY LINE OF NORTH 72ND STREET, A DISTANCE OF 665.95 FEET; THENCE N89°54'12"E ALONG THE NORTH LINE OF
SAID SOUTH 1/2 OF THE NW1/4 OF THE SW1/4 OF SECTION 13, A DISTANCE OF 1261.37 FEET TO THE NORTHEAST CORNER OF
SAID SOUTH 1/2 OF THE NW1/4 OF THE SW1/4 OF SECTION 13; THENCE S00°02'00"E ALONG THE EAST LINE OF SAID SOUTH 1/2
OF THE NW1/4 OF THE SW1/4 OF SECTION 13, A DISTANCE OF 662.80 FEET TO THE SOUTHEAST OF SAID SOUTH 1/2 OF THE
NW1/4 OF THE SW1/4 OF SECTION 13; THENCE S89°45'35"W ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NW1/4 OF THE
SW1/4 OF SECTION 13, A DISTANCE OF 1260.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 837,732 SQUARE FEET OR 19.232 ACRES, MORE OR LESS.
PROJECT NARRATIVE

The property owner has purchased the subject property for the expressed purpose of demolishing the existing single family residence and constructing a new single family residence (please refer to attached Sheet C1.0).

The proposed residence will include a walkout basement and 6 garages as well as an outdoor sports court. The new residence will utilize the existing driveway cut onto 72nd Street. The Owner plans to erect a fence around the entire property with a controlled access gate at the 72nd Street entrance. Said gate will be set back at a sufficient distance to allow off-street stacking of a vehicle while they await clearance and entry into the property. Both the house and the fence with entry are under design and plans are unavailable at the time of application. If requested, final plans can be submitted when design is complete and approved by the property owner.

Construction on the site will involve demolition of the aforementioned single family dwelling and associated pavement up to but excluding the driveway cut onto 72nd Street. The owner is planning to keep in use the two existing outbuildings on the property located near 72nd Street. Estimated excavation for the project is calculated to be 2,200 CY. Embankment for the project, including a 1.4 embankment factor, is estimated to be 2,450 CY, resulting in an earthwork import of approximately 250 CY. The site will exceed the one-acre thresh hold for a NPDES permit. All disturbed area will be restored with a combination of sod and seeding.

Approximately 38,000 SF (0.87 acres) of existing slopes disturbed by the grading operations are generally between 4 ½:1 and 5:1. All other slopes are less than 9:1. The building has been sited to best capture the view of the site and to utilize the slopes to accommodate the walkout basement.
RECEIPT

RECORD & PAYER INFORMATION

Record ID: BOR-19-00265
Record Type: Permits/BOARD APPLICATIONS/PLANNING BOARD/SPECIAL USE PERMIT
Property Address: 10409 N 072 ST, DOUGLAS COUNTY, NE 68122
Description of Work:
Payor: MCNEIL INK LLC Terence Crawford
Applicant: MCNEIL INK LLC
MCNEIL INK LLC
C/O TODD KINNEY 1002 S 197 CIR
OMAHA, NE 68022

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Please visit our website: www.omahapermits.com