BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: AMENDMENT TO SPECIAL USE PERMIT – RYAN STEELE
Lot 1 Pintail, Lot 1 Hawkins & as described below

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. 23-114; and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, on November 18, 2014 via Rsln No. 2014-430, the County Board approved a Special Use Permit for Ryan Steele to allow outdoor storage in conjunction with a mini storage facility; and,

WHEREAS, the applicant Ryan Steele has applied to amend the existing Special Use Permit granted under Rsln No. 2014-430 as follows:
1. Amend the existing SUP to incorporate the newly platted property known as RED Addition Lot 1.
2. Allow additional outdoor storage in conjunction with the additional mini storage facility located on the RED Addition Lot 1.

WHEREAS, the Planning Department has reviewed the Amendment to the Special Use Permit application for the addition of the newly platted property and additional outdoor storage as outlined within the Planning Department report and the application documents on property generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks on the property legally described as follows:

Lot 1, Pintail, and Lot 1, Hawkins Addition, as surveyed, platted and recorded in Sarpy County, NE, and together with a portion of the BNSF Railway Company’s 150.00 foot wide Yutan to Gretna, Nebraska branch right-of-way, now discontinued; all located in Section 20, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska to be known as Lot 1 Red Addition.

Resolution SUP – Steele – March 2016
NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

I. A public hearing regarding the Amendment to the Special Use Permit was held before the Sarpy County Planning Commission on February 16, 2016, and further, the Planning Commission gave their recommendation.

II. A public hearing regarding the Special Use Permit was held by this Board.

III. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing.

IV. The Planning Department has made a recommendation as noted in the attached Exhibit “A”, which Exhibit “A” includes the Planning Department report, the operation plan, the Site Plan and an aerial view of the subject property.

V. The zoning at the property described above is zoned IL, Light Industrial District.

VI. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

VII. The performance standards set out at Section 41.5 of the Sarpy County Zoning Regulations have been met.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Amendment to the Special Use Permit application for Ryan Steele subject to the following conditions:

1. The use remains compliant and consistent with the operation plan attached hereto in Exhibit A and as specifically described in the Planning Department Reports.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8th day of March, 2016.

Attest

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION

A. APPLICANT:
Ryan Steele
13951 Valley Ridge Drive
Omaha NE 68138

B. SUBJECT PROPERTY OWNER:
RED Investments LLC
13951 Valley Ridge Drive
Omaha NE 68138

C. SUBJECT PROPERTY LOCATION: Subject property is generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks.

D. LEGAL DESCRIPTION: Lot 1, Pintail, and Lot 1, Hawkins Addition, as surveyed, platted and recorded in Sarpy County, NE, and together with a portion of the BNSF Railway Company’s 150.00 foot wide Yutan to Gretna, Nebraska branch right-of-way, now discontinued; all located in Section 20, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska to be known as Lot 1 Red Addition.

E. SUBJECT PROPERTY SIZE: approximately 11.47 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Mixed Use
- Zoning: IL (Light Industrial)

G. REQUESTED ACTION(S): To amend an existing Special Use Permit (SUP), Resolution 2014-430 allowing for outdoor storage in conjunction with convenience storage facility in an IL (Light Industrial) zoning district, to include newly platted areas.

H. PURPOSE OF REQUEST: The applicant has made application to combine the existing convenience storage facility on the north with property approved for a proposed convenience storage facility on the south along with a portion of vacated railroad ROW and wishes to amend the existing SUP to include the newly platted property.
II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE
   - Property is currently made up of two one-lot subdivisions, Hawkins Addition and Pintail, and a discontinued portion of the BNSF right-of-way. The northern portion of the subject property is currently used as a convenience storage facility which also includes limited outdoor storage. The southern portion of the property was platted and approved for outdoor storage by Resolution 2014-430. These two parcels were divided by a strip of railroad right-of-way which was purchased by the applicant and all platted together to be known as RED Addition. The property is bordered by a creek channel on the north, railroad right of way on the south and divided by a creek channel down the middle.

B. SURROUNDING AREA CURRENT ZONING AND LAND USE DESIGNATIONS
   - Property is surrounded by open farm ground zoned AG (Agricultural) with limited home sites. The area to the southwest falls within the City of Gretna zoning jurisdiction and the area to the northwest is the location of a proposed dam site.

C. RELEVANT CASE HISTORY:
   - Lot 1 Hawkins Addition was approved in October 2002 and has no SUP on record. This property is currently used as a convenience storage facility with outdoor storage and is being served by a private well and private septic. City of Gretna deferred sewer fees pursuant to letter dated October 2002 (attached).
   - Lot 1 Pintail was approved in March 2012, Resolution 2012-82 and a SUP allowing outdoor storage was approved November 2014, Resolution 2014-430. City of Gretna deferred sewer fees pursuant to letter dated February 2012.

D. APPLICABLE REGULATIONS:
   - Sarpy County Comprehensive Plan
   - Sarpy County Zoning Regulations:
     - Section 23 – IL (Light Industrial) District
     - Section 30 – FP (Floodplain) District
     - Section 41 – Special Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:
   - The Comprehensive Plan future land use map designates this area as Mixed Use Center.

B. TRAFFIC AND ACCESS:
   - Access to the site will be from S 192nd Street. Any additional access from 192nd Street will need to be reviewed and approved by the Sarpy County Public Works Department.

C. OPERATIONS:
   - The applicant’s Operation Plan contains the following information:
     - The outdoor storage is in conjunction with an enclosed convenience storage facility as allowed in the IL zoning district.
     - The hours of operation would be from 6 am to 10 pm Monday through Sunday with controlled gate access.
     - The outdoor storage will utilize approximately 15% of the site and will be screened from 192nd Street with enclosed storage units and required landscaping buffer.
- Items allowed for outdoor storage will include cars, trucks, RV's, boats, and trailers.
- All outdoor storage south of the waterway dividing the property will be located outside of the flood plain. The existing area of outdoor storage located on the north side of the waterway dividing the property is located within an AE Flood Zone but will be allowed to remain as a grandfathered use. When this property was developed, it was not located within the flood plain. With the remapping completed by FEMA in 2010, the property was brought into an AE Flood Zone.

D. GENERAL COMMENTS:
- **Screening** - The area of the site proposed for outdoor storage will be located behind the storage unit buildings on the eastern portion of the property. The site is bordered by a railroad track and a heavily treed creek which provide buffer for the use. Additional landscaping will be required along the street frontage pursuant to Section 37 of the Sarpy County Zoning Regulations.
- **Floodplain** - A portion of the site is located in an AE designated floodplain. Development shall not commence until a Floodplain Development Permit is approved by the County Board.
  - Section 30.9.3 of the Sarpy County Zoning Regulations (FP – Floodplain District) does not allow outdoor storage of Recreational Vehicles (RVs) in flood fringe areas; therefore, the applicant is proposing the outdoor storage of RVs only be allowed in a limited area outside of the floodplain as designated on the site plan.
  - Section 30.5.2 (I) limits the amount of fill in the flood fringe to a maximum of 25% of the flood fringe.
- **Water/Sewer** – This entire property is located within Gretna’s wastewater service area and an approved Wastewater Service Agreement (WWSA) must be submitted to Sarpy County Planning before the mylars for the platting of Red Addition can be released. The SUP cannot become effective until such time as Red Addition is recorded.
- **Proposed Future Dam Site 19** – attached you will find a conceptual drawing of the future Dam Site 19.

E. OTHER AGENCY REVIEW/COMMENTS:
- The application was sent to area jurisdictional agencies or departments that may have an interest to allow them to comment. The City of Gretna opposes the expansion of the convenience storage and outdoor storage as they believe it is not an appropriate use for the area, especially with a proposed dam site to the north. The letter is attached for your review.

F. GENERAL PUBLIC COMMENTS:
- Notice of the public hearing for this application was published in area newspapers, notification letters also were sent out to property owners within 300 feet of the subject property and the subject property was posted with a sign indicating a zoning action was pending on it.
- At the time of this staff report, no inquiries or comments have been received by Staff in regards to the application

IV. STAFF COMMENTS AND RECOMMENDATIONS:
Staff recommends **APPROVAL** of this Amended Special Use Permit application to allow for outdoor storage in the IL zoning district as specifically described in the Application and Operational Plan submitted by the applicant as it is consistent with the Sarpy County Comprehensive Plan and Zoning Regulations being so noted that:

- Outdoor storage will NOT be allowed in any areas designated as an AE flood zone on this site except for those areas that are:
  1) Elevated to a minimum of one foot above the Base Flood Elevation;
  2) Removed from the flood plain by an approved LOMR-F; or
  3) Located in the area to the north of the waterway dividing the property that is Grandfathered; and,
- A Floodplain Development Permit is required to be approved by the County Board before any filling begins or building permits are issued.

V. **PLANNING COMMISSION RECOMMENDATION:**
The Planning Commission held public hearings on these applications at their February 16, 2016 meeting and recommended **APPROVAL** to the County Board.

**MOTION:** Malmquist moved, seconded by George, to recommend **APPROVAL** of this Amended Special Use Permit application to allow for outdoor storage in the IL zoning district as specifically described in the Application and the revised Operational Plan as submitted by the applicant, as it is consistent with the Sarpy County Comprehensive Plan and Zoning Regulations, with the following being noted:

- Outdoor storage will NOT be allowed in any areas designated as an AE flood zone on this site except for those areas that are:
  1) Elevated to a minimum of one foot above the Base Flood Elevation;
  2) Removed from the flood plain by an approved LOMR-F; or
  3) Located in the area to the north of the waterway dividing the property that is grandfathered; and,
- A Floodplain Development Permit is required to be approved by the County Board before any filling begins or building permits are issued.

**Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Sotak, Malmquist and George. Nays: None. Abstain: Torczon. Absent: Giff. **Motion carried.**

VI. **ATTACHMENTS TO REPORT:**
1. Application
2. Operational Plan
3. Existing and Proposed Site Plan Map
4. Proposed Site Plan with Flood Plain overlay
5. Comments/Letters Received
6. Current Zoning Map
7. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan
8. Flood Zone Map
SARPY COUNTY PLANNING & BUILDING DEPT.
1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@sarpy.com

SPECIAL USE PERMIT APPLICATION

In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

1. Completed Special Use Permit Application
2. Non-Refundable Fee of $150.00 made payable to Sarpy County (an additional fee of $25.00 is also required to cover cost of mailing of public notifications)
3. Two (2) site plan drawings and/or other such plans and data showing the dimensions, arrangements, description, data, and other material which shall constitute a record essential to the understanding of the proposed use.
4. One (1) reduced size site plan drawing or other material provided above (8.5 x 11)
5. One (1) electronic copy of site plan drawing or other material provided above (in PDF form)
6. A detailed operational plan for propose use
7. Other information as deemed necessary by Sarpy County Planning Department
8. Please review Section 41 of the Sarpy County Zoning Regulations for complete information, processes and submittal requirements for Special Use Permits.

PLANNING STAFF USE ONLY:
APPLICATION #: SUP 16-001
DATE RECEIVED: 1-4-16
CP DESIGNATION: MUC
CURRENT ZONING DESIGNATION: I
PROPOSED ZONING DESIGNATION: I
APPLICATION FEE: $150.00 RECEIPT NO. 25539
PUBLIC NOTIFICATION PROCESSING FEE: $25.00 RECEIPT NO. 25539
RECEIVED BY: ____________________________
NOTES: ____________________________

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION:
NAME: Ryan Steele
ADDRESS: 13951 Valley Ridge Drive
E-MAIL: ryan@precisionenterprise.com
CITY/STATE/ZIP: Omaha, Ne 68138

MAILING ADDRESS: ____________
CITY/STATE/ZIP: ________________

PHONE: 402-510-5058
FAX: 402-592-2827

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)
NAME: RED Investments LLC
ADDRESS: 13951 Valley Ridge Drive
E-MAIL: ryan@precisionenterprise.com
CITY/STATE/ZIP: Omaha, Ne 68138

MAILING ADDRESS: ____________
CITY/STATE/ZIP: ________________

PHONE: 402-510-5058
FAX: 402-592-2827

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:
NAME: Kyle Haase-E&G Consulting Group, Inc.
ADDRESS: 10909 Mill Valley Road, Suite 100
E-MAIL: khaase@eacg.com
CITY/STATE/ZIP: Omaha, Ne 68154

MAILING ADDRESS: ____________
CITY/STATE/ZIP: ________________

PHONE: 402-895-4700
FAX: 402-895-3599
OPERATION PLAN / PROJECT DESCRIPTION: Describe the project in detail, including proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, other operational details, etc. – Attach as separate document entitled “Operation Plan.” PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

SUBDIVISION NAME (if applicable): Red Addition

ASSESSOR’S PARCEL NUMBER: 011592765 ADDITIONAL PARCEL NUMBERS 011576993, 011597660

GENERAL LOCATION: South of 192nd and Giles Road

LEGAL DESCRIPTION: (Describe property to wit:) Red Addition

SIZE OF PROPERTY: 11.471 acres CURRENT ZONING:_IL_ REQUESTED ZONING (if applicable): 

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

Please see attached letter

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Special Use Permit application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

[Signature]
Applicant Signature

01/04/2016 Date

I, the undersigned, understand the Special Use Permit process as stated above and I authorize Sarpy County staff to enter the property for inspections related to the specific request during this process.

[Signature]
Owner Signature (or authorized agent)

01/04/2016 Date
**Operational Statement For Red Addition**

Red Addition will be used for enclosed convenience storage along with approximately 15% of the site used for outdoor storage. Normal hours of operation with controlled gate access will be Monday – Sunday 6:00 am -10:00 pm. Allowed items for outdoor storage will include cars, trucks, RV’s, boats and trailers. Outdoor storage will be screened from 192nd street with the proposed enclosed storage buildings to be built along with the required landscaping buffer along the 192nd street property line. The outdoor storage to the south will be screened by the existing heavy stand of trees and vegetation along with the existing railroad parcel. Screening to the north is provided by the existing heavy stand of trees and waterway. Any new outdoor storage area will not be allowed in areas that remain within the flood plain. Existing areas of onsite outdoor storage will be allowed to remain as is. A list of customers with outdoor storage items and their contact information will be created. In the event that a flood warning has been forecasted these customers will be contacted. Areas on the south side of the parcel, out of the flood plain, will be made available to relocate those items during the warning.
306,620 S.F. Of The Project Is In The Flood Plain

$306,620 \times 25$

76,655 S.F.

76,655 S.F. Of Property Allowed To Be Raised Above Flood Plain*

*When possible, fill dirt will be used from on site cut, otherwise it will be trucked in from off site sources.
February 3, 2016

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Red Addition – Change of Zone, Preliminary and Final Plat, Special Use Permit Applications

Dear Mr. Fountain:

The District has reviewed the preliminary and final plats, as well as the change of zone and special use permit applications for Red Addition, located at 8787 South 192nd Street in Sarpy County and offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project.
- This property is located in the Zone AE floodplain of Crystal Creek. A floodplain development permit is required for this project.
- As this property is located in the Zone AE floodplain of Crystal Creek, all structures built on this parcel will be required to meet current floodplain ordinances. Placement of fill on this property will be limited to 25 percent of the plan area located in the floodplain.
- Creek setbacks of 3:1 from normal water surface elevation plus 20 feet must be met for all construction on this property as stated in Sarpy County Stormwater Management regulations.
- The special use permit application shows an area designated for new outdoor storage. Sarpy County Zoning Regulations Section 30.8 (E) states: “1. The storage or processing of materials that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal or plant life is prohibited. 2. Storage of other material or equipment may be allowed if not subject to damage by floods and firmly anchored to prevent floatation, or if readily removable from the area within the time available after flood warning.”
- A detailed plan for the outdoor storage area should be submitted prior to approval of the special use permit.

If you have any questions or concerns, I can be contacted at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD
February 5, 2016

Sarpy County Planning Department
Mr. Bruce Fountain, Director
Sarpy County Administration Offices
1210 Golden Gate Drive #1240
Papillion, NE 68046

Via Email: bfountain@sarpy.com

RE: Red Addition Lot 1
192nd Street and Giles Road
Change of Zoning, Preliminary and Final Plats, and Special Use Permit

Dear Mr. Fountain:

Our law office serves as the duly appointed City Attorney for the City of Gretna, and in that capacity we are respectfully writing to you about the above-referenced matter and the interests and concerns of the City of Gretna.

First, this letter replaces my previous letter to you about this matter dated February 3, 2016.

Second, since the portion of the property within Gretna’s extraterritorial zoning jurisdiction is a small triangular area of approximately 164 square feet which is undevelopable considering setback requirements, Gretna is in agreement to process these applications through Sarpy County and will not require a separate submittal through Gretna. We trust, however, that in similar circumstances in the future that Sarpy County will similarly agree.

Third, the entire subject property is within Gretna’s wastewater service area as designated in the Agreement For Wastewater Service dated September 18, 2013 between Omaha, Gretna, and Sarpy County, and before this final plat for Red Addition Lot 1 can be released by your Department an Agreement For Interceptor Connection And Wastewater Service between Gretna
and the owner is required, along with the payment of Gretna’s applicable sewer fees. Gretna had previously deferred payment of its sewer fees in 2006 and 2014 for the portion of this property platted as Lot 1 Hawkins Addition, but the last deferral was subject to (1) those fees being due and paid when any new facilities on Lot 1 Pintail were to be constructed, and (2) removal of the septic system on Lot 1 Hawkins Addition and connection to Gretna’s sanitary sewer when any new facilities on Lot 1 Pintail were to be constructed.

Gretna will not again defer the payment of its sewer fees and nor will Gretna agree to any deferral of the removal of the septic system. Accordingly, and just like any other new plat in Gretna’s wastewater service area, this final plat should not be released to the owner for recording, until our office provides your Department with the required Agreement For Interceptor Connection And Wastewater Service and the owner pays to your Department the applicable sewer fees of Gretna.

Finally, with regard to the special use permit to allow outdoor storage in conjunction with a mini storage facility, Gretna originally opposed the use of Lot 1 Hawkins Addition for mini storage and outdoor storage uses, and Gretna likewise opposes the expansion of those uses on to Lot 1 Pintail. Those uses are not appropriate for the area, especially with NRD Dam Site #19 being planned immediately adjacent to this property to the west. Allowing the expansion of those inappropriate uses on the very edge of future NRD Dam Site #19 readily seems in conflict with and detrimental to future Dam Site #19 and the public safety and recreational purposes that it will serve.

Your cooperation in this matter is greatly appreciated. Please call so as to expedite matters if there are any questions or concerns.

Sincerely,

Jeff C. Miller

cc: Donna Lynam Via Email: dlynam@sarpy.com
Kris Faris, City of Gretna Public Works Director
Jeff Kooistra, City of Gretna City Administrator
October 14, 2002

Mr. Matt Hawkins
17525 Madison St.
Omaha, NE 68135

RE: SOUTHEAST OF 192ND AND GILES ROAD

Dear Mr. Hawkins:

This letter will serve as confirmation of the Gretna City Council action of June 4, 2002. The city council, meeting in regular and open session, deferred the sewer interceptor fees with justification that the property is to be used for dry mini storage units only and would not require water and sewer services.

This deferment is to be filed with the Register of Deeds and is effective until such time as the land use changes. However, the administrative fee of $250.00 is due and owing to the City of Gretna. If you have any questions or concerns regarding this letter, please contact me at 332-3336, ext. 3.

Sincerely,

Donna Stigge,
Zoning Administrator
In regards to comments on the West Omaha Storage Facility. The City of Gretna would like to see stricter landscaping standards for this type of use. Our landscape regulations for a convenience storage facility area attached for your reference. We would like to see berms and denser landscaping along the property line parallel to the right-of-way of 192nd St.

The action by the Gretna City Council pursuant to the request of waiver/deferral of the sewer fees is below.

Request for Waiver/Deferral of Gretna Interceptor Special Sewer Fees

Motion by Clark, second by Stahr to approve the request to waive sewer fees in the floodplain (unbuildable area) and to defer the sewer fees for the other parcel (buildable) for 2 years or until such time as water is run to the site prior to the 2 year limit. Voting aye: Dahlheim, Clark, and Stahr. Voting nay: None. Absent: Wollenburg. Motion carried.

See attached drawing presented to council for buildable and unbuildable areas.

I hope this answers your questions!

Respectfully,

Donna Lynam
Zoning Administrator
Building Inspector
City of Gretna
P.O. Box 69
Gretna, NE 68028
(402)313-3336 x202
donna@cityofgretna.com

Gretna
THE GREAT LIFE
Subject Properties (Outlined in red)
Vicinity Map - Zoning
Vicinity Map - Currect Zoning
Red Addition *Pending*
Ryan Steele - Special Use Permit
Current FLU - Sarpy Co

Subject Properties Outlined in Blue (Mixed Use Center)

Legend

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Amended 6-11-2015
Vicinity Map - Flood Zones

Vicinity Map – Flood Zones
Red Addition *Pending*
Ryan Steele – Special Use Permit
STATE OF NEBRASKA
County of Sarpy

Being duly sworn, upon oath, Shon Harenklau deposes and says that he is the Publisher or Ron Petak deposes and says that he is the Executive Editor of the 
Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, February 3, 2016

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Harenklau
Publisher

Ron Petak
Executive Editor

Today's Date
Signed in my presence and sworn to before me:

Notary Public

Printer's Fee: $32.20
Customer Number: 40638
Order Number: 0001924650

NOTICE OF PUBLIC HEARING
SARPY COUNTY PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, February 16, 2016, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE. A Public Hearing will be held on the following application:

SID No. 101 has submitted an application for a Preliminary Plat and Final Plat of a subdivision to be known as Hanson's Lake, Lots 1 through 5, being a replat of Lots 62A and 62B, Section 3, Township 13N, Range 12E, of the 6th P.M., Sarpy County, Nebraska, generally located south of 134th Street, east of 121st Avenue, north of 56th Street, west of 130th Street.struction of a mini storage facility to become known as Peak Storage, a subdivision on the south side of 134th Street, west of 121st Avenue, north of 56th Street, east of 130th Street.

The said application having been duly considered by the Sarpy County Planning Commission at a meeting held on Tuesday, February 16, 2016, at 7:00 P.M., and after due notice having been given, the said application was approved, and a plat of the said subdivision is on file for public inspection at the Sarpy County Planning Department office, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE.

FEB - 8 2016
STATE OF NEBRASKA  
}  
} SS.  
County of Sarpy  

Being duly sworn, upon oath, Shon Darenklau deposes and says that he is the 
Publisher; Ron Petak deposes and says that he is the Executive Editor of the 

Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor,

legal newspapers of general circulation in Sarpy County, Nebraska, and published 

therein; that said newspaper has been established for more than one year last past; 

that it has a bone-fide paid subscription list of more than three hundred; that to this 

personal knowledge, the advertisement, a copy of which is hereto attached, was 

printed in the said newspaper once each week, the first insertion having been on: 

Wednesday, February 24, 2016 

Bellevue Leader 
Gretna Breeze 
Papillion Times 
Springfield Monitor 

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal 

knowledge.

[Signature]

Shon Darenklau OR Ron Petak 
Publisher Executive Editor 

Today's Date 2-24-2016 
Signed in my presence and sworn to before me:

[Signature] 
Notary Public 

Printer's Fee $31.75 
Customer Number: 40638 
Order Number: 0001828024 

NOTICE OF PUBLIC HEARING 
SARPY COUNTY BOARD OF 
COMMISSIONERS 

Notice is hereby given that a regular meeting 
of the Sarpy County Board of 
Commissioners will be held on Tuesday, March 8, 2016, at 3:00 P.M. in the Sarpy County 
Board Room, Sarpy County Administration 
Building, 1210 Golden Gate Drive, 
Papillion, NE. A Public Hearing will be 

held on the following: 

ST No. 101 has submitted an application 
for a Preliminary Plat and Final Plat of a 
subdivision to be known as Hansen's Lake 
Replat 9, Outlots 1 through 5, being a 
replat of Outlot 62A and Outlot 63, Hansen-

r's Lake, located in Section 13, Township 
13N, Range 12E of the 6th P.M., Sarpy 
County, Nebraska. Generally located south of La Pliatta Road on Bjoenaki Drive. 

Keith Howard and Blanche Reisman 
have submitted applications for considera-
tion of a Change of Zone from AG to AGR 
and a Preliminary Plat and Final Plat of a 
subdivision to be known as Deer Meadows 
2, Lot 1 being a platting of part of SE 
1/4, SE 1/4 of Section 24, Township 13N, 
Range 12E, of the 6th P.M., Sarpy 
County, Nebraska. Generally located southeast of 33rd Street and Plateau Road.

Ron Spencer has submitted applications 
for consideration of a Change of Zone 
from AG to AGR (Lot 1) and R32 
(Lots 2 & 3), and a Preliminary Plat and 
Final Plat of a subdivision to be known as 
Spencer's Woods, Lots 1-3 and Outlots A-
D, being a platting of the South 1/2 of the 
SW 1/4 of the SW 1/4 of Section 22, T13N, 
R12E, together with Tax Lot 29 in the NW 
1/4 of the NW 1/4 of Section 27, T13N, 
R12E, of the 6th P.M., Sarpy County Ne-
braska, together with Lot 2, Olive Estates 
Replat, a subdivision in said Sarpy County, 
Generally located southeast of 90th 
Street and Mitchell Road.

Ryan Steele, on behalf of RED Invest-
ments LLC, has submitted an application 
for consideration of a Special Use Permit 
for the use of an existing building for 
offices under the provisions of the Ord-
nance of the City of Gretna.

An agenda for the meeting, kept 
continually current, is available for inspection at the 
Sarpy County Planning Department, Sarpy 
County Administration Bldg., 1210 Golden 
Gate Drive, Papillion, NE.

[Signature] 
S. Fee 2-9-2016