Omaha City Planning Department

APPLICATION
SUBDIVISION PLAT

Name of Addition: ASCENCIO

☑ Preliminary  ☐ Revised Preliminary  ☑ Final

Property Owner(s): LM&F Investments LLC  11380 24th Ave  Plattsmouth, NE 68048

Applicant: Leo Ascencio

Contact: Matt Tinkham  14710 West Dodge RD, Suite 100, Omaha, NE 68154

General Location/Address: 1464 Evans Street, Omaha, NE

Total Area: 3.158 Acres  Total Lots: 2

Existing Zoning: GL and HI (Proposed Change to GI)  Projected Total Taxable Valuation: $190,100

Development Plans:

<table>
<thead>
<tr>
<th>Lot#s</th>
<th>Zoning</th>
<th>Total Lots</th>
<th>Acres</th>
<th>Residential (No. of Units)</th>
<th>Office/Commercial (Square Feet)</th>
<th>Value/Price (w/Improvements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 and 2</td>
<td>GL</td>
<td>2</td>
<td>3.158</td>
<td>0</td>
<td>0</td>
<td>190,100</td>
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<tr>
<td>ROW</td>
<td></td>
<td>Total</td>
<td>3.158</td>
<td>0</td>
<td>0</td>
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</tbody>
</table>

Yes  ☐ No  ☑ A property owners' association is to be formed. If yes, attach copies of covenants.

☑ ☐ Exceptions to the standard form subdivision agreement are proposed. If yes, attach a statement of changes.

☑ ☐ Waivers to design standards, improvements or plat certifications are proposed. If yes, attach a request letter.

This subdivision will be processed as a series of phased final plats. If yes, include phase boundaries on the preliminary plat. Changes in boundaries will require a revised preliminary.

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

Owner's Signature: ____________________________

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

Date Submitted: 08-26-19

Print or Type Name of Applicant: ____________________________
APPLICATION
ZONING

☐ Rezoning from HI to GI ☐ Other
☐ Special Use Permit ☐ Conditional Use Permit

Base Zoning District: ____________________________

Property Owner: LM&F Investments LLC  11380 24th Ave  Plattsmouth, NE 68048

Name: Leo Ascencio
Address: 
Zip: 
Phone #: ____________________________

Representative: Lamp Rynearson  14710 West Dodge RD, Suite 100, Omaha, NE 68154

Firm Name: 
Address: 
Zip: 
Phone #: ____________________________

Contact: Matt Tinkham
Name: matt.tinkham@lamprynearson.com
Address: 
Zip: 
Phone #: ____________________________

Postal Address (or General Location if no address has been assigned): 1464 Evans Street, Omaha, NE

Legal Description: See Attached Site Drawing

Proposed Use Type: General Industry - Construction
Existing Use Type: General Industry - Construction

Building and Parking Information:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Site Area</td>
<td>137,555 Sq. Ft.</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>79,132 Sq. Ft.</td>
</tr>
<tr>
<td>Building Coverage (b-a)</td>
<td>58%</td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>+20 Ft.</td>
</tr>
<tr>
<td>Total Floor Area</td>
<td>79,132 Sq. Ft.</td>
</tr>
<tr>
<td>Floor Area Ratio (e-a)</td>
<td>58%</td>
</tr>
<tr>
<td>Total Paved Area</td>
<td>634 Sq. Ft.</td>
</tr>
<tr>
<td>Impervious Coverage (b+g+a)</td>
<td>58%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Parking Stalls</td>
<td>0</td>
</tr>
<tr>
<td>Number of Compact Stalls</td>
<td>0</td>
</tr>
<tr>
<td>Number of Handicapped Stalls</td>
<td>0</td>
</tr>
</tbody>
</table>

All parking is off street parking or in a gravel parking lot.

Landscaping Information:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area of Street Yard</td>
<td>9,800 Sq. Ft.</td>
</tr>
<tr>
<td>Street Yard Landscaped Area</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Street Yard Landscaped Area (k+j)</td>
<td>0%</td>
</tr>
<tr>
<td>Parking Lot Area</td>
<td>25,942 Sq. Ft.</td>
</tr>
<tr>
<td>Interior Parking Lot Landscaping</td>
<td>0 Sq. Ft.</td>
</tr>
<tr>
<td>Interior Lot Landscaping (n+m)</td>
<td>0%</td>
</tr>
</tbody>
</table>

Residential Uses Only:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Units</td>
<td>Parking Lot includes Gravel Parking Lot</td>
</tr>
<tr>
<td>for Multi-Family:</td>
<td></td>
</tr>
<tr>
<td># of Efficiencies</td>
<td></td>
</tr>
<tr>
<td>#1 Bedrooms</td>
<td></td>
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<tr>
<td>#2 Bedrooms</td>
<td></td>
</tr>
<tr>
<td>#3 Bedrooms</td>
<td></td>
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<tr>
<td>Density (a+p)</td>
<td></td>
</tr>
<tr>
<td>Total Floor Area of Any Incidental Office</td>
<td></td>
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<tr>
<td>or Commercial Use</td>
<td></td>
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<tr>
<td>Sq. Ft/Unit</td>
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</table>

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

Owner's Signature: ____________________________
Date: 6/8/19

Applicant Signature: ____________________________
Date: 8-26-19

1/28/2014
APPLICATION

ZONING BOARD OF APPEALS

Property Owner

LM&F Investments LLC  11380 24th Ave  Plattsmouth, NE  68048

Name   Address   Zip   Phone #

Applicant

Leo Ascencio

Name   Address   Zip   Phone #

Representative

Matt Tinkham

Lamp Rynearson 14710 West Dodge RD, Suite 100, Omaha, NE 68154

If Different from Applicant

Address   Zip   Phone #

matt.tinkham@lamprynearson.com

E-Mail Address

Property Address

1464 Evans Street, Omaha, NE

Legal Description

See Attached Site Drawing

Type of Improvement Proposed

Existing Building

Construction Cost

$ 0.00

Has Construction Been Started?

NA

Waiver Request (Code Section and/or Description): See Attached List of Waivers

Reason Waiver is Requested (Specify Practical Difficulty or Unnecessary Hardship):

Replatting of the existing property so that each existing building will be located on a separate lot. The configuration of the existing buildings make it impossible to meet the proposed zoning setbacks for GI Zoning.

*FILING FEE: $150.00 + $12.00 (T&T) = $162.00 – Project Cost Under $25,000

$250.00 + $20.00 (T&T) = $270.00 – Project Cost of $25,000 to $100,000

$445.00 + $35.60 (T&T) = $480.60 – Miscellaneous Applications

$445.00 + $35.60 (T&T) = $480.60 – Project Cost of $100,000 and Over

$985.00 + $50.00 (T&T) = $1,035.00 – Use Waivers

*(T&T) = Technology and Training Fee

This application and a site plan must be filed not less than 17 days before the public hearing. Hearings are held on Thursday afternoons. Call the Planning Department at (402) 444-5150 for exact meeting dates and deadlines. Applications are due by NOON on the deadline date.

Applicants and representatives will receive an agenda before the hearing stating the date, time and location. See reverse side for application requirements.

Falsification or misrepresentation of information on this application or the required site plan may result in the denial of a building permit.

8/26/19

Date

Owner/Applicant Signature

Zoning Classification

Regulation to be Waived 55-

Legal

Proposed

Current Planning Review  Date and Time

02/19