City of Omaha Planning Department

APPLICATION
ZONING

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

Base Zoning District:

Property Owner:
Reyes Barrera
Name
1724 Winton St, 68108
Address
402-578-7410
Phone #

Applicant:
Reyes Properties LLC
Name
1724 Winton St, 68108
Address
402-578-7410
Phone #

Representative:

Contact:

E-Mail Address
Reyesbarrera@ymail.com

Postal Address (or General Location if no address has been assigned):
1724 Winton St, Omaha, NE

Legal Description:
Bartlett's Add 10-16 Block 0 W 50 E 400

Proposed Use Type:
Tax Office
Existing Use Type:
Beauty Shop

Building and Parking Information:
a. Total Site Area 7,400 Sq. Ft.
b. Building Coverage 3,000 Sq. Ft.
c. Building Coverage (b+a) 3,000 %
d. Maximum Building Height 10 Ft.
e. Total Floor Area 3,400 Sq. Ft.
f. Floor Area Ratio (e+a) 1,400 Sq. Ft.
g. Total Paved Area 7,400 Sq. Ft.
h. Impervious Coverage (b+g+a) 13 %
i. Number of Parking Stalls
   Number of Compact Stalls
   Number of Handicapped Stalls

Landscaping Information:
j. Total Area of Street Yard 8 Sq. Ft.
k. Street Yard Landscaped Area 0 Sq. Ft.
l. Street Yard Landscaped Area (k+i) 0 %
m. Parking Lot Area 4,400 Sq. Ft.
n. Interior Parking Lot Landscaping 0 Sq. Ft.
o. Interior Lot Landscaping (n+m) 0 %

Residential Uses Only:
p. Total Number of Units 3
   for Multi-Family: # of Efficiencies
   #1 Bedrooms
   #2 Bedrooms
   #3 Bedrooms
   Total Floor Area of Any Incidental Office 0 Sq. Ft./Un
   or Commercial Use 0 Sq. Ft.

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

Owner's Signature ____________________________ Date 4/20

Applicant Signature ____________________________ Date 4/20

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)
1/28/2014
3171-75 Leavenworth St

Total Side area, aerial map says 50 x 141 = 7,050 and on the land information it says the acres is 0.16, Square footage is 7400.0. Usage is only 3,000.

If you have any questions or concerns please call Mr. Reyes at (402) 578-7410.
3175 Leavenworth st Form
2 messages

** Reyes Barrera <reyesbarrera@msn.com> **  
To: "Jacob placerzk@cityofomaha.org" <jacob placerzk@cityofomaha.org>  
Wed, Feb 5, 2020 at 10:02 AM

Hello Jacob,

Thank you very much for all your help yesterday.
I can you please ck the forms and let me know is something is missing.
please doble ck,
also for my other locations next to each other do I need to do the same?
3161-69 leavenworth st
Omaha ne 68107
and if I do can you send me the form again
3161 es a litte shop flower
3163 es retail store
3165 art shop
3167 fish store
3169 coffee shop
3169 1/2 second floor theres 2 aps
what do you think ??

Thank You again.

Fa Properties LLC
Reyes Barrera
1724 Vinton st
Omaha Ne 68108
402-578-7410
reyesbarrera@msn.com

🔗 City form 2-5-2020.pdf
555K

** Jacob Placzek (Plng) <Jacob Placzek@cityofomaha.org> **  
To: reyes barrera <reyesbarrera@msn.com>  
Wed, Feb 5, 2020 at 10:32 AM

Good morning Reyes,

Thank you for the submittal. In regards to rezoning, you can request to rezone whatever you like. I would recommend just letting this parcel be rezoned first (3171-3175 Leavenworth) from GI to CC to ensure that including those other two parcels won’t slow this one down and the Tax Office will be able to get up and running as quickly as possible.

If you wanted to wait until next month or later to rezone those other two parcels that would be fine. You’ll need to provide a site plan for both, much like the one you provided, and you may need to obtain a Conditional Use Permit to allow for the two apartment units at 3169 Leavenworth upon rezoning.

As for now, I would just rezone 3171-3175 Leavenworth and get that one out of the way, but it’s up to you.
If you have any questions let me know.

Thanks

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Jake Placzek
City Planner
City of Omaha Planning Department
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Omaha, NE 68183
(402) 444-5150 Ext. 2007
(402) 444-6140 FAX