

**Administrative Use Only**

Date Submitted 10-2-07 Case Number #  
Filing Fee \$100.00 pd Accepted By \_\_\_\_\_  
Date Advertised \_\_\_\_\_ Date Property Posted \_\_\_\_\_

**SUBDIVISION PLAT APPLICATION**

**CITY OF LEXINGTON**

1. Applicant's Name Kenneth L. Beans & Angelina Beans
2. Applicant's Address 1305 Plum Creek Parkway, Lexington, NE 68850
3. Applicant's Telephone Number 308-785-2245
4. Within City Limits yes Within Zoning Jurisdiction yes

10-2-07  
Date Paid

*Kenneth L. Beans*  
*Angelina Beans*  
By: *[Signature]*  
Signature Of Applicant *[Signature]*

PRELIMINARY PLAT CHECKLIST

Subdivision No.: \_\_\_\_\_

Date Filed: 10-1-07

- 1. Name of Subdivision: Auto Haus Addition
- 2. Name of Owner: Kenny & Angie Beans.
- 3. Name of Subdivider: SAME
- 4. Name of Person who prepared the Plat: on Plat.
- 5. Date of Hearing: 10-3-07

Instructions:

The following checklist is to be completed by the Building Inspector and shall accompany the Preliminary Plat when it is submitted to the Planning Commission. If the answer to any of the questions is "No," a written explanation must accompany this checklist.

6. Does the Preliminary Plat show the following information?

	<u>Yes</u>	<u>No</u>
A. Name of the subdivision	<u>X</u>	_____
B. Location of boundary lines and reference to section or quarter-section lines.	<u>X</u>	_____
C. Legal description, complete with Section, Township, Range, Principal Meridian, City.	<u>X</u>	_____
D. Name and address of owner(s).	<u>X</u>	_____
E. Name and address of subdivider(s).	<u>X</u>	_____
F. Name of engineer and/or surveyor who prepared the Preliminary Plat.	<u>X</u>	_____
G. Scale of Plat, 1" = 100' or larger, and north arrow.	<u>X</u>	_____
H. Date of preparation and basis for north.	<u>X</u>	_____
I. Current zoning classification and proposed use of the area being platted.	<u>N/A</u>	_____
J. Location, width and name of platted streets or other public ways, railroad rights-of-way, utility easements, parks and other public open spaces and permanent buildings within or adjacent to the proposed subdivision.	<u>X</u>	_____
K. Location of existing sewers, water mains, gas mains, culverts or other underground installations within or adjacent to the proposed subdivision with pipe size, manholes, grades, and location.	<u>N/A</u>	_____
L. Names of adjacent subdivisions together with arrangement of streets and lots and owners of adjacent parcels of unsubdivided land.	<u>X</u>	_____

Yes No

- |  |                |                |
|--|----------------|----------------|
| M. Topography at contour intervals of not more than five (5) feet referred to USGS datum and location of water courses, bridges, wooded areas, lakes, ravines and other significant physical features. | <u>      </u>  | <u>  x  </u>   |
| N. Arrangement of lots and their approximate sizes.  | <u>  x  </u>   | <u>      </u>  |
| O. Location and width of proposed streets, alleys, pedestrian ways and easements.  | <u>  x  </u>   | <u>      </u>  |
| P. General plan of sewage disposal, water supply and utilities, if public.   | <u>  N/A  </u> | <u>      </u>  |
| Q. Notation of type of sewage disposal and water supply if non-public.   | <u>  N/A  </u> | <u>      </u>  |
| R. Location and size of proposed parks, playgrounds, churches, school sites, or other special uses of land to be considered for reservation for public use.  | <u>  N/A  </u> | <u>      </u>  |
| S. Relationship to adjacent un-subdivided land.  | <u>  N/A  </u> | <u>      </u>  |
| T. Approximate gradient of streets.  | <u>  N/A  </u> | <u>      </u>  |
| U. Gross acreage of the subdivision; acreage dedicated to streets and other public uses; total number of buildable lots; maximum, minimum and average lot sizes.                                       | <u>      </u>  | <u>  N/A  </u> |
|  |                |                |
| 7. Does the proposed subdivision design conform to the Comprehensive Plan?   | <u>  x  </u>   | <u>      </u>  |
| 8. Will the proposed subdivision make the development of adjacent property more difficult?   | <u>      </u>  | <u>  x  </u>   |
| 9. Are lots sized appropriately for zoning district?   | <u>  x  </u>   | <u>      </u>  |
| 10. Are all lots free from flood plain encroachment?   | <u>  x  </u>   | <u>      </u>  |
| 11. Are drainageways and other drainage facilities sufficient to prevent flooding both on-site and off-site?   | <u>  x  </u>   | <u>      </u>  |
| 12. Are all lots buildable with respect to topography, drainageways, bedrock, and soil conditions?   | <u>  x  </u>   | <u>      </u>  |
| 13. Do proposed street grades and alignment meet all requirements?   | <u>  N/A  </u> | <u>      </u>  |
| 14. Were twelve (12) copies of the preliminary plat submitted?   | <u>  x  </u>   | <u>      </u>  |
| 15. Was the preliminary plat fee of \$ <u>100<sup>00</sup></u> paid?   | <u>  x  </u>   | <u>      </u>  |



**RESOLUTION NO. 07-32**  
**AUTO HAUS ADDITION**

BE IT RESOLVED BY THE PRESIDENT OF THE COUNCIL AND COUNCIL OF THE CITY OF LEXINGTON, NEBRASKA, AS FOLLOWS:

The plat of AUTO HAUS ADDITION to the City of Lexington, Dawson County, Nebraska, duly made out, acknowledged and certified, and the same hereby is approved, accepted and ordered filed and recorded in the office of the Register of Deeds of Dawson County, Nebraska.

PASSED AND APPROVED this 9th day of October, 2007.

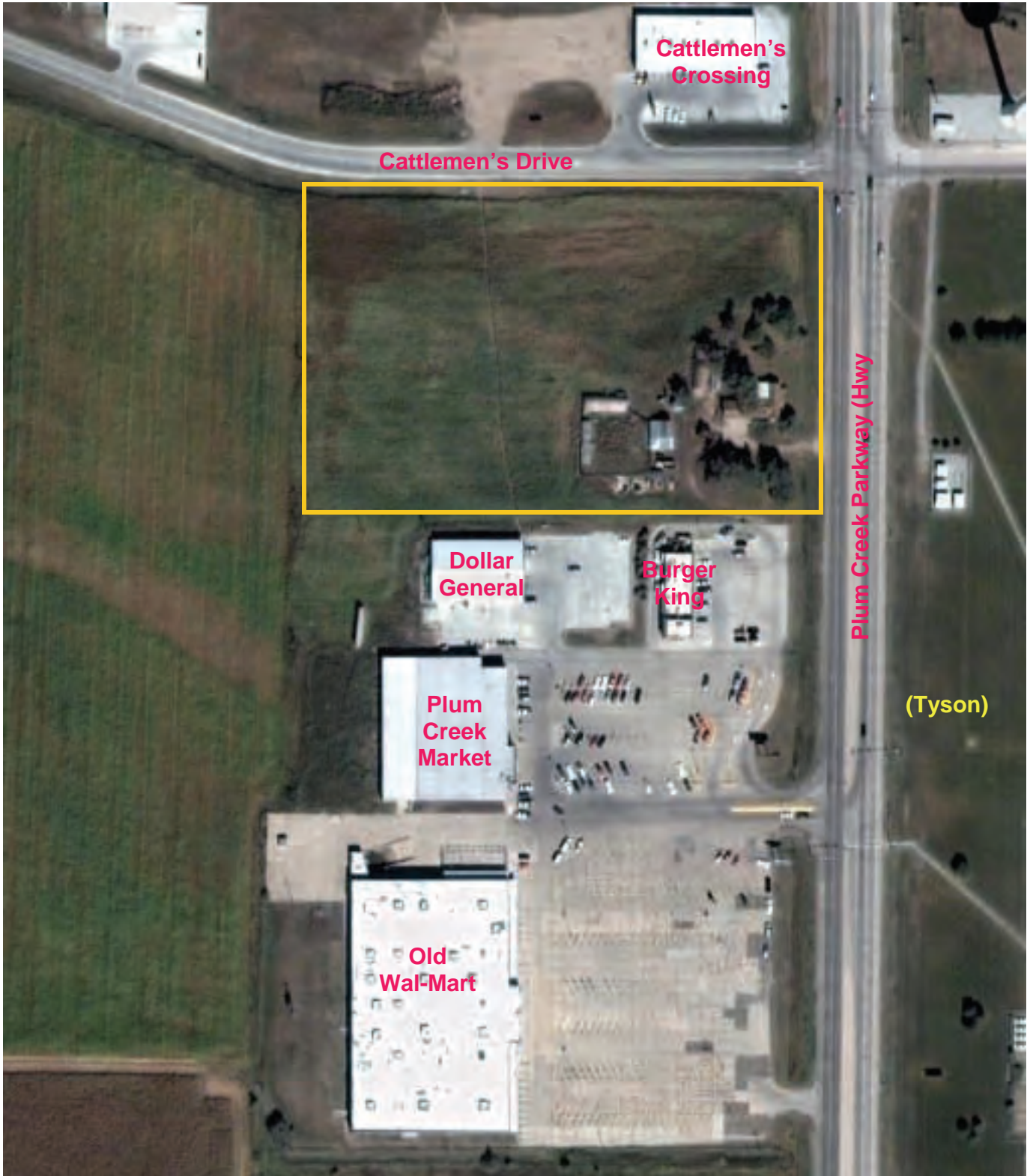
CITY OF LEXINGTON, NEBRASKA

BY: \_\_\_\_\_  
President of the Council

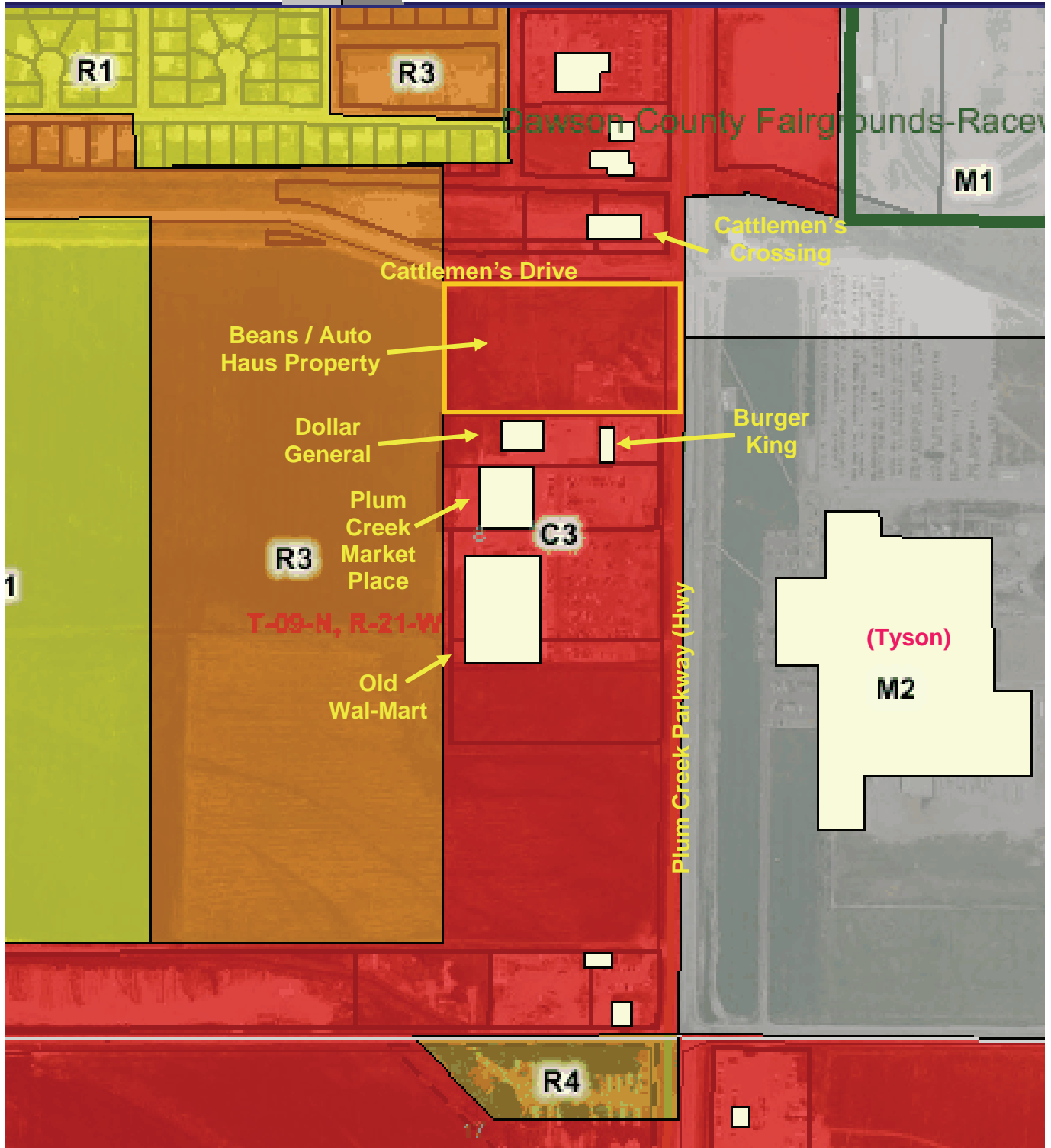
ATTEST:

\_\_\_\_\_  
Deputy City Clerk

Auto Haus Addition Proposal  
October 2007  
Aerial Photo



Auto Haus Addition Proposal  
October 2007  
Zoning Map





**Auto Haus Addition Proposal  
October 2007  
Photos**



**Beans Property, looking SW**



**This house  
is over here**





Beans / Auto Haus Addition Proposal  
October 2007  
Photos

