



# Civil Design Group, Inc.

Consulting Engineers & Land Use Planners  
Civil Design • Site Development • Planning & Zoning

October 17, 2023

Project No. 2022-0128

Mr. Tom Ourada, City Administrator  
City of Crete, Nebraska  
243 East 13<sup>th</sup> Street  
Crete, NE 68333

**Re: Burlington Acres – Applications for a Preliminary Plat, Change of Zone, Vacation of Right-of-Way and Final Plat for 34 residential lots generally located at E. 13<sup>th</sup> Street & Jasmine Road in Crete, Nebraska.**

Dear Mr. Ourada:

On behalf of Cardinal Ventures, LLC we submit these applications for a Preliminary Plat, Change of Zone, Vacation of Right-of-Way and Final Plat for 35 residential lots on 13.12 acres of land generally located south of E. 13<sup>th</sup> Street along Jasmine Rd. Legal descriptions are attached for the proposed vacation of public right-of-way in two areas of the preliminary plat. An area allocated for a city park is noted in Outlot 'B' of the preliminary plat.

We are also applying for a Change of Zone from R-2 to R-3 for four lots that front on to Iris Street. The legal description for the change of zone is attached. In association with this application we are requesting a variance to the lot width & lot size for these four lots as detailed on the attached Application for Variance.

Full plans sets for the Preliminary Plat and Final Plat are submitted along with applicable fees. I hope that this letter assists you in reviewing the applications. Please feel free to call me at (402) 434-8494 with any questions you may have.

Sincerely,

Mike Eckert, AICP

cc: Cardinal Ventures, LLC