

**NOTICE OF PUBLIC HEARINGS**  
**Village of Denton**

Notice is hereby given that a meeting of the Village of Denton Planning Commission will be held at 6:30 p.m. on Tuesday, August 26, 2025, at the Denton Community Center, 7115 Lancaster Ave, Denton, Nebraska. A public hearing will be conducted during this meeting to consider a proposed zoning district change within the Village's jurisdiction. Additionally, a public hearing on the same zoning change will be held during the regular meeting of the Denton Village Board of Trustees on Monday, September 8, 2025, at 6:30 p.m., at the same location.

The proposed zoning changes are as follows:

1. From Zoning District TA to RE

For one parcel located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County, more specifically described at the Village Clerk's Office. The parcel consists of approximately 6.13 acres, more or less.

2. From Zoning District TA to R-1

For three parcels located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County, more specifically described at the Village Clerk's Office. The total area consists of approximately 3.8 acres, more or less.

In addition, public hearings will be held at the above-mentioned meetings regarding a request for a Conditional Use Permit under Ordinance 5.06.03.3 (RE District) for the following use: Churches, temples, seminaries, and convents, including residences for pastors and teachers. This request pertains to the same parcel described above (approximately 6.13 acres) located in the North 1/16 Corner of the Northwest 1/4 of Section 22, Township 9 North, Range 5 East of the 6th P.M., Lancaster County. A complete legal description is available for public inspection at the Village Clerk's Office.



Charlotte Te Brink  
Village Clerk-Treasurer  
Zoning Administrator

# APPLICATION FOR A CHANGE OF ZONING

Denton, Nebraska

Date 7/22/2025

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Linda's Retirement LLC Telephone No. 402-217-3067

Applicant's Address 740 S. 48th St, Lincoln, NE 68510

Present Use of Subject Property TA - Residential House

Desired Use of Subject Property Mix of RE and R1 consistent with comp plans Chair and Board

Present Zoning TA Requested Zoning RE/R1

Legal Description of Property Requested to be Rezoned Lot 173 NW, S22, T9, R5, 6th Principal Meridian, Denton, Lancaster County, Nebraska

Area of Subject Property, Square Feet and/or Acres Approx 9.96 Acres

How is Adjoining Properties Used (Actual Use)

North County Road / TA

South TA

East R1

West TA

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) Plot showing proposed zoning and descriptions

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

## Justification

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Residential adjoining village
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Yes and clay
3. What type of sewer and water system will be used? Attach to Village per agreement
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? No need to update. minimal affect on traffic

Signature of Owner [Signature] or Signature of Agent \_\_\_\_\_

## OFFICE USE ONLY

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

Chair, Denton Planning Commission.

Date \_\_\_\_\_ Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

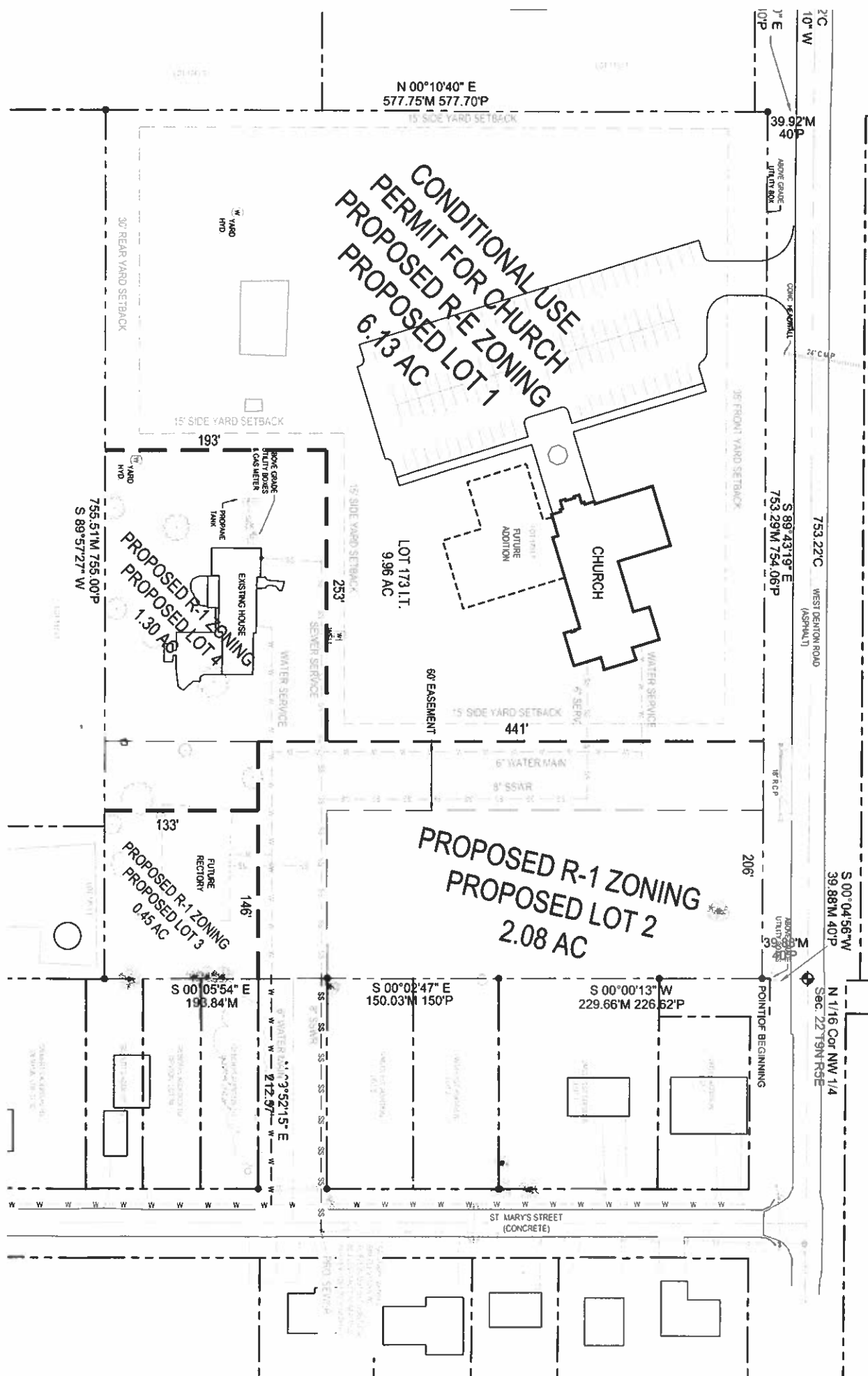
Chair, Village Board of Trustees

## CHANGE OF ZONE TO R-1

COMMENCING AT THE N 1/16 CORNER OF THE NW 1/4, SECTION 22 T9N R6E; THENCE SOUTH 00°04'56" WEST (A LANCASTER COUNTY LDP BEARING) ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 39.88 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD, AND THE POINT OF BEGINNING; THENCE NORTH 89°43'19" WEST, ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD, A DISTANCE OF 206.00 FEET; THENCE SOUTH 00°01'10" EAST, A DISTANCE OF 381.38 FEET; THENCE SOUTH 89°49'58" WEST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 00°01'56" EAST, A DISTANCE OF 192.75 FEET; THENCE NORTH 89°57'27" EAST, ON THE NORTH LINE OF LOT 187, AND LOT 179 OF IRREGULAR TRACTS, A DISTANCE OF 459.20 FEET; THENCE NORTH 00°05'54" WEST, ON THE WEST LINE OF GILBERT'S ADDITION, A DISTANCE OF 193.84 FEET; THENCE NORTH 00°02'47" WEST, ON THE WEST LINE OF VAGT'S ADDITION A DISTANCE OF 150.03 FEET; THENCE NORTH 00°00'13" EAST, ON THE WEST LINE OF VAGT'S ADDITION, AND THE WEST LINE OF LOT 145 IRREGULAR TRACT, A DISTANCE OF 229.66 FEET TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 167,099.79 SQUARE FEET, OR 3.836 ACRES.

## CHANGE OF ZONE TO R-E

COMMENCING AT THE N 1/16 CORNER OF THE NW 1/4, SECTION 22 T9N R6E; THENCE SOUTH 00°04'56" WEST (A LANCASTER COUNTY LDP BEARING) ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 39.88 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD; THENCE NORTH 89°43'19" WEST, ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD, A DISTANCE OF 206.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'10" EAST, A DISTANCE OF 381.38 FEET; THENCE SOUTH 89°49'58" WEST, A DISTANCE OF 253.00'; THENCE SOUTH 00°01'56" EAST, A DISTANCE OF 192.75 FEET; THENCE SOUTH 89°57'27" WEST, ON THE NORTH LINE OF LOT 187 IRREGULAR TRACT A DISTANCE OF 296.32 FEET, TO THE NORTHWEST CORNER OF SAID LOT 187; THENCE NORTH 00°10'40" EAST, ON THE EAST LINE OF LOT 174, AND LOT 175 OF IRREGULAR TRACTS, A DISTANCE OF 577.75 FEET, TO POINT ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD; THENCE SOUTH 89°43'19" EAST, ON THE SOUTH RIGHT OF WAY OF WEST DENTON ROAD, A DISTANCE OF 547.29 FEET, TO THE POINT OF BEGINNING, AND CONTAINING A CALCULATED AREA OF 267,096.78 SQUARE FEET, OR 6.132 ACRES.



**APPLICATION FOR CONDITIONAL USE PERMIT**  
**Denton, Nebraska**

Date 7/22/25

Property Owner's Name Lindas' Retirement LLC

Address 740 S. 48<sup>th</sup> St, Lincoln, NE 68510

Phone No. 402-217-3067 (Home) \_\_\_\_\_ (Work)

Pursuant to the Denton Zoning Ordinance, application is hereby made for the following proposed use of property or structure:

Legal Description of Property A portion as proposed with zoning Application of 6.13 acres of Lot 173 NW, S 22, T 9, R 5, 6<sup>th</sup> Principal Meridian, Denton, Lancaster Cat 1, NE  
further described with attached description

Lot Size 6.13 Acres (Sq. Ft./ Acres) Zoning District Proposed RE

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

Will use have adequate water, sewer and drainage facilities? Yes

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads? Yes

Estimated Cost of Structure \$ 6 million

Applicant's Signature William H. [Signature]

Mailing Address 740 S. 48<sup>th</sup> St, Lincoln, NE 68510

**Enclosed:** Site Plan \_\_\_\_\_ Easements \_\_\_\_\_

Application fee is Non-Refundable.

**OFFICE USE ONLY**

Permit No. \_\_\_\_\_ Permit is: \_\_\_\_\_ transferable, \_\_\_\_\_ transferable upon review/renewal

Date \_\_\_\_\_  
Approved  
Approved with Added Conditions  
Disapproved

\_\_\_\_\_  
Chair, Denton Planning Commission

Date \_\_\_\_\_  
Approved  
Approved with Added Conditions  
Disapproved

\_\_\_\_\_  
Chair, Village Board of Trustees

ATTEST:  
Village Clerk

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Lindas' Retirement LLC  
740 S 48<sup>th</sup> Street  
Lincoln, NE 68510

Village of Denton  
7115 Lancaster Ave  
Denton, NE 68339

RE: Request for Waivers of Administrative Plat Requirements

To Village of Denton Board:

Lindas' Retirement, LLC is requesting waivers of Section 3.09.03 #6 and Section 3.09.04 of the Subdivision Ordinance as relating to Administrative Subdivision:

- a. As accommodation for this, we propose a 60 ft ingress/egress easement provided for in an Easement Agreement to be approved by the Village Attorney.
- b. Additionally, in this agreement, there will be a provision that should the area be developed in the future, the easement will be the dedicated ROW (60 ft width)
- c. All lots will share in the cost of maintaining the easement, including water and sewer lines, until such time as it may be dedicated to the public.
- d. All water and sewer lines in the easement will be built to municipal standards with a review by the Village Engineer as well.
- e. The lagoon on the property will be decommissioned with this request.

Respectfully submitted:

William Jeffery  
Lindas' Retirement LLC