

FACTSHEET

TITLE: STREET & ALLEY VACATION NO. 09001, requested by the Joint Antelope Valley Authority (JAVA) and Assurity Life Insurance Co., to vacate 20th Street between S and Q Streets; 21st Street between R and Q Streets; R Street between proposed Antelope Valley Parkway and 21st Street; S Street between proposed Antelope Valley Parkway and 20th Street; a portion of the east-west alley, Block 4, Lincoln Driving Park Company's 2nd Subdivision; and the east-west alley in Blocks 7 and 8, Kinney's O Street Addition.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 02/25/09
Administrative Action: 02/25/09

RECOMMENDATION: A finding of conformance with the Comprehensive Plan (7-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Partington, and Sunderman voting 'yes'; Larson and Taylor absent).

STAFF RECOMMENDATION: A finding of conformance with the Comprehensive Plan.

FINDINGS OF FACT:

1. This is a request to vacate multiple rights-of-way within the Antelope Valley Redevelopment Area for the Assurity Life Insurance project. The property abutting the areas to be vacated are owned by the Joint Antelope Valley Authority (JAVA) or WRK Development. Assurity Life Insurance Co. has a purchase agreement with WRK Development. The property to the west of the proposed Antelope Valley Parkway is owned by the University of Nebraska.
2. The staff recommendation to find the proposed vacations in conformance with the Comprehensive Plan and the Antelope Valley Redevelopment Plan is based upon the "Analysis" as set forth on p.4.
3. On January 25, 2009, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On January 25, 2009, the Planning Commission agreed with the staff recommendation and voted 7-0 to find the proposed right-of-way vacations to be in conformance with the Comprehensive Plan.
5. The appraisal by Clint Thomas of the Housing Rehab & Real Estate Division of the Urban Development Department is found on p.22, finding that, due to the small portions of street that would be abutting each of the various ownerships, it would be difficult to define each parties' share of the cost. Therefore, it is suggested that the streets and alleys be vacated with title retained in the City of Lincoln and that any value thereof become a part of the consideration in the overall redevelopment plan once the surrounding ownerships are consolidated into one. Thus, the provisions of Chapter 14.20 have been satisfied.
6. The final plat creating lots that front on and have access to public streets or private roadways has been submitted.

FACTSHEET PREPARED BY: Jean L. Preister

DATE: March 20, 2009

REVIEWED BY: _____

DATE: March 20, 2009

REFERENCE NUMBER: FS\CC\2009\SAV.09001

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for February 25, 2009 PLANNING COMMISSION MEETING

PROJECT #: Street and Alley Vacation No.09001

PROPOSAL: Vacate 20th St. between “S” & “Q” St; 21st St. between “R” & “Q” St; “R” St. between proposed Antelope Valley Pkwy & 21st St and “S” St between proposed Antelope Valley Pkwy and 20th St.

LOCATION: 20th and “Q” Streets

LAND AREA: 3.92 acres, more or less

CONCLUSION: The proposed street vacation is in conformance with the Comprehensive Plan and the Antelope Valley Redevelopment Plan.

RECOMMENDATION:	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: see attached

SURROUNDING LAND USE AND ZONING:

North:	P-Public	Beadle Center, UNL
	R-6- Residential	Trago Park
South:	B-4-Lincoln Center Business	Multi-family & commercial
East:	B-4-Lincoln Center Business	Antelope Creek
West:	P-Public	Parking lot

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity. (P. 9)

Encourage mixed-use redevelopment, adaptive reuse, and in-fill development including residential, commercial, and retail uses. (P. 10)

The City should work with developers interested in providing new industrial and office development sites.(p.29)

The creation of office sites is an important aspect of job growth for the community.)p.29)

The community actively encourages public-private partnerships, strategic alliances and collaborative efforts....as a means to accomplish its future economic objectives.(P. 30)

The City should preserve and enhance Downtown’s role as:

- the major office and service employment center of the City
- a regional retail center geared toward employees, area residents, convention visitors and University population” (P. 36)

Support development and implementation of the Antelope Valley project which is to provide neighborhood revitalization, transportation and transit opportunities and stormwater improvements on the east side of Downtown, the UNL campus and surrounding neighborhoods. As the Antelope valley project progresses, ensure that new development is compatible with the existing Downtown and is pedestrian oriented.(p.37)

The Urban Design Committee should serve as an advisory board on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property.(P. 129)

“R” St. is classified as Collector on the Functional Street and Road Classification plan. N. 20th N. 21st and “S” St. are not shown on the Functional Street and Road Classification plan. (p102)

Alleys are not included in the functional classification (p 102)

The following are from the Antelope Valley Redevelopment Plan:

The Antelope Valley future land use map identifies this area as Mixed Use. (p.54)

MU - Mixed-Use: The Mixed Use (MU) area east of traditional downtown is intended to accommodate a wide variety of land uses compatible with adjacent residential areas and supportive of downtown as the community's center. Within this wider area, certain subdistricts should be encouraged through incentives and regulations. Residential uses are encouraged throughout the MU area to capitalize on public investment and to provide a variety of housing options near the downtown core. In particular, high-density, high-amenity urban residential uses are very desirable between 17th St. and the new Antelope Creek and park. Improvements in the "triangle" bounded by 19th St., the Creek, and O Street should be strongly encouraged to foster development of an "urban village"- Haymarket without the history. South of O St. and east of 17th St. there is an opportunity to strengthen housing in proximity to the Capitol and other employment centers. In the area west of the Antelope Valley Parkway, north of "O" Street and adjacent to the University, office, research, and residential uses are all appropriate in separate structures or Mixed-Use buildings. This land use pattern would allow for the new research and development office opportunities, while providing for unique residential infill to screen parking. This area north of "O" Street is currently out of the floodplain. (p.57)

Potential redevelopment concepts include a joint community center, park and recreation center is for the area bounded by Vine and “R” Streets and Antelope Valley Parkway and 22nd St. (p.88)

HISTORY:

January 26, 2009 SAV #08004 to vacate “S” St. between N. 20th St and N. 21st St. and “R” St. between N. 21st St. and N. 22nd St. was approved by the City Council.

August 18, 2008 Comprehensive Plan Conformance #08016 to amend the Antelope Valley Redevelopment Plan for the establishment of the AV Parkway Plaza Triangle Redevelopment Project Area was approved by the City Council.

November, 2004 The Antelope Valley Redevelopment Plan was approved by the City Council.

UTILITIES: There are existing electrical, water, sanitary sewer and storm sewer in the area to be vacated. Permanent easements will be required over the entire area to be vacated for the future maintenance of these utilities or until time that they are removed or relocated.

TRAFFIC ANALYSIS: “R” St. is classified as a collector. All other streets are local.

ANALYSIS:

1. This is an application to vacate multiple rights-of-way within Antelope Valley redevelopment area for the Assurity Life Insurance project.
2. The property abutting the areas to be vacated are owned by Joint Antelope Valley Authority or WRK Development. Assurity Life Insurance Co. has a purchase agreement with WRK Development. Property to the west of the proposed Antelope Valley Parkway is owned by the University of Nebraska.
3. The Antelope Valley Redevelopment Plan identifies the area adjacent the street vacation as mixed use.
4. The vacation of the streets will leave platted lots without frontage to a street. A final plat will be submitted in the near future to replat the property and remove the lots without frontage.
5. There are existing utilities within the areas proposed to be vacated. The Public Works & Utilities Department recommends that utility easements be established over all the areas to be vacated.
6. Lincoln Municipal Code Chapter 14.20 requires the City to establish the proper price to be paid for the right-of-way, as well as any amounts necessary to guarantee required reconstruction within the right-of-way. These values must be established and deposited with the City Clerk prior to scheduling the vacation request with the City Council.

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.
- 1.2 The abutting owners must submit a final plat that will create lots that front on and have access to public streets or private roadways and all requirements of the final plat have been completed except the transfer of ownership of the vacated street to the subdividers.

Prepared by:

Tom Cajka
Planner

DATE: February 10, 2009

APPLICANT: Assurity Life Insurance Co.
4000 Pine Lake Rd
Lincoln, NE 68516

OWNER: JAVA
808 "P" St. Suite 400
Lincoln, NE 68508

Assurity Life Insurance Co. (under contract)
4000 Pine Lake Rd
Lincoln, NE 68516

STREET & ALLEY VACATION NO. 09001

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

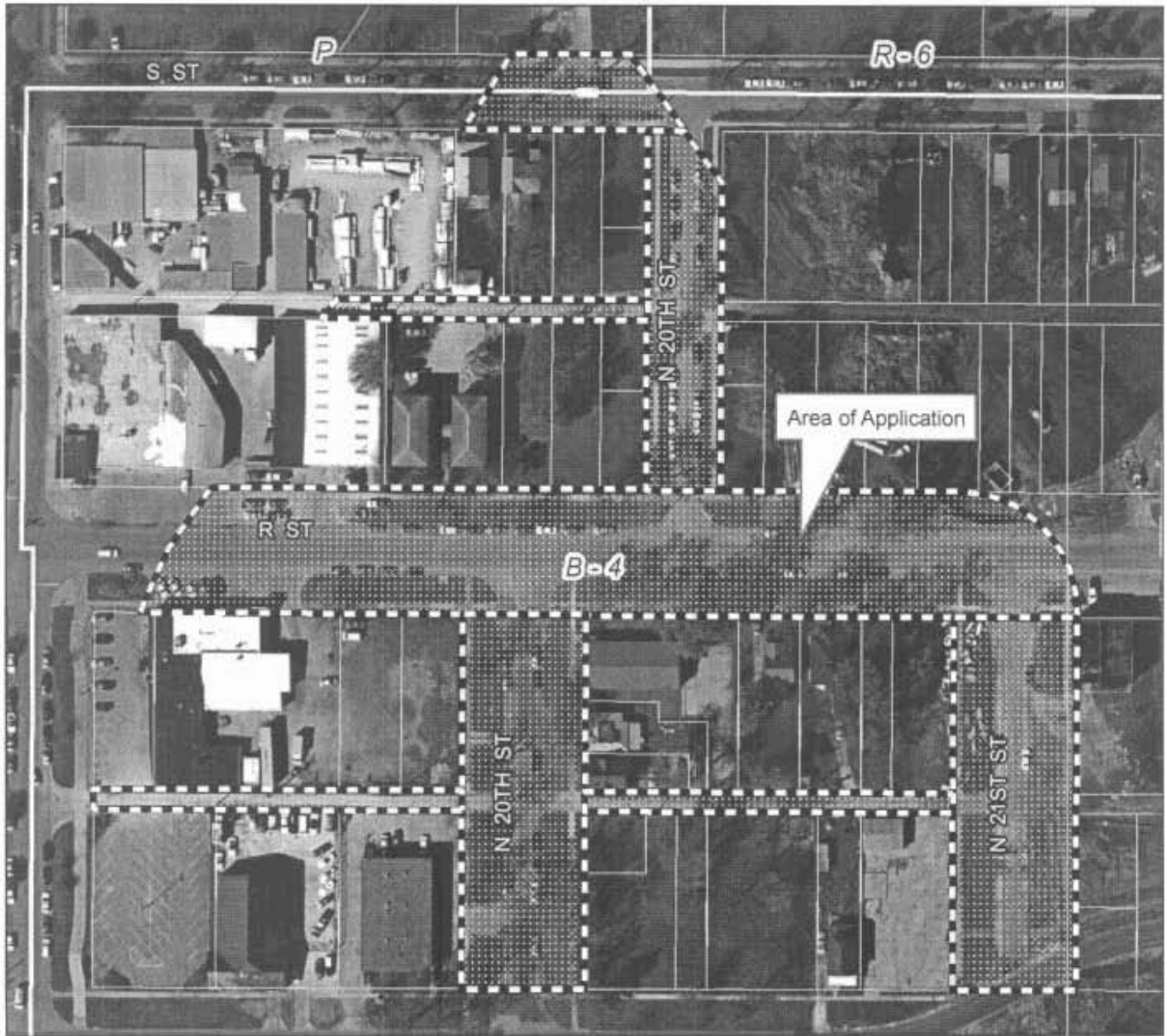
February 25, 2009

Members present: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Partington and Sunderman; Larson and Taylor absent.

The Consent Agenda consisted of the following items: **STREET AND ALLEY VACATION 08009** and **STREET AND ALLEY VACATION NO. 09001.**

Ex Parte Communications: None

Cornelius moved to approve the Consent Agenda, seconded by Partington and carried 7-0: Gaylor Baird, Carroll, Cornelius, Esseks, Francis, Partington and Sunderman voting 'yes'; Larson and Taylor absent.



2007 aerial

Street & Alley Vacation #09001 N 20th & R St

Zoning:

One Square Mile
Sec. 24 T10N R06E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

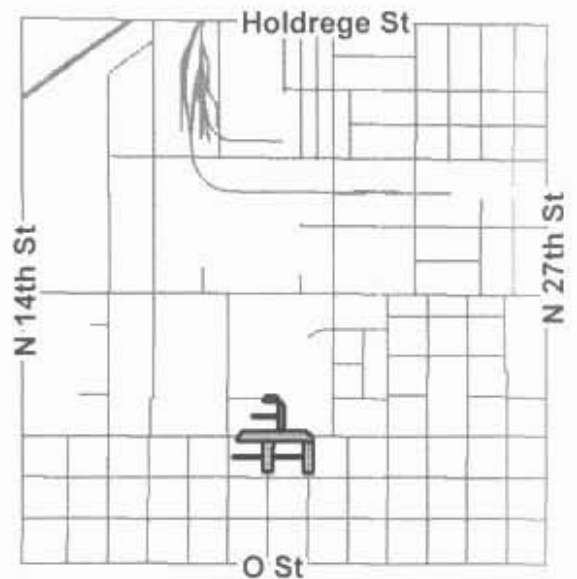
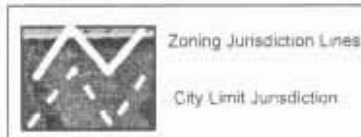
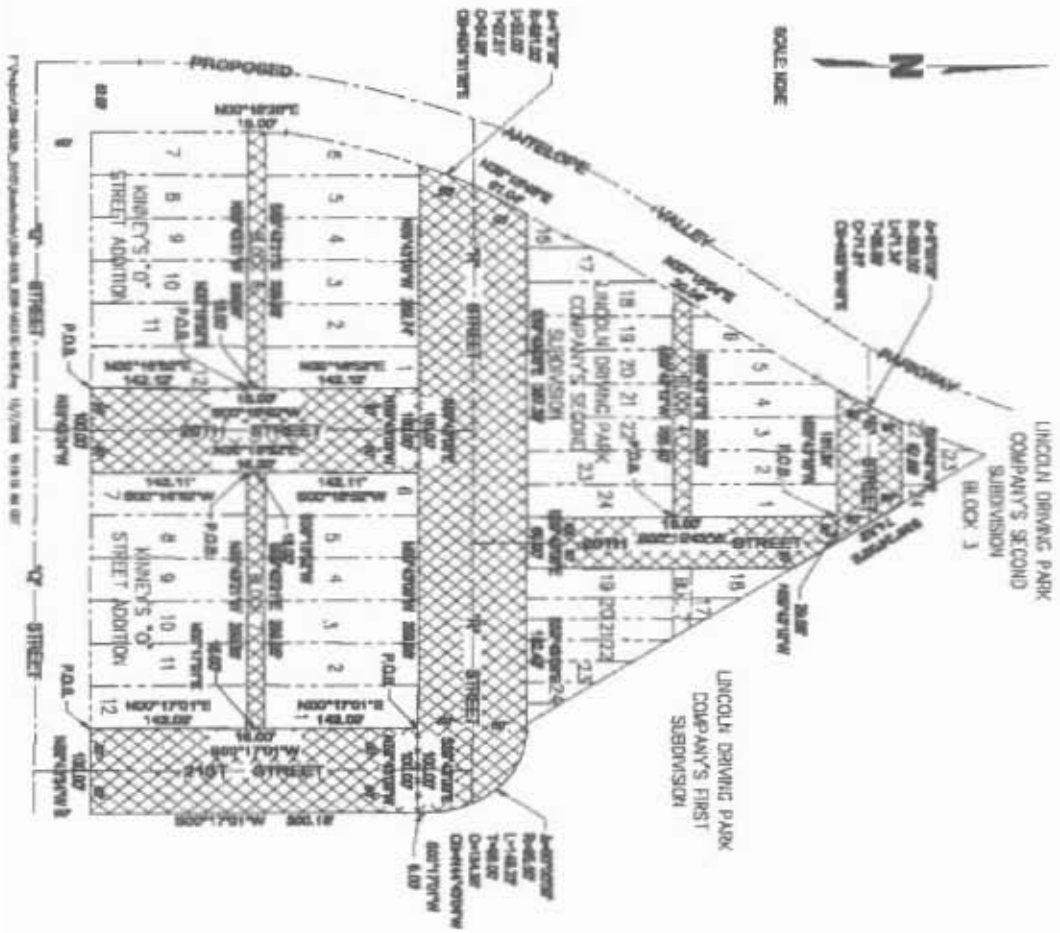


EXHIBIT A VACATED PARCELS



**LEGAL DESCRIPTION
"R" STREET**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF "R" STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 21ST STREET AND THE SOUTH RIGHT-OF-WAY LINE OF "R" STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF "R" STREET ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 299.96 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE CONTINUING WESTERLY ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 8, KINNEY'S "O" STREET ADDITION; THENCE CONTINUING WESTERLY ALONG SAID LINE, A DISTANCE OF 262.74 FEET TO A POINT ON THE NORTH LINE OF LOT 6, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 681.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 37 MINUTES 38 SECONDS, AN ARC DISTANCE OF 55.00 FEET, A TANGENT LENGTH OF 27.51 FEET, A CHORD BEARING OF NORTH 24 DEGREES 51 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 54.98 FEET TO A POINT; THENCE NORTH 35 DEGREES 16 MINUTES 46 SECONDS EAST, A DISTANCE OF 61.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF 16, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 357.39 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 19, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION; THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 192.43 FEET TO A POINT ON THE SOUTH LINE OF LOT 26, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION; SAID POINT BEING A POINT OF CURVATURE OF A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 09 SECONDS, AN ARC LENGTH OF 149.23 FEET, A TANGENT LENGTH OF 95.00 FEET, A CHORD BEARING OF SOUTH 44 DEGREES 43 MINUTES 04 SECONDS EAST, AND A CHORD DISTANCE OF 134.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF 21ST STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY OF 21ST STREET, A DISTANCE OF 5.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "R" STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 71,762.87 SQUARE FEET OR 1.65 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 THROUGH 6, BLOCK 7, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA;

LOTS 1 THROUGH 6, BLOCK 8, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA;

LOTS 13 THROUGH 24, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA; AND

LOTS 19 THROUGH 26, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
"S" STREET**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF "S" STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "S" STREET AND ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE WESTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "S" STREET ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 151.24 FEET TO A POINT ON THE NORTH LINE OF LOT 4, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION; SAID POINT BEING A POINT OF CURVATURE OF A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 809.00 FEET, A CENTRAL ANGLE OF 05 DEGREES 03 MINUTES 08 SECONDS, AN ARC DISTANCE OF 71.34 FEET, A TANGENT LENGTH OF 35.69 FEET, A CHORD BEARING OF NORTH 32 DEGREES 59 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 71.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 22, BLOCK 3, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID "S" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 97.69 FEET TO A POINT ON THE SOUTH LINE OF LOT 24, BLOCK 3, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION; THENCE SOUTH 36 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 74.82 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF "S" STREET; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "S" STREET, A DISTANCE OF 29.68 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 8,321.08 SQUARE FEET OR 0.19 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 THROUGH 8, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA; AND

LOTS 18 THROUGH 24, INCLUSIVE, BLOCK 3, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
20TH STREET (EAST PORTION)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF 20TH STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "R" STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 20TH STREET ON AN ASSUMED BEARING OF NORTH 00 DEGREES 15 MINUTES 43 SECONDS EAST, A DISTANCE OF 135.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 24, SAID POINT BEING ON THE SOUTH LINE OF A EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND ADDITION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 135.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "S" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "S" STREET, A DISTANCE OF 29.68 FEET TO A POINT; THENCE SOUTH 36 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.77 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 18, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST ADDITION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE SOUTH 00 DEGREES 15 MINUTES 43 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, A DISTANCE OF 95.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, SAID POINT BEING ON THE NORTH LINE OF A EAST-WEST ALLEY; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 19, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST ADDITION, SAID POINT BEING ON THE SOUTH LINE OF SAID EAST-WEST ALLEY; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 135.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE NORTH 89 DEGREES 43 MINUTES 08 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID "R" STREET, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 16,659.23 SQUARE FEET OR 0.38 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 AND 24, BLOCK 4, LINCOLN DRIVING PARK COMPANY'S SECOND SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA; AND

LOTS 18 AND 19, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
20TH STREET (WEST PORTION)**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF 20TH STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF SAID 20TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 20TH STREET ON AN ASSUMED BEARING OF NORTH 00 DEGREES 16 MINUTES 52 SECONDS EAST, A DISTANCE OF 142.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE SOUTH LINE OF A EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 142.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "R" STREET, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET; THENCE SOUTH 00 DEGREES 16 MINUTES 52 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH, A DISTANCE OF 142.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, SAID POINT BEING ON THE NORTH LINE OF A EAST-WEST ALLEY; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 16.00 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE SOUTH LINE OF SAID EAST-WEST ALLEY; THENCE CONTINUING SOUTHERLY ALONG SAID LINE, A DISTANCE OF 142.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET; THENCE NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 30,023.29 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 6 AND 7, BLOCK 7, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA; AND

LOTS 1 AND 12, BLOCK 8, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
21ST STREET**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF 21ST STREET RIGHT-OF-WAY, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ATT THE SOUTHEAST CORNER OF LOT 12, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET, AND ON THE WEST RIGHT-OF-WAY LINE OF 21ST STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE NORTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 21ST STREET ON AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 01 SECONDS EAST, A DISTANCE OF 142.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 12, SAID POINT BEING ON THE SOUTH LINE OF A EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, LINCOLN DRIVING PARK COMPANY'S FIRST ADDITION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE CONTINUING NORTHERLY ALONG SAID LINE, A DISTANCE OF 142.09 FEET TO THE NORTH EAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF "R" STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 08 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID "R", A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID 21ST STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 21ST STREET, A DISTANCE OF 300.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF "Q" STREET; THENCE NORTH 89 DEGREES 43 MINUTES 34 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID "Q" STREET, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 30,018.38 SQUARE FEET OR 0.69 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 AND 12, BLOCK 7, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
EAST-WEST ALLEY
BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE EAST-WEST ALLEY, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 24, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, SAID POINT BEING ON THE SOUTH LINE OF SAID EAST-WEST ALLEY, AND ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID EAST-WEST ALLEY ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 12 SECONDS WEST, A DISTANCE OF 265.40 FEET TO A POINT ON THE NORTH LINE OF LOT 18, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, THENCE NORTH 37 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 7, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 253.33 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE SOUTH 00 DEGREES 15 MINUTES 43 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 20TH STREET, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4,149.90 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 THROUGH 11 AND 13 THROUGH 24, BLOCK 4, LINCOLN DRIVING PARK COMPANYS SECOND SUBDIVISION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
EAST-WEST ALLEY
BLOCK 7, KINNEY'S "O" STREET ADDITION**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF EAST-WEST ALLEY, BLOCK 7, KINNEY'S "O" STREET ADDITION, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE SOUTH LINE OF SAID EAST-WEST ALLEY, AND ON THE EAST RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET ON AN ASSUMED BEARING OF NORTH 00 DEGREES 16 MINUTES 52 SECONDS EAST, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE SOUTH 89 DEGREES 43 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 299.95 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 21ST STREET; THENCE SOUTH 00 DEGREES 17 MINUTES 01 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 21ST STREET, A DISTANCE OF 16.00 FEET TO THE NORTHEAST CORNER OF LOT 12, BLOCK 7, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE SOUTH LINE OF SAID EAST-WEST ALLEY; THENCE NORTH 89 DEGREES 43 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 299.95 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4,799.23 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 THROUGH 12, BLOCK 7, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

**LEGAL DESCRIPTION
EAST-WEST ALLEY
BLOCK 8, KINNEY'S "O" STREET ADDITION**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF EAST-WEST ALLEY, BLOCK 8, KINNEY'S "O" STREET ADDITION, LOCATED IN THE SOUTH HALF OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON SOUTH LINE OF SAID EAST-WEST ALLEY, AND ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID EAST-WEST ALLEY ON AN ASSUMED BEARING OF NORTH 89 DEGREES 43 MINUTES 21 SECONDS WEST, A DISTANCE OF 299.97 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 19TH STREET; THENCE NORTH 00 DEGREES 16 MINUTES 28 SECONDS EAST ALONG EAST RIGHT-OF-WAY LINE OF SAID 19TH STREET, A DISTANCE OF 16.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE NORTH LINE OF SAID EAST-WEST ALLEY; THENCE SOUTH 89 DEGREES 43 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID EAST-WEST ALLEY, A DISTANCE OF 299.98 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 8, KINNEY'S "O" STREET ADDITION, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE SOUTH 00 DEGREES 16 MINUTES 52 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 20TH STREET, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 4,799.60 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

ADJACENT PARCELS:

LOTS 1 THROUGH 12, BLOCK 8, KINNEY'S "O" STREET ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

EXHIBIT B

ASSURITY PROPERTY

<u>Street Address</u>	<u>Legal Description</u>
2033 R Street 2025 R Street 2003 R Street 340 N. 20 th Street 330 N. 20 th Street	The West One-Half (W½) of Lot 2 and all of Lots 3, 4, 5 and 6, Block 7, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
2030 Q Street	The East 10 Feet of Lot 10 and the West One-Half (W½) of Lot 11, Block 7, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
1911/1945 R Street	Lots 1, 2, 3, 4, 5, and the East 1 Foot of Lot 6, Block 8, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska [Real Estate Purchase Agreement dated April 22, 2008, by and between Assurity Life Insurance Company, as successor in interest to WRK Development Company, LLC, and St. Vincent DePaul Warehouse & Stores].
1928 Q Street	Lots 9 and 10, Block 8, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
1948 Q Street	Lots 11 and 12, Block 8, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska;
1932 R Street	The East 15 Feet of Lot 19 and all of Lots 20 and 21, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska [Real Estate Purchase Agreement dated May 12, 2008, by and between Assurity Life Insurance Company, as successor in interest to WRK Development Company, LLC, and Jeffrey P. Bennett and Jeffrey W. Lehms].
1943 R Street	Lot 23, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
427 N. 20 th Street	The South 58 Feet of Lot 1, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
1973 S Street	Lot 3, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
1971 S Street	Lot 4, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.

EXHIBIT C

JAVA PROPERTY

<u>Street Address</u>	<u>Legal Description</u>
None	Lot 6, except the East 1 Foot thereof, and all of Lots 7 and 8, Block 8, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
2041 R Street	Lot 1, Block 7, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
None	The East One-Half (E½) of Lot 2, Block 7, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
320 N. 20 th Street 2000 Q Street 2028 Q Street	Lots 7, 8, 9 and the West 40 Feet of Lot 10, Block 7, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
2101 R Street	Lots 5 and 6, Block 6, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
2100 Q Street	Lot 7, Block 6, Kinney's "O" Street Addition, Lincoln, Lancaster County, Nebraska.
2000 R Street 2044 R Street 2046 R Street	Lots 19, the East 7.5 Feet of Lot 21, and Lots 22 through 30, inclusive, Block 7, Lincoln Driving Park Company's First Subdivision, Lincoln, Lancaster County, Nebraska.
2001 R Street	Lot 18, Block 7, Lincoln Driving Park Company's First Subdivision, Lincoln, Lancaster County, Nebraska.
1944 R Street	Lot 24, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
None	Lot 22, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
1922 R Street	Lots 5 through 18, inclusive, and the West 25 Feet of Lot 19, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
None	Lot 2, Block 4, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.
None	Lots 21 through 24, inclusive, Block 3, Lincoln Driving Park Company's Second Subdivision, Lincoln, Lancaster County, Nebraska.

M e m o r a n d u m

RECEIVED

To: Tom Cajka - Planning

FEB 9 - 2009

From: Byron Blum - Engineering Services 

Lincoln/Lancaster Co.
Planning Department

Subject: Street and Alley Vacation #09001
Vacation of R, 20th, 21st and S Streets as per Attached Map

Date: February 9, 2009

cc: Randy Hoskins
Dennis Bartels

The City of Lincoln Public Works Department has existing water, sanitary and storm sewers in the area of proposed vacation. Permanent easements will be required over the entire area of vacation for the future maintenance of these utilities or until that time that they are removed or relocated.

INTER-DEPARTMENT COMMUNICATION



DATE February 10, 2009
TO: Tom Cajka, City Planning
FROM: Mike Petersen (Ext. 7635)
SUBJECT: Street & Alley Vacation No. SAV #09001

Attached is the review of the request to vacate 19th – 21st, "Q" – "S" St.

Lincoln Electric System is requesting the retention of easements on distribution facilities in the vacated right of way.

Area Distribution Engineer, Lynn Reifschneider commented "retain easements on distribution facilities. Olsson Associates wants to meet to discuss relocation of distribution".

MP/nh
Attachment
c: Bill Lange
Easement File

ALLEN L. OVERCASH
PAUL M. SCHUDEL
EDWARD H. TRICKER
WM. LEE MERRITT
JOSEPH H. BADAMI
KERRY L. KESTER
ROBERT B. EVNER
JOEL D. HEUSINOBB
TERRY C. DOUGHERTY
JENNIFER J. STRAND
CRAIG C. DIRRIM
BRUCE A. SMITH
JEFFERY T. PEETZ
KENT E. ENDACOTT
KRISTA L. KESTER
JAMES A. OVERCASH
ANDREW B. KOSZEWSKI
TODD W. WEIDEMANN
MICHAEL D. MATEJKA
NATHAN J. GURNSEY
KORY D. GEORGE
KEITH A. PRETTYMAN
FRANK J. MIHULKA
PATRICK D. TIMMER
JILL D. FIDLER
MONICA L. FREEMAN
BRIAN S. KORWITZ
ERIN L. GERDES
SARA L. GUDE

WOODS & AITKEN

L . L . P

SUITE 500
301 SOUTH 13TH STREET
LINCOLN, NEBRASKA 68508-2578
TELEPHONE 402-437-8500
FAX 402-437-8558

WWW.WOODSAITKEN.COM

January 28, 2009

E-Mail - jstrand@woodsaitken.com
Direct Dial - (402) 437-8522

OMAHA OFFICE
SUITE 525
10250 REGENCY CIRCLE
OMAHA, NEBRASKA 68114
TELEPHONE 402-898-7400
FAX 402-898-7401

WASHINGTON, D.C. OFFICE
THOMAS J. MOORMAN*
SUITE 200
2154 WISCONSIN AVENUE, N.W.
WASHINGTON, D.C. 20007
TELEPHONE 202-944-9500
FAX 202-944-9501

ADMITTED TO PRACTICE ONLY IN:
*THE DISTRICT OF COLUMBIA

RECEIVED
JAN 28 2009
109-43221
LAW DEPT.

BY HAND

Ernest R. Peo, III, Esq.
Chief Assistant City Attorney
575 South 10th Street, Room 4201
Lincoln, Nebraska 68508

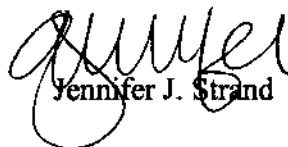
Re: Antelope Valley Plaza Triangle

Dear Rick:

Enclosed please find the Petition to Vacate Public Way with Release and Waiver of Rights and Title, and Quitclaim Deed to City of Lincoln which has been executed on behalf of Assurity Life Insurance Company and the Joint Antelope Valley Authority, together with the Information Sheets with respect thereto.

Please do not hesitate to contact me if you have any questions with regard to the enclosed or require anything further.

Sincerely,


Jennifer J. Strand

JJS:js
Enclosure

cc: William R. Schmeeeke (with enclosures)
Joel D. Pedersen (with enclosures)
Hallie Salem (via electronic mail, with enclosures)

021

INTEROFFICE MEMORANDUM

TO: Mayor Beutler
& City Council Members

FROM: Clinton W. Thomas

DEPARTMENT: City Council Office

DEPARTMENT: Housing Rehab & Real Estate Division

ATTENTION:

DATE: March 6, 2009

COPIES TO: Teresa J. Meler
Marvin Krout
John Hendry
Byron Blum, Bldg & Safety
Jean Preister, Planning

SUBJECT: Street & Alley Vacation No. 09001
R - S Streets, 20th - 21st Streets

A request has been made to vacate several streets within the Antelope Valley project area. The vacations are being done to facilitate the redevelopment of the area known as the Parkway Plaza Triangle Redevelopment Project Area. The area was not viewed specifically for this vacation, but this writer is quite familiar with the streets being vacated.

There are several landowners in the area which are affected by the vacation; however, the ultimate user will be Assurly with which the City is currently in the process of making a redevelopment agreement. Not only are there different ownerships, the lands they own are not contiguous. Due to the small portions of street that would be abutting each of the various ownerships it would be difficult to define each parties' share of the cost. Therefore, it is suggested the streets and alleys be vacated with title retained in the City of Lincoln and any value they have become a part of the consideration in the overall redevelopment plan once the surrounding ownerships are consolidated into one.

Respectfully submitted,



Clinton W. Thomas
Certified General Appraiser #990023